

## Mary's River Estates Road District Meeting

**Date: September 12, 2024** Zoom meeting hosted by Debbie

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 (joins at 7:19), Sandy Chapman (Secretary), (Debbie Jackson, Treasurer), Kevin Corneluis, Yvett Spitz, Rick Veronen, Robyn Lillehei, James Roush

**Call to order:** 7:04 PM

**Additions/Deletions to agenda:** Pioneer Internet starting work and Benton County letter of reappointment.

**Review of minutes/approval:** August 8, 2024: Debbie has read the minutes for August 8, 2024 and no changes as presented. Robyn has corrections noted in some wording. Suggestion that there was no mention of which roads were to be crack sealed. Many times, usually, prior to budget meeting there was attempts to reassign costs to each section of roads. So, suggestions to put into the minutes which roads were to be crack sealed. Sandy said that is a good idea to designate what was to be done. Robyn adds that when it is time to do traffic counts, it shows where the impact is and where we are applying dollars when it is time to do repaving and or cutouts. Suggestion to wait until next month and not change August minutes to reflect roads to be crack sealed because we have partial billing currently for the complete crack seal job. [Debbie makes a motion to approve August 8, 2024 minutes with typo changes noted by Robyn. Sandy second motion. Debbie: All in favor? All present Commissioners agree.](#)

**Financial Report and Mail:** Mail: Debbie received from WHA insurance request to update our coverage by sending them our L-B 50 form and fill out a spreadsheet to be sent back by November 1. **Action Item: Debbie to send information to WHA for compliance by November 1, 2024.** Invoices received from K&D Engineering for July 25, 2024. Salem Seal Coat for work to date, not noted to be broken out into roads crack sealed, but we can do that as we know the work done on the days billed. A letter received from Benton Co for reappointing officers.

Debbie screenshares new FY24-25 financials for Income and Expense by Category YTD 7/1/2024-09/05/2024 and Transaction report 08/07/24-9/05/2024. Payments only to utilities and lawyer this month. These financials will be added to permanent record on website and be sent out via google groups email with approved minutes each month. See attached records.

**Open Forum:** none

### **Review of Action items:**

**Daisy Drive update:** Sandy: Sandy clarifies with Debbie that she got a bill, but wonders if she got contractors estimate costs? Debby says no, only the bill for work done for the plans we have gotten in July. Sandy says that with multiple emails to 4 different accounts and calling the office once with no return call from Dan, that she does not know what is happening with the progress of the final stage for the construction cost analyst for the job. Debbie: to date we will have paid \$6,500.00 for their work. Sandy was hoping against hope for a new outcome from K&D to get the job finished. Since we do not have the construction cost analyst, we now will have plenty of time to research for contractors. Robyn adds that this time of year contractors "disappear". She suggests that another member contact K&D and add to our request for completion. We are a small entity, but we do not have much choice. We only have monthly meetings that delay our timeline to get contracts approved.

Sandy: With the delay we are not going to be able to do the work this fall. We have more time now to research for contractors and get the bids out and start the project next spring somehow. Sandy: after this is done, she does not want to deal with K&D again. Debbie: when we get the actual projections maybe we can go out to another engineering firm to help with the management of the project instead of staying with K&D. Robyn says they used our municipal attorney for the 2012 redo of the paving contract from Brightstar to Daisy. The lawyer drafted the actual request for bid from paving contractors. We could be meeting with potential contractors about the upcoming project, saying we have a job coming up and would like you to consider when a formal proposal is sent out. Ad was placed in Salem commercial advertising newspaper, not local, to meet advertising requirement. We did not use the engineer for management. The lawyer can integrate into the proposal what the specks are which is the important part of trying to find qualified contractors. Sandy: Question: when we did Columbine and the multimodal did Dan (K&D) run that project? Robyn: Yes. For the 2012 we had met with four contractors and only one responded. They were North Santiam and doing Wren Hill Estates at the time and happy to do our job that was so close. Rick adds there was a statement of work done by the road district for that job and right now the road district is trying to get that statement of work (from K&D) Robyn, yes, the lawyer put the statement of work into the contract. Joe joins meeting and Debbie brings him up to date for the meeting. Debbie continues as chair.

**Crack Seal update:** Debbie: invoice received from Salem Seal Coat was for two days of crack filling. Sandy continues; the job was started down at the far end of Daisy at 7 AM. The cracks were deep and some quite wide and it took a lot of the product to fill. We covered up the cracks that K&D proposed to have a dig out at and a road bed redo, because we are not going to get to that before winter. They uncovered so many more cracks as they blew off the gravel while they went up Daisy Drive. A lot of the product was used. They ended up going up and over the hill down MRE Rd. to the hwy. on the first day. There were new cracks on MRE hill even after the chip seal was done. The large crack that opened up last winter near Brightstar on MRE had to be refilled as it was so deep even after just starting to crack last winter. The next day was crack sealed from the Junction of MRE and Daisy down Columbine to Iris and to the end of (paved) Iris. Again, those cracks at the end of Iris were quite deep and wide. Still to do on Saturday will be from Columbine from Iris junction to the end of Tansy. Cost so far is just over \$37,000.00. Debbie adds they gave us a price discount of \$1.00 per pound of product. Discussion: maintenance is needed, there has not been any dig outs or paving in a while and not surprised by the cost. We are blessed with awesome soil and clay. And we will have constant movement of the ground. The best contractor available will still have cracks show up. It is just the nature of any asphalt, or concrete. Wren Estates has cracks going almost every ten feet across the whole road, they are going to have a problem soon. Sandy: getting back to Tansy and the crack seal, there is one very wide crack that we are not going to do anything with because it is too large. Robyn adds it is by the former "dig-out" (when the road was being developed). **Action Item: Debbie will write out checks and Sandy will second signature the one to Salem Seal Coat.**

**Dust abatement update:** Just to say that it was done and all paid for. Sandy says she took a drive and there was no dust. Joe adds it looks good. Robyn says she can see the dynamic with the magnesium chloride that after an initial dry spell and then rain it wicks the water. Previously on Queen Anne they use something caustic to dogs' paws with hair and this is not caustic to pets.

**Sweeping and striping update:** No dates or time yet. Emails have gone out to let them know that the striping could not be done until the crack seal was done, but to keep us on the schedule.

**Evaluation of MRE Rd. chip seal update:** Sandy: Lindsy Hammond came out and we walked MRE Rd. and comments such as hum; this should not be; and interesting, were made. Then we went to

Queen Anne and we walked a portion of it. She said that since the road was not swept off afterward that it would be a different situation than MRE Rd. We then split ways. She proceeded to go back and get samples of the rock, both on Queen Anne and MRE Rd. We should have gotten our report in two weeks, but it should be here by tomorrow. She is late, but keeping us informed. Question: do we need to have our lawyer file the complaint or can we just do it? Debbie says it is just a form? And does not think we need to have the lawyers do that. If Lindsi comes back and says this is a substandard job, we can send the complaint in ourselves. Sandy: the rock is getting evaluated in Tangent. As a bit of back information: Sandy was talking with Val and she talked with TR and he came to me with a gallon bucket of the oil that was used on the chip seal project. This can be sent to California to be tested. There was not enough on the road for Lindsi to scrape up to evaluate and by chance TR just asked for some of the oil. One thing Lindsi said about the oil that was put on the road: "you should not be able to stick your fingernail into the product and leave a mark, it should be hard". Sandy: Even now in these hot days it is still coming off of the road by the marks you can see. Robyn suggests a special meeting to evaluate the complaint form. Keep in mind that the CCB may not give you a resolution right away and that evaluations of products used may take longer, but you can still file the complaint. Sandy adds that the investigation starts on the CCB end once they get the complaint. We do not need to provide them with anything (such as pictures) for the complaint. Once it is filed and accepted then we give them more information.

### **New business:**

**Talk about weight restrictions on the roads:** Sandy: had a thought that with all the cracks on the road is there some way we can restrict trucks on the road and charge a tariff? If someone wants to log their property, can we charge a tariff for the log truck? Rick: the County is the one that has to impose the weight restriction, the County Board has to do it. We do not have scales, so to try and impose a weight restriction is a bit daunting. If we are trying to get rid of the log trucks, we could do it by length restrictions X, Y or Z. That may be something we can impose. County Engineer is the starting point, then on to the County Commissioners if the County thinks it is a good idea. This was initiated before and the County did not get back to us, then there was a change of Commissioners and other topics became a higher priority. What instigated weight restrictions before was there was a lot of rerouting of traffic off of Hwy 20, after accidents, with heavy trucks and logging trucks coming onto the roads. It was found that the length restriction was a lot easier to impose than the weight limits. Sandy: Can we legally charge if a heavy load comes in? Discussion: That is what is ruining the roads. When loggers have to get permission for something they often go for a shorter truck, which weighs less. It is weight per axel. Movement (of the ground) is the issue now more than weight. We can not hold the earth together. The earth is going to move the asphalt and break it. Even if we did do it, how is it to be monitored. We need someone to watch and prove something was done. It seems problematic. Issue wants to be pondered because of the CCR's that prohibit commercial logging, if the problem is to stop commercial logging. Response: not commercial logging per se, but any heavy vehicle, like construction vehicles. Yes, a cement truck weighs a lot. It is not to limit people, but to save our roads from over all damage, if we can charge a fee for travel??, put it in our coffers to fix the roads. There is probably not a charge anywhere in the County for travel, but there are weight restriction areas. Allowed in or not, not a matter of collecting money.

**Appointment of officer at end of 3-year term:** Debbie: a letter from the County reminds us that one office expiring in December and that is Sandy's secretarial position. We have to let the County know no later than October 31 what we are doing about her term. The letter states if she wants to continue the service to fill out the form. Sandy: Says that she would like to continue her service as Secretary, if you will all take me again. "Thank you, by members present noted. Discussion on what we do, make a motion? [Debbie makes motion to reappoint Sandy Chapman as the Secretary for the](#)

Mary's River estates Road District. Joe seconds the motion. Debbie all in favor? Joe and Debbie agree. No nays reported. Action Item: Sandy will fill in the form sent to her by Benton County and return it by October 31, 2024. Debbie will sign for a second signature needed. Joe asks: we needed to notify people about this in case there is someone that is interested as well? Discussion: we can just reappoint according to the letter received. She is volunteering for another term, not just reappointment of Secretary. The County goes by position and between the three current Commissioners, they can change positions if they want.

**Fiber optics:** Joe receive a phone call from Benton County Public Works saying Pioneer telecom would be working on the wiring by the roads for the new service that is being brought out to the neighborhood. Then he received a call from Devin Hunt from Sky contracting that are running the lines for Pioneer. He said none of the roads would be completely blocked and be passable. A phone number for each was given in case of problems. Sandy and Debbie were sent an email by Joe informing them of the upcoming project. Sandy got her hackles raised wondering what was going to happen to our roads. She called Benton County and spoke with Ion and asked what was happening. Then she called Devin with the company running the lines to find out more information. The company is to use equipment with rubber on the roads and use a directional rod to tunnel five feet beneath the roadbed. A mainline on one side of the road and the use of a directional rod to tunnel over to properties on the other side of the main line. There may be a short delay. Joe has a comment on the equipment that was used in Corvallis: He was told what they were doing would not damage anything. He had a sprinkler system in the front yard that did not work after they line was put in. James says it will be the same equipment, a directional drill that they drill underground with a long rod. On one end they will dig out with an excavator and then from there push the drill through and hook onto their lines and pull back through the hole they just drilled. So, if there are lines that are not "located" they can be hit. If anything is hit it will be their own stuff in the right of way. While talking to Devin the contractor for Pioneer, he said they take videos of the road before the work begins and if there is any damage to the roads it is their responsibility to fix the roads. They are supposed to start on Daisy on Monday. No days are set in stone for which roads they will be working on. Notifications will be sent out as best as possible. Questions asked if anyone has received any notification of this work? Robyn says she received a postcard this week from Pioneer. The POA received an email a couple of weeks ago. It was forwarded to Robyn and David Cambell. They were unwilling to say who would get the fiber connections in this first rollout. They wanted the POA to provide a location for them to have a big announcement for the roll out, including the Press. The POA did not respond to their request for lack of cooperation by Pioneer to be candid with the outcome of the rollout, despite the POA and members of the community spending considerable time over the past three to four years in assisting Pioneer with information gathering from the community. They do their own thing. Addressing the problem that Joe brought up: they can go into easements and if something is not marked there is where the disruptions come in. Sandy reiterated confusion with Pioneer saying they thought Benton County would tell us about the project while Benton County said they thought Pioneer would tell us.

**Second Mowing:** Sandy asks if anyone thinks if we need a second mowing. Discussion: nothing on Tansy. Except that big blackberry bush. Some need on Queene Anne, some are mowing their own frontage. Is there a question or issue of visibility? Not like there was earlier. Thoughts that it would be nice to get the higher areas of grass and weed mowed before the leaves start to fall. Concern with the timing of the year to mow with the fire danger still high at the current time. The flail mowers are great, but the energy that it produces can cause a spark and even with the limited rain it is not enough to stop sparks. The weather naturally will cause dieback. Agreement to hold off for fire danger.

Meeting adjourned: 8:20

