

Town of Garfield
PUBLIC HEARING AND TOWN COUNCIL MEETING MINUTES
June 23, 2010

CALL TO ORDER: Mayor Jarrod Pfaff called the meeting to order at 6:55 p.m.

ROLL CALL: Jarrod Pfaff, Larry Hunt, Daymon Marple and Tim Southern. Staff – Public Works Superintendent David Ulrick; Attorney Stephen Bishop (7:10), Police Officer Brian Dentler, Clerk/Treasurer Annie Pillers. Guests: Lisa Hampton-Keltic Engineering. Absent: Andrew Flodin and Rob Watkins.

APPROVAL OF MINUTES: Larry Hunt **MOVED** the minutes of May 26, 2010, be approved as written. Daymon Marple seconded the motion and the motion carried unanimously.

PUBLIC HEARING – Six-Year Street Plan (STP) 2011-2015 : Mayor Pfaff opened the public hearing at 6:56 PM. The Mayor suggested moving the California Street Renovation from Priority #6 to Priority #1. Tim Southern suggested the 2nd Street Renovation #5 Priority be moved to Priority #2, and 3rd St, 2nd St Hill, 4th St overlays be reprioritized to 3, 4, 5 and 6 accordingly. Mayor Pfaff noted the town would be applying with the Transportation Improvement Board (TIB) this year but nothing would be done until next year with TIB. He recommended applying for TIB funding for the 3rd St and 4th St overlay. He further suggested the town consider paying for the overlay work on Cleveland Street this year as the cost estimate was \$7,000. He noted the levy passed and no roadwork had been yet done. He said the last few years the street work had concentrated on every hill but South Hill. Dave Ulrick confirmed no prep work was needed on Cleveland to do overlay. It was ready to go from 3rd St to 4th St. Tim Southern agreed it wouldn't be bad if the town could do Cleveland. Dave Ulrick asked about doing 4th and Cleveland at the same time, with the curve in that area. Mayor Pfaff said this couldn't be done and to draw a straight line somewhere. Council consensus was to get the square yard price and go that far this year on Cleveland. In further review of the street plan, Tim Southern noted the 2nd Street Hill Overlay and 2nd Street Renovation were prioritized backwards. Council agreed that the 2nd Street Hill Renovation/Reconstruction should be priority #2 and 2nd Street Hill Overlay should be priority #4. Council agreed and the STP was prioritized as follows: #1 California St Renovation, #2 2nd St Renovation/Reconstruction, #3 3rd St Overlay, #4 2nd St Hill Overlay, #5 4th St Overlay, #6 Cleveland St Overlay. The mayor closed the public hearing at 7:07 pm and opened the regular council meeting.

POLICE DEPARTMENT: Police Officer Brian Dentler updated council on the police department activities and provided the Garfield Activity Log. He noted lots of activity with loose dogs. He also talked about a recent search warrant service that fortunately turned out not to have reported guns in the home. Lastly, Officer Dentler discussed problems with vandalism in park and that things were getting under control. He noted in a conversation with the county prosecutor, that the town could consider trespass on public property. Stephen Bishop disagreed with this proposal noting it could expose the town to some liability, violating a person's right – a civil claim.

PUBLIC HEARING – 2nd Street Waterline Final Project Performance : Mayor Pfaff opened the public hearing at 7:15 PM. Lisa Hampton with Keltic Engineering addressed the council. She noted the purpose of the public hearing was to hear and collect written or verbal comment on the project. She reported the project was funded through CDBG stimulus funds through the Dept of Commerce. A 4" leaded joint pipe was replaced with a new 8" service main. Initial estimates were for 2,140 lf, but was revised to 1,948 lf because of boring the ball field. She confirmed the contractor had completed all the work with the final pay request submitted to council. Keltic Engineering had conducted a final walk through and determined the town has full and unrestricted use and benefit of the facilities. She further noted this public hearing gives the community the opportunity to comment or register any complaints before the full retainage is released. Annie Pillers confirmed during the life of the project 3 complaints were registered and resolved successfully: Tad Perringer – water smell/taste; Tara Black – low water pressure/no water; School – lower parking lot condition.

Daymon Marple asked about the condition of the street noting it was bumpy lumpy. Mayor Pfaff and Tim Southern explained during the project final walk-through they learned from Eric with Keltic that patch work of this kind is specifically done in this manner. A hole is cut, asphalt packed in and an edge remains that is expected to break off in about one year and then the patch will be flush level. If the patch was done flush now and then settling occurs, it would sink. The mayor closed the public hearing at 7:18 pm and opened the regular council meeting.

NEW BUSINESS:

1. 2nd Street Waterline Project – Change Order No. 4: Lisa Hampton reviewed Change Order No. 4 with council, noting the changes were from quantity adjustments and the ball field, some items were not needed, and removed. The change order catches up the paperwork to match the final project cost of \$113,685.69. Larry Hunt **MOVED** to approve Change Order No. 4 with a net result increase of \$5,068.55. Tim Southern seconded the motion and the motion carried unanimously.

2. 2nd Street Waterline Project – Pay Request No. 4: Council reviewed the 2nd Street Pay Request No. 4. Lisa Hampton noted once all the paperwork is received then the retainage funds can be released. She said the retainage is approximately \$5,600. Keltic is preparing an audit box for the town to be ready for the state audit. She further stated that Keltic Engineering appreciated the opportunity to help the town. Tim Southern told Lisa that Keltic did a wonderful job. They were very informative and the town got answers and Keltic listened. The Mayor and council agreed and thanked Keltic for a job well done. Tim Southern **MOVED** to approve Pay Request No. 4 in the amount of \$18,094.23 with 5% retainage for a net of \$17,189.51. Larry Hunt seconded the motion and the motion carried unanimously. Annie Pillers noted this 4th payment request to M&L Construction will likely be paid between council meetings.

3. Fire Station Funding: Lisa Hampton briefly updated council on the fire station grant options. Her research determined CDBG was the best option and recommended applying this November. She noted they would use the income surveys from the last CDBG grant and if not possible, they would do the survey over. Lisa and Fire Chief Brian Conklin would be meeting after the 4th of July. The project was estimated at \$300,000. Eric had designed for gravel, not pavement. Mayor Pfaff asked about buying the land on the grant. Lisa suggested signing a letter of intent. Once done, anything done from that point on is part of the match. The mayor said if the land was not part of the grant, he would get a loan for the land. The mayor asked about sweat labor as match and Lisa asked if this would be for the finish work inside. The mayor agreed if the land was enough for the match, let someone else do the finish work. Lisa Hampton left the meeting at 7:20 PM.

PUBLIC WORKS: David Ulrick updated council on the following:

1. Meter Replacement: Perry replaced 14 meters today and 31 year-to-date. There are 3 more that really need to be changed and those meters are on the shelf. Dave estimated there were still 4 meters in stock.

2. California Street B to D water project: After talking with Eric and Brian, it was agreed to move the fire hydrant from the East to the West side.

3. Grader Repair: Hasan is out of the country. Steve is in the shop but they won't be able to get to Garfield for about a week. Steve believes the problem is the transmission, not the torque. Hassan is \$68 hour with a 15% discount as a municipality. Spokane was over \$4,000 just to take it out and look at it, not fix it. Hassan's thinks it's the snap rings on the clutch pumps and cylinders that fell out.

4. Water leak Repair: Worked on a water leak at the old hardware store next to Larry Hunt's shop.

5. Vacation Schedule: Perry will be off the 1st wk of August and Dave will be gone Thursday and Friday.

6. Cardboard Recycling: Pacific Recylcing is offer .02 a lb for cardboard. Dave estimated there was a semi-load and that it's hard to get someone to haul it. They charge as much as the town gets for it. Mayor Pfaff said he had been pondering this and wondered why the town was not taking up the cardboard when there was a pick up load rather than a semi-load. Dave said he normally does that but there was no price for cardboard a year ago and they wouldn't take it. Dave said he could haul it to transfer station to get rid of it but it defeats the purpose. It does save the town the \$100 a ton not running it across the scale but you don't get the \$45 a ton if it is taken to Spokane. It is currently baled. Dave estimates 60 bales right now. Larry Hunt recommended getting rid of it the least expensive way to do so. Dave said he needs to get rid of it next month. The mayor suggested getting it to Spokane if can do so without a semi, otherwise take it

to the landfill. Dave would check to see if he can get anything for it.

7. Street Patching: Getting equipment ready to do patches around town. They will be patching in front of Co-Ag, 2nd and Main, 3rd and Main, and at 4th and California. Larry Hunt said he would be ready to go anytime the week after next. He asked Dave to get a rough estimate of tonnage that he needs. Larry noted both Motley and Poe will have plants open. Dave said Poe's price is \$70/ton. He has not talked to Motley yet. It was agreed patching mix is better as regular mix is not as fine. Larry suggested Dave plan his scheduling according to the plant's schedule. Mayor Pfaff calculated at \$70 a ton, a truck load of 31 ton would be \$2,100. He asked why the town wasn't buying more on its own. Larry and Dave indicated once you buy patch you must be ready to go and it would have to be put down in one day. Larry estimated Dave and Perry couldn't do more than 5 to 7 tons in one day. Dave confirmed a full truck load purchase is not required. The plant will sell even one ton at a time. Mayor Pfaff suggested planning to do more ourselves next year. Dave Ulrick agreed the potholes are the big thing. He said alligator spots should be overlaid. Fixing one spot with all around it bad is a problem. Mayor Pfaff talked about the strategy of the patch game for 10 years or waiting until the pavement falls apart. Tim Southern also agreed with the idea of planning out what to do next year. The mayor talked about doing these repairs and then when receive TIB overlay, the roads will hold up longer. Council agreed with changing the strategy on road repairs and doing more preservation repairs now, rather than waiting for the big project when the road is deteriorated. The mayor wanted to get smarter about how to keep the roads up. Larry Hunt noted it was significantly cheaper to get asphalt patching mix rather than paying a contractor to haul and do the labor.

Mayor Pfaff thanked Dave for his report and said he did well.

NEW BUSINESS: (Continued)

4. Surplus Equipment - Wheel Horse Lawn Mower: Larry Hunt asked if any bids were received on the surplus Wheel Horse Tractor. Annie Pillers confirmed no bids were received by the bid close of noon. The listing was for \$500 or best offer. Larry Hunt indicated he had been approached by Mickey Leinweber who organizes the potted flowers in town. They no longer have a golf cart available for watering. Larry suggested since there were no bids received and this riding lawn mower doesn't have a mower, the potted flower group be allowed to purchase it for \$1.00. Council agreed with this proposal.

5. Water Service South End of Town at Sign: Larry Hunt asked how close was the closest water to the South end of Town with the welcome sign and trees. Dave Ulrick confirmed water was on the North side of the Pfaff driveway. It is on the North side of the highway, not the South side. Council talked about options to get water to the site, including coming from Styer's property. Dave talked about the problem locating the cement culvert in the area. The locator won't work with concrete. Larry Hunt suggested trying the jetter. Mayor Pfaff talked about this being a great senior project. Larry noted this would not be a project for this year but maybe next year. Council consensus was for Larry Hunt to do this project.

6. 3rd Street Sidewalks: Larry Hunt talked about needed sidewalk repair work North of Alan Wride to the school property, on Alan Wride's side of 3rd Street. He noted the school needs to redo some repairs too. They are exploring funding through safety grants. Larry noted the sidewalk condition is so badly broken up and grown over, kids walk in the street rather than the sidewalk. Council talked about applying for TIB sidewalk grant funds and asking Eric for prices. It was noted the sidewalk work would need to meet new ADA guidelines.

7. California Street – B to D Project:

Dave talked about a few changes to the project. The paving was done today and it is all completed and billed. The water had to be turned off at Tim Southern's. The line got cut and the houses outside of town were affected. John Hoyt had contacted Dave.

Council briefly discussed the Main Street project. Dave confirmed they had just finished California Street today and they were getting ready to start Main Street. Dave noted trying to locate the 2" line in that area but that he couldn't follow it all the way through. He went from Palmer's and Southern's both ways. There was some concern they might hit the 2" water line when they bore. If the line is broken, it affects the Pfaff residence and water service out of town. Stephen Bishop left the meeting at 7:51 pm.

a. Change Order No. 1: Mayor Pfaff reviewed the California Street – B to D, Change Order No. 1 with council. He noted in the town's favor, they used less asphalt, less gravel, one less water service, and a little less 8" pipe. This change order reflects a reduction of \$972.50. Tim Southern **MOVED** to approve Change Order No. 1 for a reduction of \$972.50 for a total \$34,821.50 plus \$2,716.08 Sales Tax. Daymon Marple seconded the motion and the motion carried unanimously.

b. Pay Request No. 1: Mayor Pfaff reviewed the California Street – B to D, Pay Request No. 1 with council. This pay request is for a total of \$37,537.58, with a 5% retainage. Larry Hunt **MOVED** to approve Pay Request No. 1 in the amount of \$37,537.58 with 5% retainage for a net of \$35,660.70. Tim Southern seconded the motion and the motion carried unanimously. Annie Pillers noted this 4th payment request to M&L Construction will likely be paid between council meetings.

8. Park Equipment: Annie Pillers briefly explained that the Garfield Community Association would like to install some exercise equipment along the pathway at the park. They would be purchasing the equipment and asking that the town assist with the installation (placement holes, concrete, etc.). Council was supportive of the idea.

9. Zoning Findings of Fact: Daymon Marple **MOVED** to adopt the 6/23/10 Zoning Findings of Fact as presented. Larry Hunt seconded the motion and the motion carried unanimously.

10. Resolution 2010-17 Six-Year Street Plan - 2011-2016 Six-Year Street Plan: Daymon Marple **MOVED** to approve Resolution 2010-17 adopting the revised 2011-2016 Six Year Street Plan. Larry Hunt seconded the motion and the motion carried unanimously.

11. PDA: Daymon Marple talked about making contact with USDA on a couple of funding ideas. The first idea was related to solar panels for the restaurant. Moscow Winery in Moscow did a similar thing through USDA Rural America and it was very successful. Daymon estimated the solar panels could provide at least 20% of the building's power. The second idea was for housing through USDA Rural Development. The PDA has access to both HUD money and rural development money. USDA is trying to help small rural communities get housing and has money programs at 4%. He talked about the proposed development near the water town and how the water town could be a factor in the development. Some people don't want to live near the water tower. He shared with council some smaller square footage housing options and the idea of locating them near the water town, but said the town's existing square footage options would cancel it out.

APPROVAL OF CHECKS: Tim Southern **MOVED** to approve the following bills presented to council for payment. Larry Hunt seconded the motion and the motion carried unanimously.

Check Register #9505-9510 Payroll: \$5,416.48

Check Register #9511-9525 Claims: \$19,630.80

Check Register #9526-9533 Payroll: \$6,568.54

Check Register #9534-9540 Claims: \$43,887.49

TOTAL: \$75,503.31

ADJOURNMENT: Larry Hunt **MOVED** to adjourn the meeting at 8:21 PM. Daymon Marple seconded the motion and the motion carried unanimously.

Jarrold Pfaff, Mayor

ATTEST: _____
Annie Pillers, Clerk/Treasurer