

PASRD Regular Meeting and PUBLIC HEARING Authorizing an Assessment for Road Improvement APPROVED MINUTES

Date | time 5/11/2021 7:00 PM | *Location* via ZOOM

Type of meeting	Regular Board Meeting & Public Hearing	Attendees: Annie Wittenberg; Nyle Head; Jim Becker, Whitney Lowe, Brain Bubak, Lee Lucas, Ronnie Duff, Dennis McGregor, Bruce Bowen, Deanna Jolly, Elise Wolf, Elise Payne, LeeAnn, Karen Waddell, Leslie Lawrence, Melissa Cretsinger, Mike Bartlett, Pat and Roxanne Lenahan, Jack Godard, Steven Johnson, Roy Rathja, Mark Rupert, Sonya Gangstead, Alex Head, Tonya Rollins
Facilitator	Nyle Head, President	
Note taker	Annie Wittenberg, Secretary	

Agenda Items

Topic	Assignment:
ATTENDANCE/ANNOUNCEMENTS	
APPROVAL OF April 21, 2021 MEETING MINUTES, as corrected.	Whitney
TREASURER REPORT Current checking balance \$52,854.01 with outstanding obligations of \$32,923.00.	Jim
WEBSITE STATUS UPDATE Trying to post minutes and agendas sooner.	Whitney
PASRD BUSINESS UPDATE Board has reviewed and commented on Policies and Procedures draft documents on the website, suggesting minor changes. Annie didn't get the edits made yet. Ran out of time.	Annie
ROAD IMPROVEMENT PROJECT UPDATE Nyle gave an update on R&O work on S-Curve, Emerald, Lake Hinkle intersection. Work complete, looks excellent. Less gravel needed at Lake Hinkle intersection so utilized on Emerald.	

<p>Questions were asked if there is a timeframe we can't drive on Otta Seal? Nyle answered within about 45 minutes after each section is applied and cooled, we can drive on it.</p> <p>Question was asked if we will be putting a culvert in the low area of Buckhorn with all the potholes in the grindings. Nyle answered that we have not specifically identified the need for a culvert there. Dave Cospar, engineer, looked at all areas with drainage problems and past water damage and recommended properly shaped crown, gutters, draining are essential for any road to hold up, but didn't recommend a culvert was needed in that spot specifically. R&O will be doing the road bed prep work and that will include reshaping the crown, gutters and necessary draining. If they feel any additional draining control measures are needed there, we will incorporate.</p> <p>Question was asked if 20' roads are really wide enough. Road widths were also decided based on Dave Cospar's recommendation.</p> <p>Pat Lenahan asked if people choose installment contract will they be making payments directly to the board? Jim Becker answered that we are developing a trustee agreement to handle that but don't have it finalized yet.</p> <p>Tonya Rollins asked if someone on an installment contract doesn't pay, will other installment contract people's payments go up? The answer is no.</p> <p>Elise mentioned prior discussion of setting up a special fund to help people having a hard time making their payment, is that what we are calling the "reserve"? Jim answered No, the reserve is a requirement of the financing to ensure the district maintains a reserve of enough to make one year of loan payments. Can't be used to help individuals. The board supports the idea of a private fund set up to help anyone make their payment, but it has to be organized separately from the board and the district as a neighborhood effort.</p>	
<p>EASEMENTS/ANNEXATION STATUS UPDATE</p> <p>Easements - Jered Reid has provided the package for our review.</p> <p>Annexation - still need legal description for part of Enewetak.</p>	Jim
<p>ADD ITEMS</p> <p>No add items.</p>	
<p>PUBLIC HEARING OF COMMENTS AND OBJECTIONS TO AUTHORIZING ASSESSMENT FOR ROAD IMPROVEMENT</p> <p>Brian Bubak offered comments in support of the project.</p> <p>Elise Wolf thanked the board and Lee Lucas for all their hard work.</p> <p>Jim Becker read a written objection submitted by Shiela Gannon.</p> <p>Jim Becker read a written objection submitted by Resa Monrow.</p>	

<p>Lee Lucas asked if the plans were to pave portions of N. Lake extension and N. Enewetak. (YES, both are included in the project)</p> <p>Kerry Zenich offered comments in support of the project, requested the county do a speed assessment after completion and expressed concern that improving the roads is not a step towards forming a homeowners association.</p> <p>Bruce Bowen thanked the board for the incredible amount of work required to get to this point. Noted that he has some reservations that Ad Valorem taxes are a more appropriate/legal/fair way to pay for the project, but that he hopes it goes through.</p> <p>Dennis McGregor asked about the paved section at the mailboxes. Nyle answered that the paved section will be overlaid with a single layer of Otta Seal. Asked who is doing the road bed preparation? Nyle answered R&O. Asked who is the Otta Seal Contractor? Nyle Vic Russel Construction. Dennis mentioned concerns with previous projects, the grindings failures, recommended we do a test strip first, and expressed concern about the cost in the pandemic.</p> <p>Deanna Jolly commented that where they live (Indianna?) they have Otta Seal roads all over, for many of their 55 MPH country roads and it holds up really, really well.</p> <p>Tonya Rollins commented that she is thankful for the efforts to develop the project, but objects. Loves the roads as they are. Feels the advisory vote wasn't fair because the FAQs the board posted on the website mention vehicle damage and health concerns without proper citation. Tonya stated she does appreciate our time, and in some ways paved roads would be nice, but she can live with them how they are.</p> <p>Lee Lucas commented that we have two efforts that need to be done. Assessment and bond issuance, and that we are the only road district to try it this way.</p> <p>Tonya added that the hills sometimes don't get plowed well and can be slippery. Paving might make hills more slippery.</p> <p>Nyle answered a question about Vic Russel's warranty of his work. Vic Russel will stand behind his work. He redid a section on Barclay that had a bad batch of emulsion. State law requires all contractors to warranty their work for a minimum of one year.</p> <p>Pat Lenahan commented that they bought 15 years ago when the density was much lower, but with the full expectation that the roads would eventually get paved. He has lived through many years of potholes and commented "Awesome work!"</p>	
NEXT MEETING(S) May 24th at 7 pm via ZOOM	Whitney

Other Information

Resources: please see <https://www.panoramicroads.org/> for agendas, minutes, and other published documents.

Notes: If you would like to be added to our email list please send a request to panoramicroads@gmail.com