

Prineville Lake Acres Unit 1 / Special Road District (SRD)

Minutes for the August 3, 2021 - Special Meeting

Meeting Location: 7600 SE Walther Loop, Prineville

Mailing Address: PLA1-SRD, 14344 SE Sharps Street, Prineville, OR 97754

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CALL TO ORDER: President Loren Cassidy called meeting to order at 6:00 p.m.

BOARD MEMBERS PRESENT:

President: Loren Cassidy

Secretary: Position still open

Treasurer: Dan Trump

VOLUNTEERS PRESENT:

Debbie Kowalski / Temporary

CITIZENS PRESENT:

- | | | |
|----------------------|--------------------|-------------------|
| 1. David Chamberlain | 2. Gardner Jeffery | 3. Deanna Rowe |
| 4. Mark Bryant | 5. Monica Byrant | 6. Crissy Cain |
| 7. Martin Cumdiff | 8. Jane Arian | 9. Matt Arian |
| 10. Todd Deardorff | 11. Cynthia Wood | 12. Dan Thomison |
| 13. Holly Phalon | 14. Graham Phalen | 15. Ken Mayhead |
| 16. Nicki Mayhead | 17. Robert Nolen | 18. Rod Froescher |
| 19. Terri New | | |

Loren Cassidy explained the reason for this “Special” meeting. He had commented that the board was looking at different funding options to pave about 1-mile of Remington Road. The estimated cost from one contractor came in at about \$250,000.00. Basically, Remington Road needs to be completely rebuilt with a good base and with shoulders. The Board will be looking at estimates from two other paving companies, once received. The Board needed an estimate, so they knew the approximate cost to pave 1-mile of Remington Road and determine how to fund it.

The Board’s first plan of action was to apply for a Tax Levy. The Board and Paving Committee will meet with the Attorney the following day to see what the process was for a “Tax Levy” in the amount of \$250,000.00 over a 10-year period. If the tax levy passes, it would bring in \$25,000 each year, for 10-years. This alone would not be

enough money in the short-term, but it could help with a payment should the board go for a loan through the Special Districts Association of Oregon (SDAO). The Election would be held this November, and only residents who are registered to vote within the Special Road District boundary would vote on this measure. As of this meeting, there were 285 registered voters within the SRD. This number can fluctuate by election time.

The Remington Road Committee researched the cost of loans through the SDAO. The Committee had estimated the cost of the paving project to be about \$160,000. So, at this time, we had asked to information on two amounts: \$160,000 and \$200,000.

SDAO LOANS:

1) For a 10-year loan of **\$160,000** loan (principal) + \$31,977.78 interest = \$231,977.78
The 1st years payment was \$35,477.78, the remaining yearly amounts varied over the final years.

2) For a 10-year loan of **\$200,000** loan (principal) + \$38,773.33 interest = \$278,773.33
The 1st years payment was \$42,573.33, the remaining yearly amounts varied over the final years.

As you can see, these payment amounts were cost prohibited.

CROOK COUNTY PROPERTY TAX ASSESSMENT

Each property owner within the PLA1-SRD is assessed on their improvements and land at a rate of 1.8913 per \$1000 by the Crook County Assessor's Office. The 2020-21 fiscal year revenue was \$33,643.22. However, the full amount is never collected. Some property owners pay their property taxes in full, while others pay it over time, or late. Therefore, the Board can't depend on that full amount each year. The 2021-22 amount should be out about the end of September or first of October.

NOTE: When you receive your Property Tax Statement in October, look at the amount for the Prineville Lake Acres – Unit 1 – Special Road District (PLA1-SRD). That amount is what you are paying to help fund the maintenance of the 12 plus miles of roadways within the SRD, plus Remington Road (easement).

NOTE: Low-income property owners can seek assistance from the Crook County Assessor's Office.

DISCUSSION ON HOW TO FUND THE REMINGTON ROAD PROJECT:

- 1) **Donations** – Ultimately, the property owners of PLA1-SRD are responsible for paving project, not the county. To help buy down the loan, if property owners would donate funds would help ease the payment/loan costs. If all property

owners could donate \$500 each, enough funds could be collected to pave the 1-mile of Remington Road without obtaining a loan. This would save property owners the huge interest fee charges.

- 2) **Fund Raisers** – Many types of fund raisers were discussed. Bottle/Can Drive, firewood, collect returnable cans/bottles drive, community yard sale, silent auctions, food cart test, etc. What is your idea and/or suggestions?
- 3) **Newsletter** – Get the word out to all property owners so they understand the situation for funding. This will help get people involved and informed. Communication is key!
- 4) **Develop a Plan of Action** – There was discussion about compiling a “Action Plan.” Once completed, mail out to each property owner so they know what the plan is and how they can help. Try to get the more property owners involved. Can you volunteer to help develop an overall Action Plan to Pave Remington Road? Matt Arian commented that he could come up with an “outline” for the paving project. Thank you, Matt, for stepping up and helping.
- 5) **Litter Clean-up / BBQ & Potluck** – This yearly event would be a great opportunity to talk to property owners about our “Plan of Action” for paving a portion of Remington Road. It will be held on September 25, 2021. More details to come. Great way to meet your neighbors.
- 6) **Communication with Property Owners** -There was discussion regarding better communication with property owners. Possibly have a Facebook page for PLA1-SRD only. The PLA1-SRD now has a website. Please take the time to check it out. Let us know what else you would like on the website. Property owners can see the amount we have saved towards our paving project!!!
- 7) **Speed Limits** – There was discussion about speed bumps and/or dips once Remington is paved to control speeders. It was noted that it is difficult to run the Grader over bumps and dips. There was discussion about temporary speed bumps. No final decision has been made. Need to discuss with the Crook County Sheriff’s Office to help with speeders, and what can be done about it. Part of the Plan of Action! Maybe additional speed limit signs along the roadways, especially Remington Road could help.
- 8) **BLM Access** – There was discussion about closing this access. Need to follow-up with BLM to see what it would take to close vehicle traffic into BLM. This access

is located at the upper end of Remington Road. It was also noted that someone would need to see what the “legal” access for the small portion of PLA2 within the BLM property. These property owners use Remington Road for access. There was discussion about this access. Is it a public access? Are there any other accesses? Could there be a walkway gate? A potential 54” gate. Need to follow up with BLM for answers.

- 9) **Grader & Water Truck Operators** – There was discussion regarding getting additional volunteers to operate the grader and/or water truck. It was also noted it would be nice to determine the cost difference to have volunteers do the work vs. hiring a contractor. Need to follow-up and see what the cost difference really is. Loren commented that no more money was going into the water truck.

Break

The Minutes of the July 27, 2021 were submitted for review. Loren Cassidy made a motion to approve the minutes as amended. Seconded by Dan Trump. The motion passed by a majority vote. 2/0

A motion was made by Loren Cassidy to re-imburse both receipts presented. Seconded by Dan Trump. The motion was passed by a majority vote. 2/0

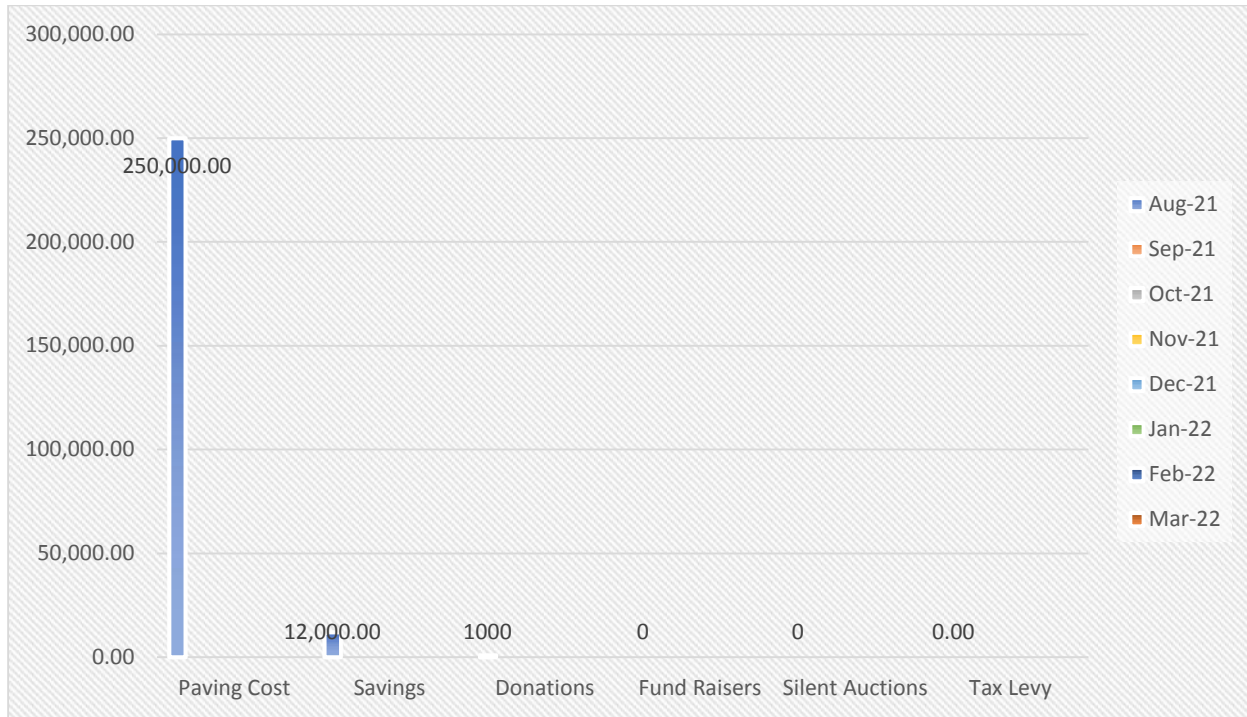
Loren Cassidy discussed the dents on the rented dump trailer. The rental fee was \$690, but with the dents, the cost would be \$1950. There was discussion about paying for the dents/repairs vs. purchasing the damaged trailer outright. After discussion, a motion made by Loren Cassidy to purchase the trailer with the dents for \$4640.00. Seconded by Dan Trump. The motion passed by a majority vote. 2/0

There was discussion on the yellow/orange vests for volunteers to wear when working in the roadway. Need to follow-up with Suzi Flack to see if she knows the location of them.

There was also discussion about the location of orange cones that were donated to the SRD. Where are they? If they can't be located, need to purchase cones for construction work areas.

A motion was made by Loren Cassidy to adjourn the meeting at 7:35 p.m. Seconded by Dan Trump. The motion was passed by a majority vote. 2/0

Respectfully submitted, Debbie Kowalski



Remington Road Paving Project – Plan of Action