

## Mary's River Estates Road District Meeting

**Date: November 9, 2023** 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), Debbie Jackson (Treasurer), Sandy Chapman (Secretary), Kevin Cornelius, Janet Cornelius TR Gregg, James Roush, Yvette Spitz, Adam Schultz, John Buskirk Chancy Furgeson Fire Chief; Philomath Fire Dept., Rick Saalaas Fire & Life Safety Officer; Philomath Fire Dept.

**Call to Order:** 7:00 by Joe

**Additions/Deletions to agenda:** Ditches on Columbine and Iris

**Review minutes/approval:** October 4, 2023: No Changes needed [Debbie moves that we accept minutes as written.](#) [Sandy seconds.](#) [Joe: All in favor? All Commissioners agree.](#)

### **SPECIAL DISCUSSION with FIRE DEPT ON WATER PUMP:**

Joe: Current Commissioners are not aware of the history of how the pumphouse at the end of Daisy Drive came about. Joe has folder from Road District boxes that is labeled "fire district annexation". Documents ranging from 1991-95. Information from Yvette on the pumphouse: there was a folder she returned to RD President Lee. (Before this was transcribed Yvette found the folders and gave them to Joe) There was an agreement that was supported by the Fire Dept. and the POA and RD. The pumphouse was built by funds in part by the RD and built by the volunteers of the POA. There are bills that she has seen. At the time Borden (a previous property owner and a president of RD) was in the POA and RD and a few other people around. The pump was under the jurisdiction of the Fire Department. The pumphouse was built by the Mary's River POA. In 2018 the Fire Dept. came to us and asked for support for a pump and improving the round-about at the end of Daisy Drive. There was another exchange during covid with the RD & POA when Yvette was POA president: At that time, it was clear that the RD supported the access to the pumphouse, but not any support for the pump. It was recommended at the time in the discussion that the buying of the pump would be through funding from the Fire District or a grant from state or county. Fire Dept. asked if they have any input to how the pump house came about? Fire Chief Furgeson: He started with the Fire District 2019, right after we had the discussion about upgrades and improving the turn around on Daisy. Info on Pump: it is a Vietnam era pump well beyond the end of its life. We are trying to look at options, opportunities and expectations of POA and RD for what we want to have there for a pump, now and moving forward. They have looked at grant options that pretty much do not exist for fixed water supplies. First option for replacement of pump: Bid for replacement for electric pump that would live in the pumphouse building was for \$250,000.00 with a 500 gals/minute rate. Second options is a Honda PORTABLE pump. One bigger with 450 gal/min or two smaller pumps that pump 300 gals/min. These would be portable and would not "live" at the pumphouse. Fire Dept. is asking for our public opinion to see if we still want a pump "living" in the pumphouse or are we comfortable with a portable pump that would live on portable equipment and be able to go anywhere along the river access? Discussion: \$250,000.00 is out of anybody's range. Fire district is looking to buy smaller portables. If RD can do any cost sharing Chief said he would like to see a larger 500 gal/min pump that could live in the pumphouse building that would be mounted on a wagon and rolled down to the river and use it from that location when needed. Otherwise, if bought by the fire district themselves it would be a on a wagon and be mobile to any scene, versus having our own pump live in the pumphouse. Joe says there is a problem with funds coming from the RD and it may be a POA

question whether funds can be acquired from them. Fire dept sees no advantage of having a permanent pump in the pumphouse over portable ones as they can go anywhere. They do not want any surprises for us as the pump has been there for 30 years and they want us to be comfortable with "no pump" in the house. There is another aspect to the pumphouse: that there is water rights access and the line that has been in the river has possibly developed a leak as they can not draft from it anymore. To have something more permanent may not be worth the time and money to redo the line. Versus a portable one that FD can get access to the river. Smaller pumps 330 gals/min cost \$1,200.00 each. There is no in-between size pump. It is a rare occurrence to have a permanent pump in a district. Asked if Fire Dept. wants to keep site accessible to use and what needs to be done for use? Fire Dept. wants to maintain pumphouse site down to the river for water access because it is an easy access to river and great turn around area. Current pump will be taken out and as it is still owned by the Federal Government in a federal excess property program, once the pump is deemed out of service it will be returned to the feds. Question asked on what a RD has to do to fire prevention? Who is maintaining pumps there in the first place. Are we mutually responsible for the maintenance and what would the plan be to keep it alive. Fire Dept pays for the power to the pump and maintained the pump. RD "owns the property? Clarification by Adam that we do not have an HOA but a voluntary POA with significant difference in the voluntary \$20.00 payment contribution to the POA fund. We do not have an organization that exists that is chartered to handle situations like this. The district has narrow definition of what they are responsible for. Question: if FD maintains the building and trail and pipe and there is no pump in the building, is it still possible to bring the pump when needed? Fire Chief says yes. Question about FD budget. FD independent taxing district with own board of directors. \$1.58/1000 taxes. Budget due in May. In process of figuring out budget now. Plan is to buy two 300 gal/min pump and as time goes by possibly get a portable one to keep in the pumphouse. We should memorialize the agreement between the RD and the FD again and we need to research more on what has been done with pumphouse and agreements we have already. Question: does the railroad have any inclusion in the agreement, as the building is near the trestle? Consensus by raise of hands that the portable pump and access is agreeable to have over a permanent pump. Members says the pumphouse should be maintained with the access to the river. It was noted that a small pump should not be stored in the building because it could be stolen easily. Without a permanent pump (which is not in the pumphouse all winter due to flooding at the site) the FD has a truck with 6000 gal. of water. Mutual aid resources have an additional 9000 gals. available. Portable ponds are on ground and fire trucks go get more water to dump in these ponds. Oregon State law allows FD to use water emergently at any site. When there is a fixed facility then FD has to deal with the water rights. The FD reiterates they want to continue to maintain the pumphouse and area to the river. FD will be moving forward with the purchase of two small pumps that will be on portable equipment and be available district wide. The large electric pump is out of service will no longer be "living" in the pumphouse. This may be a multi-year project and where FD ends up with 3-4 pumps and be much better equipped.

## **Financial Report and Mail:**

Debbie screenshared: (Fiscal Year 23-24)

1) MRERD Income/Expenses by Category YTD: 07/01/2023 through 11/07/2023

### **INCOME:**

Interest Inc	\$	2,006.26
Taxes Received	\$	<u>701.63</u>
<b><u>TOTAL INCOME</u></b>	<b>\$</b>	<b><u>2,707.89</u></b>

**BILLS:**

<b>Capital Expenditures</b>	\$	133,252.43	MRE Chip Seal
<b>Crack Seal</b>	\$	10,500.00	
<b>Dust Control</b>	\$	0.00	
<b>Grade/Gravel Iris</b>	\$	2,600.00	
<b>Mowing</b>	\$	2,142.50	
<b>Tree trimming</b>	\$	1,600.00	
<b>Office &amp; Professional</b>	\$	336.00	
<b>Signs &amp; Lights</b>	\$	87.05	
<b>Sweeping/stripping</b>	\$	0.00	
<b>TOTAL EXPENSES</b>	<b>\$</b>	<b>150,791.23</b>	
<b>NET INCOME (loss)</b>	<b>\$</b>	<b>148,083.34</b>	

**Bank Account Balances as of:** 11/07/2023

Citizens Bank Balance	\$	4,450.90
LGIP Balance	\$	25,749.73
<b>Total Bank Accounts</b>	<b>\$</b>	<b>30,200.63</b>

2)MRERD Transaction report 10/03/2023 through 11/07/2023

**Citizens Bank**

10/04/2023 Trans	LGIP	Transfer	to cover checks	3,000.00
			Inv.0590A grant tree removal	
10/05/2023	890 Riddle Tree Service LLC	mowing/tree cutting	Work	(3,000.00)
10/06/2023	891 Blacktop NW LLC	Capital	final payment MRE chip seal	(64,952.00)
10/11/2023 Trans	LGIP	Transfer	to cover checks	64,952.00
10/18/2023	890 redeposit Riddle Tree Service LLC-retrn	mowing/tree cut	Grant invoice	3,000.00)
11/01/2023 DebitDJ	Consumers Power	Signs/Lights	Utilities	(17.41)
11/02/2023 Trans	LGIP	Transfer	to cover checks	2,600.00
11/02/2023	892 Roush Family Construction LLC	Grade/Gravel Iris		(2,594.00)
		<b>Total</b>		<b>\$2,988.59</b>

**LGIP**

10/04/2023 Trans	Citizens Bank	Transfer	To cover Checks	(3,000.00)
10/06/2023 Dep	Tax Receipts Benton Co.	Taxes Received		109.41
10/11/2023 Trans	Citizens Bank	Transfer	To Cover checks	(64,952.00)
10/31/2023 Dep	LGIP	Interest Income	Interest Accrual	204.06
11/02/2023 Trans	Citizens Bank	Transfer	To cover Checks	(2,600.00)
11/02/2023 Adjust	LGIP	Office/Profes	Transfer fees-October	(0.10)
				<b>(70,238.63)</b>

**OVERALL TOTAL \$ (67,250.04)****Open Forum: in person, letter, email, phone:**

Question on what is happening with the wood from the grant for tree removal? Sandy is bringing it to her property to store. Most of it is still at the side of road in 4-foot rounds. Needs to be cut up and brought to property to store. Not good for use this year as it is green. When all in one place will let people know that it is available for residents of MRE that need wood.

## **Review of Action items:**

**PO Box name change and automatic payment plan: any update** Debbie Automatic payment plan done. Debbie will continue to resolve issue.

**Change of address form for Secretary of State:** Everything done and taken care of.

## **Update on projects:**

**Striping/Sweeping:** Undetermined. Company backed up with their jobs. Striping may not get done this year unless we get better weather. Sweeping will get done when the leaves fall and we call Superior Sweeping to sweep the leaves.

**Ditching:** Last communication was that Cutaway Inc. was to get by the second or third week in November, new equipment that would not tear up our new chip sealed roads. Last email to them was that the other roads still can be done. Discussion on contract we have with Cutaway: there was no completion end date and do we have to continue with this contractor or can we try and get someone else? Communicate with contractor that we need to get this done by certain time frame. **Action Item: Sandy to contact Cutaway and ask about timeframe to get MRE & Daisy ditches done.**

In regards to Columbine and Iris; ditches need to be cleaned. Discussion: that when these ditches were looked at nothing needed to be done. When Iris grading was done it was mentioned that ditches needed to be cleaned. **Sandy makes motion to get proposals for cleaning out ditches on Iris and Columbine. Debbie Seconds. Joe: All in favor? All Commissioners agree.**

**Tree/ branch trimming:** Text sent to tree trimmer and no response yet from them. **Action Item: Will recontact tree service in regards to new areas we have agreed that need to be trimmed.**

**K&D meeting on Daisy Dr:** Joe and Sandy were at the meeting with Dan from K&D. We are waiting for a description of the scope of work needing to be done. It was discussed that the bank next to the road needs to be brought out ten feet with a structure built in. Different layers of rock needed. There might be a tree that needs to come down. Drainage from existing culvert that goes under Daisy Drive, needs to be redirected away from the house to the right side of the property. Currently the water flows left, towards the house and helps flood the basement. The shoring up of the bank and the redirecting of the water flow needs to be done in conjunction with each other. Joe said "county engineer was going to give us ideas on what needs to be done, Sandy corrected that it was a private company K&D, not county. ODFW needs to be informed concerning any redirecting of water. The water is being redirected toward the railroad tracks (before it goes to Mary's River). **Action Item: Sandy to communicate with K&D for update.**

## **New Business:**

Sandy to get check and double sign and take to Roush Family Construction (James) for work on Iris grading/gravel/pothole repair.

8:24 Meeting adjourned