

Mary's River Estates Road District Meeting
Date: June 12, 2025 Zoom meeting hosted 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), Budget Committee members: Rick Veronen, TR Gregg (absent), Kevin Cornelius (absent), no other community members at the meeting

Call to order: 7:02 by Joe

Additions/Deletions to agenda: addition of proposal for snow plowing

Review of minutes/approval: May 8, 2025 Monthly meeting and May 14 and June 4 Budget meetings

No changes to the minutes. [Debbie makes a motion to accept the May 8 Monthly Meeting minutes as written. Joe seconds the motion. Joe: All in favor? Commissioners Joe, Debbie and Sandy agree, minutes approved. Debbie makes a motion to accept the May 14 and June 4 Budget Meeting minutes as written. Joe seconds the motion. Joe: All in favor? Commissioners Joe, Debbie and Sandy agree, minutes approved.](#)

Joe has update since he was not here for last regular meeting: he tried to contact Craig Mosier and the phone number was incorrect and he can not find another number. He did drive up into the area off of Tansy to check things out about the Hartz's property (we may be able to access for an emergency exit) and compared what the tax information shows for that property. Joe found that it said there were no structures to be taxed. What he saw were several vacant mobile homes and a metal building on this tax lot and is concerned we could be getting more tax dollars for this lot that is supposed to be vacant. After clarification where these structures were located (not on Mosier property, but on Hartz's) Rick has info that Bob Hartz used to take things in and out of his property all the time and now is not taking anything off. He is deceased. He stored things up there all the time. At times there were people living in the buildings, sort of squatting and working for Bob Hartz. According to paperwork from Benton County Bob Hartz was taking advantage of the easement since the 1980's. He would not get permits for things he was doing. Joe feels adversely that if someone has something (on their property) and it is taxable and not they are not paying taxes on it when the Road District could be getting the taxes for it.

Rick tells Joe about what he missed in the Budget meeting last week about Brian Whipple said he would be willing to join up with MRERD to talk with Barb Hartz about getting a turnaround started. He feels he has a working relationship with Barb. He is an interested party in getting this done and tried to get Republic Services to come up the hill to get the garbage and was unable to do so.

Financial Report and Mail:

Mail: Debbie received invoices from K&D through May for about \$300.00 for each project. Also received were the signed contract binders for each Daisy project. Also, a flyer from Apex Asphalt for various services.

Financials: Debbie screenshares FY24-25 Financials for Income and Expense by Category YTD 07/01/2024 - 06/09/2025 and Transaction report 05/03/2025 - 06/09/2025. We received more property taxes and received interest on LGIP. We paid for more on the two Daisy projects and each is being reported separately. PO Box was paid for and CPI. See detailed information on transaction report. [Sandy makes a motion to accept the financials report. Joe seconds the motion. Joe: All in favor? Commissioners Joe, Debbie and Sandy agree, financial report approved.](#)

Review of Action items:

Receive from Budget Committee Proposed FY25-26 Budget and approval: Debbie screen shares proposed budget. Reviewed entries for Materials and Services and Costly Projects. Breakdown is 70% for Cost Projects, 27% for Materials and Services and the 3% contingency fund. The Daisy Drive project funds are transferred into the FY25-26 budget as these will not get done before the end of FY24-25 June 30, 2025. There is a contingency in these figures. Debbie prepared the form for the Resolution for Adopting the budget and imposing the tax rate as well as the LB50 for tax rate. We talked about making the tax rate less, but with the unknowns of project costs and time frame to get things done we did not change the rate. The Budget Committee recommended this to present to the MRERD Commissioners for approval today. Debbie asks if there are any questions? Answer: None. Debbie makes a motion that we adopt the budget from the Budget Committee and assess the tax rate of 2.9414 rate per \$1,000.00 assessed value on the LB50 form. Joe second the recommendation to accept the budget from the Committee. Joe: All in favor? All Commissioners Joe, Debbie and



MRERD FY25-26
BUDGET FINAL APPR

Sandy agree. Thanks was given to Rick for his part in getting the numbers for the budget for the work that is planning to be done next year. Clarification on the numbers for the ditch work was for Iris only, **Action Item: a more in-depth look into other ditches needing repair is to be done.**

Sandy to sign check with Debbie for K&D: No double signature needed to be done because Debbie made out two checks for the Daisy projects which kept them under the \$2,000.00 limit for double signatures.

Debbie will look at the sample ethics policy to see if it applies to us. The ethics policy is for a possible reduction insurance cost through SDAO. Sample policies are supposed to be sent out, but have not been done yet. This is for the Best Practice via SDAO. One 2% reduction was to adopt an Ethics policy, another 2% was to take an ethics class webinar on Vectar. Another 2% is for doing the check-off list on SDAO website. We have until November to get all of this done.

Sandy to check back with Dan and Justin about the tree/concerns with the Daisy Drive slope repair: The tree does not need to come down as the plans do not call for the tree to be removed.

If mailed, Sandy to have K&D let us know when signed copy of contracts were sent: No notice was given by K&D when they were sent, but we did receive them.

Daisy Drive Update: Sandy emailed Dan at K&D last week with specific questions after reviewing what the contracts were requesting of the process to start the projects. Questions asked: "Where are we in the scope of starting the projects"? Knife River is supposed to have a "Pre-construction Conference" and give K&D a written work schedule. This was asked if it was done yet. Also asked were: "Has the permits been issued?" and is the Notice to Proceed been issued? It has been a month since the contracts are signed. **Action Item: Sandy to get back with K&D for an update on progress of projects.**

Update on Remediation Work from Fiber Installation: Sandy had a final ride around with Brian Richardson from Pioneer on Monday June 9. On Iris they did do a lot of work with additional gravel and grading and getting rid of the pothole on Columbine and other places. It is probably not as good as when it was finished by James as the edges of the road are not sharp. They did not grade into the ditches to bring the gravel up and do it as James did last spring. Other places that were fixed were a turnout on Columbine where the edge was messed up, they made it level again. At the junction of MRE Columbine and Daisy the flat area that was all rutted muddy was leveled and gravel added. They fixed an end of a culvert that was smashed with the fiber installation work. There is a culvert across from Chicory that has a smashed end, but it is old and we need to address that as well as an

under driveway culvert off of Columbine that has no exit opening. Everything was done on the list except some ditches on MRE that should have been dug out some, but now there is grass growing in them and we will just have to see how they continue to flow. Brian did say that if anything goes bad again to give him a call and they would look at it again. Another ditch at the beginning of Daisy was reshaped and graveled also. Brian was very nice to work with and was on top of getting the work remedied.

Fog Striping: Now that the remediation work is done, we still need to do the work on Daisy Drive and the question is whether we get the striping done or wait till that work is finished. Discussion: do it afterward the Daisy projects are done. There may be a second setup cost to redo areas ruined by the construction or to come back and do the areas not done at the construction areas. All Commissioners in agreement to postpone the sweeping and fog striping until after the Daisy Drive projects get done.

Road side Mowing: Joe asks about email that Rick sent out about marking "no mowing" as he does his own mowing at the road side around plants. This is acceptable, but there will not be any places that need to be mowed if a "no mowing" sign is placed, it will not be honored.

Addition of Proposal for Snow Plowing: Snow plowing contract proposal with PFITS SERVICES LLC. was not able to be shared. The contract was for \$1,300.00 for snow plowing and \$1,600.00 for deicer in the event of ice problems. There is a 3-inch trigger to have him automatically come out to plow on a designated route. He would start at night and plow the route all night. He has a second truck and person to plow if there is a lot of work. Discussion that it might snow and be 60 degrees the next day. That is not a very probable scenario. It would cost us more if we were not on a schedule route. To not plow and try to let it melt off became a dangerous situation last year as it melted some and then froze at night and made the roads worse (to travel on). To get it plowed is a good insurance. It makes it thaw (clear) better if the road is plowed. If we get a lot of snow want Iris (gravel part) and Queen Anne plowed he can raise the plow level and get some off. Gravel road can be plowed per history of other gravel roads. [Debbie makes a motion to accept the snow plowing proposal with PFITS Services LLC. Joe seconds the motion. Joe: All in favor? all Commissioners Joe, Debbie and Sandy agree. Motion passes.](#)

New business: Rick wants to write up a statement of work that we would agree on for the work of grading and graveled on the gravel part of Iris. We would award that to James before winter started so it could be done at a time that makes the most sense on what the weather is doing and he can work it into his schedule so we get the best bang for our buck. Rick will get together with James to get a statement of work written up with a NTE cost that is already in the budget. \$15,000.00 is budgeted. The ditches will be a separate statement of work. Sandy makes a motion for that to be done. Sandy asks if Rick got the landscaper contact for the ditch cleaning work. **Action Item: Sandy will contact Justin and work on getting a contractor to clean out the culverts. Action item: Sandy to make sure we get a date for construction before we schedule any fog lines. Action Item: Sandy will contact A-1 Striping and update them on timeframe for striping and sweeping. Action Item: Debbie to get Check book to Sandy as she will be gone for several weeks.** Joe to out of town and will not be back until July 11 and will miss the July meeting. Joe will try to touch base with Brian Whipple before he leaves.

Open Forum: none

Meeting adjourned 8:18