

Mary's River Estates Road District Meeting
Date: November 6, 2025 Zoom meeting hosted Debbie and 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) joined at 7:09, Sandy Chapman (Secretary), (Debbie Jackson (Treasurer), Community members: James Rouch, Yvette Spitz, Rick Veronen joined at 7:45.

Call to order: 7:05 PM by Debbie

Additions/Deletions to agenda: Sweeping contract needed for the roads

Review of minutes/approval: September 11, 2025 Monthly Meeting Minutes. Debbie makes a motion to accept the September Monthly Meeting minutes as written with correction to date of minutes. Sandy seconds the motion. Debbie: All in favor? Debbie and Sandy agree, minutes approved.

Financial Report and Mail: Debbie received two invoices in the mail. One from K&D for the final review of contractors billing for both projects through September 30. Debbie reviewed the cost of the original bid from K&D and the actual costs. Daisy slope repair was bid at \$12,600.00 and cost was \$7,925.00. Pavement repair was bid \$10,600.00 and cost was \$6,807.00.

Striping bill was received with a discount of 4%. Financial were updated to include all through 10/31/25. Daisy projects were paid for to Knife River, lights, and A1 Striping paid. See detailed information on YTD and Transaction report. Debbie makes a motion to accept the 09/10/2025 to 10/31/2025 financial statements. Sandy seconds the motion. Debbie: All in favor? Joe, Debbie and Sandy agree, financials approved.

Review of Action items:

Review final ethics policy for approval: After reviewing individually, all Commissioners agree in ability to sign the policy as rewritten and reviewed on the September meeting. Debbie makes a motion that MRERD adopt the Public Ethics Policy. Adopted date as of today Nov. 6, 2025. Sandy Seconds motion. Debbie: all in favor? All Commissioners Joe, Debbie and Sandy agree. Policy passes. Action Item: Debbie to send PDF version out to post on website.

E-mail from Dan Eddy on Pump house: Sandy got hold of Dan Eddy during an exercise with new water truck. She asked about the pumphouse and asked if there was any kind of pump that the PFD would be able to use with the existing plumbing coming out of the pumphouse. Dan Eddy emailed back and said that PFD would keep MRERD updated of any options for connecting more modern water handling equipment to connect to the pumphouse. Sandy adds: They know that the pump house is there, that it has plumbing in it and right now they are trying to see what can be done.

Fog Striping review: Company did not do a very good job and it took a ton of hand-holding to get it done. Sandy had conversation with owner after the striping was done. He came out last day of striping (and was involved that day). He said, "if" we have them do the job again that he or Marris would be here to monitor the situation. Sandy thought that they should have been here to begin with and that they used people they thought that they could trust and it did not work out that way. There were equipment problems with the glass bead distribution as well and that was not worth being added on.

Sandy report on contacting the railroad to get the brush removed: This was supposed to have been taken care of, but Yvette went down to the river and saw a pile of brush in the river. Sandy went and removed it and again contacted the RR and told them they were doing a disservice to themselves and the community. The area was use by people swimming, the fire dept. got water there, etc. It was not two days and the RR brought a big dump truck and finally removed all the large portions of debris.

Meeting with Philomath Fire Dept. about the turnaround: Sandy and Rick met with the Dan Eddy and Chief Furgeson with the PFD on Oct. 27 to review the area for the potential development of the emergency turnaround on Tansy. PFD though it was a great place to have the turn around. This is between Whipple's and Felix with three lots of Barb Hartz in between. The middle lot has a 25-foot wide, flagship driveway where the

turnaround would be. There needs to be a three-inch rock base with smaller gravel on top to meet the 75,000-pound requirement for the PFD equipment. Does not have to be paved. The turn-around needs to be twenty feet wide with the twenty-eight-degree corner radius on to the main road and a total of seventy-feet long including the twenty-foot width of the road. Engineering, survey and County involvement needs to be included.

Special Meeting with Barb Hartz October 29: Sandy met with Barb by herself so there would not have to be a special meeting for the RD. She presented to Barb a lot plan with the visual overlay of what the turn around would look like and description of the PFD requirements for a turnaround. Barb was interested in the idea of the turnaround for the PFD as well as the trash vehicles needing to turn around. We discussed that this may help sell the lots in the area as people would not have to take their trash cans down to the bottom of the Tansy hill. Barb then disclosed that she has potential buyers for these lots and she would have to see what happens with the lots being sold. Barb wanted to know when MRERD may be starting this and Sandy replied possibly next spring. This timeframe though was not anything specifically discussed between the Commissioners.

PFD Update about emergency exit project: MRERD has been concerned about needing another emergency exit. We were talking about doing that off of Tansy. There is a paved forked driveway coming up the hill that goes on Hartz property and this borders Mosier property from which Garret Lane can be accessed. There is Benton County property along the driveway also. PFD stated during the meeting they did not want anybody going out an unfamiliar exit. If there was any need (in a fire situation) it would be their responsibility to come and bulldoze down the berm out of the way from either direction, that is obstructing the exit to get to Garret Lane. They did not say do not do it, but that it was not necessary to do it as they did not want people going out unfamiliar exits in an emergency. Discussion: May not be necessary to do the emergency exit as the FD will open the exit. There is an issue in how quickly the FD can open up the road. Only people not living in the backside of the estates would not be concerned about an emergency exit. There is only one way out. Daisy is also a "one-way out". Sandy says she will go down the river. It will take the FD hours to get a bulldozer out here to clear the berm. If people are cut off from the exit already, that means the fire is here. You do not have hours to find a dozer. PFD does not have one. Why could the area not be somewhat improved, remove the berm and put a chain across it. People in the community could have a key to use if they were cut off from Columbine or Finch (in an emergency). There are a lot of people on Tansy, Iris, QA that could be stuck back here. Question of how many people live on Garret? Unknown. We still have to talk with Mosier's. If they are not against a chain, no one should be. If both Hartz and Mosier agree, it does not matter what the FD thinks about whether we want to put in an emergency exit there if it is something that we want as a community for the folks that live here. The FD cannot tell us not to do it if all the property owners want to do it. Everyone at the meeting agrees that this is something we should still pursue. **Action Item: continue to contact Hartz and Mosier to discuss the emergency exit.**

Rick to mark areas of work for the ditches on Iris: Rick says the flags are up marking the ditches with the worst erosion, and ready to proceed.

Joe brings up that a section of road between Finch and the junction of MRE/Columbine has some undercutting. There is a culvert in that area. Rick adds there is a lot of rock in that area as a new culvert was placed. We also do not "own" the land up to the road as the road is not built in the plated area. It goes onto Van Laere property so we need to talk with them if we do anything that extends beyond the ditch. There is pavement falling off into the ditch. The ditch is quite deep and whoever dug it, dug it quite close to the road, or it could be from a lot of erosion. **Action Item: add this area: [section of road between Finch and the junction of MRE/Columbine, there is pavement falling off into the ditch. The ditch is quite deep and quite close to the road] to potential need of shoulder repair.**

Review and approve Proposal for the grading and gravel and ditch repair on Iris with James: Sandy screen shares and reads most of the proposal for both the Iris grading and graveling and the ditch repair proposal. This is the same as what we already approved in the work done 2024. James will give itemized statement at end of work with cost and tonnage, and equipment and labor fees for each proposal. He will give us a timeframe of grading and ditch work the week of Christmas. Time is needed for a downpayment to be available from the bank. James will get locate for the fiber lines that were placed in the area. **Joe makes a motion that we approve the proposals as written. Debbie seconds. Joe: all in favor? All commissioners Joe, Debbie and Sandy agree, proposals approved.**

Report on email and signs for help in getting information on culverts: There were only five replies from the community.

Report on the ditches and culverts log book: Sandy has gone out and taken pictures of the egress and exit of the culverts and documented the size, type and if they are in disrepair. Another day is needed to complete the assessment of the culverts on the rest of Iris and Queen Anne. A culvert log book will be compiled with all the information.

Report on tagging trees that need to be cut back for approval: Flagging of the trees that need cut back was also started. There are two trees right at the edge of Daisy that need to come down. And there is a tree on Van Laeres that leans all over the road and he gave permission to cut it down if he gets the wood. He also has a place we can dump any spoils from the ditch repair.

Need for new MRERD president: An email was sent out on Google Groups for a volunteer request. Rick Veronen has volunteered for the position. Joe requests that a sign be put up at the mailboxes to inform more of the community that the position is opened. Debbie gives info on what needs to be done to fill the position: We have to reach a decision in our December meeting because terms will start in January. A recommendation needs to go to the Commissioners of Benton County and they have to put it on their docket. They may not get it back to us by January 1st. we have until January 8th for our meeting. Debbie will get with the BC Commissioners to see what needs to be done.

Ongoing projects:

Gather information on what shoulder/ditch work needs to be done on MRE RD. and OTHER roads and proceed Sandy says while looking at ditches and culverts she noticed that a great amount of our roads have too much buildup right next to the pavement. On MRE gravel from the chip seal is piled from 2 -6 inches along the road and thus causes the water to stay on the road and not run into the ditch and erode along the side of the road. Driveways don't drain into the ditches but right out onto the roads. There are other roads having the same problem. Discussion: Also, there is buildup from debris and vegetation. Answer is taking a grader blade to it and not hitting the road. It is an easy fix, but we need to build gravel shoulders on our roads. If the berm is knocked down then we are just exposing mud and the vegetation will grow back. Rock needs to be put down a foot to a foot and a half to two feet wide. Sediment then builds up in that. It becomes a "catch 22", spraying is needed, but we are not spraying. The problem now is there is not (much) rock shoulders. We can blade it off and create a mud slick or do it the right way and dig the dirt out and put in a rock shoulder. And that is in areas where we have enough room to make a ditch line. There has been attempts to rock the shoulders in the past and it has become a mess. Sweeping the roads have caused a pile up of rocks and debris right close to the road. If a large brush sweeper was used it would sweep over the edge of the road and into the ditch. Some initial work with a grader needs to be done to reduce the edges and then go about fixing the ditches in steps. **Action Item: RFP to be made up for shoulder ditch and culvert maintenance.** With the evaluation of the culvert egress and exit cleaning Sandy found that the job is not a shovel job. And some of the culverts are in need of cleaning out, some are half full and some are so closed there are only 3x4 inch hole. Some places there is no exit to the culverts.

James will contact Sandy when he is able to take a look at the slope for bank erosion on Daisy

New business: none

Open Forum: none

Meeting adjourned 8:34

Next meeting December 11th