

**Town of Garfield**  
**TOWN COUNCIL**  
**REGULAR COUNCIL MEETING**  
**April 28, 2021 - 7:00 PM**  
**405 W California**  
**Public Phone in Option: 1-601-516-5371 PIN: 394 140 457#**

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

**ROLL CALL:** Mayor Pfaff, Council Members: Neal Leon, Jesse Parkins, Mike Olsen, Cande Hasenoehrl and Tom Tevlin (Arrived at 7:16), Staff: Clerk/Treasurer: Cody Lord, Public Works: Shon Clark, Marshal's Office: Joe Handley Absent:

**INTRODUCTION OF GUEST:** Eric and Andrea Mills, Connie Schaut, Keith Rawls, Josh Hightree, Monty Rojas, Eugene Kobzar and Marti Masten.

Connie Schaut said she would like to do the poker run again and would like to completely shut off California Street between 2<sup>nd</sup> and 3<sup>rd</sup> street for the event. Shon Clark said he had no issue with it as long as they arrange to have a person to set up and take down cones and barriers. Connie said it would likely run from 9am to 5pm, possibly a little later. Council also acknowledged that they had no issue with the event.

**APPROVAL OF MEETING MINUTES:**

Mike Olsen **MOVED** to approve the minutes of the Regular Council Meeting April 14, 2021. Jesse Parkins **seconded the motion and the motion carried unanimously.**

**POLICE REPORT: Marshal Handley**

No report this council meeting.

**PUBLIC WORKS REPORT: Shon Clark**

Mark was out on vacation this week.

**Water**

The first meter read for the year was completed.

**Sewer**

Operating as normal.

**Garbage**

Everything went well with the normal garbage collection and also the all town clean up.

**Streets**

Operating as normal.

Mayor Pfaff and Shon will be working putting together a rough layout of the RV park. Cande Hasenoehrl asked what the purchase of the pump was for and Shon said it is a backup pump for the sewer plant. The de-ragging pumps seem to be making a big difference and they are not seeing as many issues with pumps at the plant. Mike Olsen asked if many people took advantage of the all town clean up and Shon said it was a

very light year for the clean-up. Mike asked if the town could notify the citizens of the community via email about future clean-ups, Mayor Pfaff said this was doable. Shon reminded town council that all town clean-up is a courtesy service to the town, Garfield actually covers the cost of rubbish during all town clean-up. It is a reduced rate through the county but something the town does pay for.

Shon said the entrance sign at the south end of town is starting to peel and weather and he will need to figure out who made the sign to take it in for repairs.

### **OLD BUSINESS:**

- **Lease Rate for the Garfield Restaurant Space**

Keith Rawls is here to explain restaurant operation costs to the council so they can better understand what it will cost to operate a restaurant in that space with the town's population. Keith said in a town this size you can expect about 15% of the population to frequent the restaurant and support the business. He extrapolated the estimated weekly customers by an average per plate cost of \$15.00 and said a good operator can expect to make about \$1,350 a week in gross revenue. Then they will have to cover labor, food cost, insurance, utilities, taxes, etc. In order for a restaurant to thrive in this market, they would need to become a draw to the outside communities.

Mayor Pfaff said knowing these numbers and the struggles the operator will have in getting the business up and running, what is the amount of money the council would like to charge monthly in a lease rate? He reminds the council right now the space is costing money to maintain and likely it will never be a revenue generator for the town but it is an asset to have another business operating in town and an asset to the residents of Garfield.

Mayor Pfaff proposes charging 0% to 4% of revenue over the next 5 years, so year one 0%, year 2 1%, so forth to year 5 at which time the lease rate would cap out at 4% of gross revenue. This helps to get operators through the first hard year and slowly ramp up to get established. Cande asked how much the heat/electricity was in the month they did an energy test and Mayor Pfaff thought it was about \$1,000 during that month-long test. Cande believes the estimate on the furnace was about \$15,000 to replace and the town would need to incur that cost. Tom said is alright with the zero percent the first year to help the business survive that first year, but thinks they should have to cover the cost of all utilities. Neal Leon was in support. Cande said the restaurant used to do great business and drew the community together and thinks it would be great to have a restaurant space again. Mayor Pfaff asked if anyone was opposed to that rent rate structure and council was in support of the 0% to 4% annual increase over the next 5 years with the lease covering utilities from the start. Mayor Pfaff thanks Keith for his efforts and input.

### **NEW BUSINESS:**

- **Committee Statement "For or Against" For Voter Pamphlet**

Mayor Pfaff explained that Washington State is now requiring county and local municipalities to submit For and Against statements along with their resolutions for voter pamphlets that will be distributed at election time to registered voters. The town needs to name at least one committee member to write a "For" and one committee member to

write an "Against" statement for all ballot items. He asked if there were any volunteers and no offered.

**FINANCIAL:** Approval of checks

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

Payroll: Checks 14717-14721 Plus EFTPS	Total =\$11,988.93
Claims: Checks 14723-14732 Plus EFT DOR	Total =\$11,859.90
Payroll: EFT HRA Veba Trans 316 Moved to Check 14722	Total=\$718.40

Total of Payroll & Claims =\$24,567.23

Mayor Pfaff said he would like to talk about the chicken limits again and reminds the council the limits set by other towns in the area. After further research the mayor said he thinks reasonable limits would be 15 chickens on property under an acre in size, 25 chickens on lots from 1 to 2 acres in size and 40-50 chickens on anything larger than 2 acres. There would be no exemption for larger limits within town limits and a person depending on their size of lot could have these limits without needing to ask for permission from the council, also the no rooster rule would stand. Cande said 40-50 is a lot of chickens. Shon said the complaint that was received for Kobzar's chickens was strictly due to the amount of chickens they had. Cande is not against changing the ordinance, but wants to keep in mind how busy Marshal Handley will get with these changes. Cande also thinks that if this many chickens are allowed, there should be a requirement to have them contained or within a structure.

Josh Hightree said that he will have 13 acres and would like to know if the number will be different for someone with this large of parcel. Mayor Pfaff said they addressed this issue about a month ago and there will be no production capacity of animals and these limits were in place before they moved to Garfield and have been in place a very long time. They are addressing the numbers of chickens allowed for residential consumption/hobby, not farm production numbers of chickens.

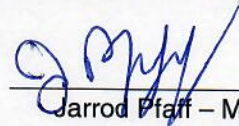
Cande thinks the council is being very generous with the allowance of increased chicken density. Neal Leon said he would prefer to keep the chickens to a 15 limit and exclude the language to seek council permission if more chickens are desired. Mike Olsen said he was alright with the 15-30-50 thresholds. Jesse Parkins was also okay with this revision. Mayor Pfaff asked for a motion in order to make it official. Tom Tevlin **MOVED** to approve the new limits on chickens. The new limits will be 15 chickens on town lots less than an acre, 30 chickens on any lots from 1-2 acres and 50 chickens on any property over 2 acres. The chickens must be fenced or contained, and as long as the property owner fits the amount designated for their property, no council permission will be needed. No roosters are allowed on in property within town limits. Cande Hasenoehrl **seconded the motion and the motion carried.** Neal Leon was a Nay Vote.

Mayor Pfaff said it is time for a website redesign, the code database has been duplicated, making it harder to save items, and the site is currently outdated in look. He talked with a couple of other towns and developers and the cost estimate to do

something new, will be between \$1,500 to \$2,500. Cody will still update information and files but the town will contract with a developer to polish the site from time to time. Cande agrees the site needs updated badly. Currently the site is not mobile friendly and it is hard to upload information to it. Tom suggested utilizing someone local to make the changes. Council agreed that doing some research to see who is available to create the site for that amount of money, would be a good plan.

**ADJOURN:**

Cande Hasenoehrl **MOVED** to adjourn the meeting. Mike Olsen seconded the motion and the motion carried unanimously. The council meeting was adjourned at 7:45 pm.

  
Jarrod Pfaff – Mayor

**ATTEST:**

  
Cody Lord – Clerk/Treasurer