

Mary's River Estates Road District Meeting

Date: January 11, 2024 Zoom meeting hosted by Joe

Meeting will be recorded for the purpose of note taking by secretary. Recording will be kept for one year on personal computer and approved written minutes will be kept on website indefinitely.

Attendees: Joe Chambers (President), Sandy Chapman (Secretary), (Debbie Jackson, treasurer) James Roush, Yvette Spitz, Janet Cornelius, Kevin Cornelius, Rick Veronen, Robyn Lillehei,

Call to Order: 7:01 PM by Joe

Additions/Deletions to agenda:

Update on Contracting ordinance. Access issues on Tansy. Parameters for calling Hughes for snowplowing and who is going to email. ROW tree falling down into property.

Review minutes/approval:

December 11, 2023: Name spelling Change for Debbie, otherwise no changes. [Debbie moves we accept the minutes with that change.](#) [Sandy seconds.](#) [Joe: All in favor?](#) All Commissioners agree.

Financial Report and Mail:

Mail: Insurance bill coming up due in March 1. Increase from \$1,929.00 to \$2,164.00.

Debbie screenshared: (Fiscal Year 23-24)

1) MRERD Income/Expenses by Category YTD: 07/01/2023 through 01/08/2024

INCOME:

Interest Inc	\$	2,897.12
Taxes Received	\$	122,344.43
TOTAL INCOME	\$	125,241.55

BILLS:

Capital Expenditures	\$	133,252.43	Chip Seal
Crack Seal	\$	10,500.00	
Ditch Maintenance	\$	1,625.00	
Dust Control	\$	0.00	
Grade/Gravel Iris	\$	8,650.00	
Mowing	\$	2,142.50	
Tree trimming	\$	3,200.00	
Office & Professional	\$	396.28	
Signs & Lights	\$	104.46	
Sweeping/Striping	\$	1,500.00	
TOTAL EXPENSES	\$	161,643.67	
NET INCOME (loss)	\$	(36,402.12)	

Bank Account Balances as of: 01/08/2024

Citizens Bank Balance	\$	1,423.61
LGIP Balance	\$	140,458.24
Total Bank Accounts	\$	141,881.85

2) MRERD Transaction report 12/07/2023 through 01/08/2024

Citizens Bank

12/23/2023	Debit DJ	Quicken	Office/Prof Renew to 12/22/24	(59.88)
01/02/2024	Trans	LGIP	Transfer to cover checks	1,500.00
12/01/2023		896 Superior Floor/Sweep	Road Sweeping	(1,500.00)

Total (59.88)

LGIP

12/08/2023	Dep	Tax Receipts Benton Co.	Taxes Received	478.55
12/08/2023	Dep	LGIP Interest	Interest Income Accrual	596.83
01/02/2024	Trans	Citizens Bank Transfer	To Cover checks	(1,500.00)
01/05/2024	Dep	Tax Receipts Benton Co.	Taxes Received	967.87

Total 543.25

OVERALL TOTAL \$ 483.37

Open Forum:

Question: If we have to plow will Queene Anne be plowed or request it be bypassed. Discussion: Joe, not determined at what amount of snow we will plow. How low it will be plowed and how much damage will it cause. Chip seal will be torn up with plowing. There is a giant soft spot in middle of road on QA and it will be torn up and stop a heavy vehicle in its tracks if it is plowed. QA has not been plowed since the chip seal has been applied. Need to list specific roads to plow for the snow plow co. Suggestion to plow only to Robyn and Ricks at 24272 QA and stop and then from Columbine to Bach's Drive 24200 QA and stop, thus averting the soft muddy place in the road. No contract in place with Hughes for time frame to plow. Notice to Hughes to go out on Saturday to plow on Sunday with 5-inch parameters to plow. Joe will email them at info@hughesexcavation.com

Amending of Contract Ordinance:

Categories in contract ordinance have been raised by State of Oregon for various contracting cost issues. Debbie retyped our document as it could not be changed to PDF form. She will get it all up to date with the State changes and present it to us at a later date.

Review of Action items:

Where do we place the 4 additional speed limit signs that Benton Co. has approved:

Discussion: Benton Co. agreed to four additional speed limits signs. Place one at the beginning of Daisy, one on Columbine as you turn left off of Finch from Wren Hill Estates. Do not need one when turning right because there is one on MRE heading up the hill and then the new one on Daisy will cover those roads. We need one on Iris and one at the far end of Columbine. Lots of fast traffic coming from that end. Suggestion placement at the area of the pavement starting on Columbine. Replacement sign needed on MRE, suggested placement just as you go down the hill before the first driveway. Suggestion again for a portable speed-o-meter to attach to sign posts and when we put up the new signs to put them in strategic places for that. **Action Item: Research again for cost of these signs to purchase for the road district.**

Which turnouts should get the no parking signs:

Discussion: Sandy thought it was law that we needed no parking signs in the turnouts when she was talking with Rich Saalaas at the fire dept. She emailed him and he said it was not a law and if people are not parking in them that is great with no signs and compliance is the best in both worlds. People in the community were concerned with too much signage. Several people at the meeting agree that it is not an issue of people parking in the turnouts. **Debbie makes motion that we do not add signs to the turn outs as it is not an issue with people parking in them. Sandy Seconds Joe: All in favor? All**

Commissioners agree. Commissioners agree that we do not need to replace the older speed 25MPH signs as they are still in good condition. **Sandy makes a motion to call Benton Co. to get the four new speed limit signs and a fifth replacement sign. Debbie seconds. Joe: All in favor? All Commissioners agree.**

Height of grass-ditch/road edge in relation to cleaning and water runoff:

As the grass is getting cut and the debris builds up at the side of the road the edge of the road is higher than the road itself. How do we get rid of this do we get a grader to come in and scrap this off? Discussion with statements of people at meeting: There is opposing thought with ditches being scrapped clean versus have greenery in them depending on the amount of water and the grade having greenery in the ditch actually slows the flow. This is not the question. It is the edge of the road higher than the roadbed that is keeping water from running off of the roads into the ditches. Queene Anne would take only about 3 hours to do. Residence should be encouraged to do their roadsides. Jame's input as a professional in the area: Problem with using a grader to take the lip off of the side of the road it will fill up the ditch eventually and then the ditches need cleaning out. Use a skid steer excavator with bucket and remove it into a truck for removal or open up an area along the problem areas with a shovel to let water in for now. Next time those ditches are cleaned out have the lip removed. With the vegetation in the ditch, it does slow down the flow of water but at the same time you get the berm on the edge. And the only way to alleviate that is to get the vegetation out of there. Then if you are having problems with water sweeping down the ditch too quickly you put water barges in every 50-100 feet with 3-inch stones. No real set-in stone solution. If one thing is done it can cause an adverse effect in another place. Robyn suggests that wider shoulders are advantageous for management of the running water and organics. Sandy finds that its not just the grass that is growing to the edge of the road, but the blackberries are growing on the top of the road in the muck that is built up. Agreement that a lower mowing will help the build-up of grass.

Look at culverts themselves (not ditches) to see if they need clearing out: Just need to look inside the culverts for buildup. Watch for blocked culverts with branches blocking the ends of culverts.

New business:

Alternative place or way for disposal of leave and road debris with sweeping: Thanks to Kevin and Janet Cornelius for letting the road debris to be dumped on the side of their driveway. Next year we need another dumping place or have a dumpster brought here for disposal. The company would have had to drive each truck with 2.5 yard to Corvallis to get dumped there.

Trash on roadways: Received emails from people that have had problems with so much trash being thrown onto the side of the roads. Discussion: Do not know what we can do without knowing who is throwing it out, whether its kids, service people or residence. Post on google groups, others have kept found receipts to tell people not to litter. Commissione.rs say to send out a notice on google groups and all agree that there is not much they can do to stop the littering. It just needs to be kept picked up.

Buy new covered sign: **Sandy Makes motion to buy a large covered sign case not to exceed \$100.00. Debbie seconds. Joe: all in favor? All commissioners agree.**

ROW tree falling down into property: Discussion at the beginning of the meeting was that a resident Andy Schneder at 34028 MRE Rd. had a tree fall onto his property from the ROW and they are unable to clean it up. The property line there is way off of the paved road. He is wanting to know whose responsibility is it and he wants some help to clean up the tree. Discussed that the road district does not have any legal responsible to clear trees off of people's property. ODOT does not

take responsibility for trees in state ROW that fall onto people's property. ODOT responsible for the trees that fall ONTO the roads. Offers verbalized for people to help. Now with new discussion: Communicate back to Andy Schneider that even if the tree is in the ROW it is not the responsibility of the road district to clear trees that fall onto people's property, only onto the roads. Let them know that there are people in the community that have offered to help. We could get the gleaners to help. Rick offered to get a group together. (Not an emergency right now to get it done per resident statement in call received) **Action Item: Sandy to return a call to Andy Schneider to inform him of the offers to help and the discussion of the tree cleanup not being the responsibility of the Road District even though it is in the ROW. And ask permission to come on the property.** (At this writing Jan. 15, 2024, a call had been put in to Andy on Friday January 12 and he will talk with his insurance company about people coming onto his property as he is concerned about liability with people and all the chainsaws)

Access issues on Tansy: There have been several instances recently of people driving from the paved part of Tansy and proceeding down past the new gravel placed by the house under development and on into the undeveloped, nonpaved part of Tansy and getting stuck. James has spent many hours to help some of them get out. We are needing ideas on how to keep people from going that way. Discussion: There used to be a barrier before the new house was being built. Should we put some type of sign up or some other way to keep them out. Can't we put up another chain across the road past their house? Long standing issue with BCPW with development in that area we should initially call them and Robyn gives history of BCPW being in control of Tansy and even the undeveloped part as it is a public road. Once the house was being built it went over into BC Planning and Development. Part of the road is public and they have their own driveway. The public part is still under BCPW, as a public road. We do not own it and have to operate under what BCPW agrees is reasonable signage with egress and ingress of a public road. Problem is people GPS says it is a public road. This case it is not a GPS issue. It is people who are living in their vehicles trying to find a spot to sleep and they cannot get back out. Proper signage needs to be put up. Signage in other opinions is not enough. Either a new barrier needs to be put up so they cannot drive past or the road needs to be developed enough that a car can traverse from top to bottom with out getting stuck or driving off the edge. In past conversations with BCPW directly relating to Tansy, they had agreed that we could relinquish part of the public road and make it a road private. There are only two other properties involved. Discussion that the road can be vacated. There does not have to be a road. It can be vacated with a legal document through the county and each side of the plated 60 feet road would be transferred to the owner of the property abutting the road. Concern that the fire department might want to maintain that as a second emergency entrance/exit in case of a fire. Conversations needed with the owners if there is a barrier installed, another Knox-lock box would have to be established like at the other end of Tansy for the Fire Department. History continues with the reason the estates were put into 5-acre minimums was because there was a 1-acre minimum lot size being developed and the fire department was concerned about the possibility of getting trapped in a dead-end canyon with all of those potential 1 acre lots. We were annexed into the fire department district because we went to 5-acre rural residential that put a limit on the development. Preexisting 1 and 2 acres lots were grandfathered in. **Action Item: Sandy will call BCPW to inform them of the homeless trespassing issue on Tansy and getting stuck when driving on the undeveloped road. What type of signs can be put up or barrier? Also investigate the vacating of the road. Discuss homeless, safety and trespass issues.**

Meeting adjourned at 9:00 PM