

PARADISE RANCH ESTATES ROAD ADVISORY BOARD

Meeting Summary for May 14, 2016

- Drakes View repaving project and its funding.
- Pothole repairs on Drakes View.
- Evacuation Map Project.

Minutes of Joint Meeting

Paradise Ranch Estates Road Advisory Board and the Inverness Ridge Association Board May 14, 2016

The Boards of the Inverness Ridge Association and the Paradise Ranch Estates Road Advisory Board met jointly on May 14, 2016, at the Burgess residence in Paradise Ranch Estates. The meeting was attended by IRA Board members Bob Lundstrom, Sydne Bortel, Ron Bennett, Alicia Jackson, Diane Harley, Julie Merk, David Wilson and Myn Adess, Secretary, and Road Advisory Board members Laurie Stetson, John Levy, Mike Ongerth, Tamia Marg Anderson, Ed Stetson, Ron Bennett and Ken Drexler, Secretary. In addition Alan Bortel and Bruce Baum attended. The meeting was chaired by David Wilson, Vice President of the IRA.

1. Drakes View Repaving Project. The principal topic of the meeting was the repaving of Drakes View Drive and related projects. David Wilson noted that the surface of Drakes View had deteriorated in recent years and that the parcel tax adopted in 2006 was expiring in 2016. He observed that the repair on Drakes View and other roads would cost “a ton of money.” Laurie Stetson, Chair of PRERAB said that there was a consensus that Drakes View needed to be repaved. This prompted a question from Diane Harley about what portions needed to be repaved. This started a discussion of how much of Drakes View and the side roads should be repaved and the cost of the work.

Mike Ongerth said that a full project would involve the repaving of all of Drakes View plus enlarging the aprons on the side roads such as Douglas and paving portions of some side roads. In the alternative, as a fallback, Mike said that the Road Board could continue to patch Drakes View. As to the cost of repaving of Drakes View, Ken Drexler said that two years ago Craig Parmley, the County Road Superintendent, had estimated that repaving Drakes View itself, without aprons or side roads, would cost around \$500,000. John Levy estimated that in 2016 the cost would be \$600,000 to \$700,000. Ken noted that the cost would have to be spread over about 168 parcels and be paid back over

a ten year period. He explained that the revenue of the Paradise Ranch Estates Permanent Road Division (PREPRD), the small agency that was responsible for road maintenance in PRE, did not have sufficient funds or revenue to pay for the project. He explained that PREPRD gets about \$35,000 per year from property taxes and about \$30,000 from the 2006 parcel tax which expires this year. The Road Division spends most of its annual income from both sources on maintaining the asphalt and dirt roads in PRE and controlling vegetation impacting the roads.

The group then turned to a discussion of possible sources of the funds needed for the repaving. A bond or a parcel tax were suggested. A bond was viewed as difficult and costly to arrange. A parcel tax would have to be approved in an election by a two-thirds vote of the voters in PRE. Laurie said that her contacts with County officials had suggested that the cost of an election to approve a parcel tax would be prohibitive unless it was conducted at the same time as a general election such as the one scheduled for November 2016. She said that at present there were 116 registered voters in PRE. Bruce Baum noted that if a parcel tax election was to be proposed, time would be needed to explain the need for the tax to residents and to encourage them to vote for it. Ken said that in 1992 when Drakes View was last repaved, after an extensive campaign by both the IRA and PRERAB, the parcel tax carried by only three votes. In 1992, based on that vote, the County had agreed to loan the needed funds to PREPRD so that the work could proceed before the needed funds had been collected.

Discussion then turned to whether to try to put together a road paving project and arrange for its funding in time for the election in November 2016, or to wait until a June 2017 election to proceed. Various persons present expressed their opinions on this issue.

In this connection, Mike suggested that if a parcel tax election were held it should seek to raise significantly more funds than the amount of Craig Parmley's two year old estimate. He noted that Craig's estimate did not include inflation over the last two years, the paving of the aprons and parts of the side roads or any funds to continue the vegetation management work funded by the expiring parcel tax.

After this discussion David Wilson declared that there was a "consensus" that immediate steps should be taken to prepare detailed paving specifications for all of Drakes View and arrange for a parcel tax election to approve a \$500 per parcel tax in connection with the upcoming November election. (This would raise a total of about \$840,000.) Laurie said that she would talk with Lisa Crosse in Supervisor Steve Kinsey's office to arrange a meeting with Steve to discuss a loan from the County and getting on the Board of Supervisor's calendar with a petition for a parcel tax election in PRE.

John Levy, Ron Bennett, Bruce Baum, Alan Bortel and Ed Stetson volunteered to work on putting together the project proposal.

2. Pothole Repair on Drakes View. There was a brief discussion of the potholes on Drakes View. Mike Ongerth said that he had marked these potholes for patching and said that the Road Board would seek a contractor to do the patching work.

3. Evacuation Map Project. Tamia Marg Anderson reported briefly on her efforts, with the help of others, to have a map prepared showing the emergency evacuation routes from PRE. She said that she would shortly be emailing a copy of the map to others for review.

NEXT MEETING: It was tentatively decided that the two boards would meet again on July 9th at a location to be decided.

Note: The above Minutes focus on the topics discussed jointly by all board members present; they exclude items concerning only the IRA items such as approval of the IRA Minutes from its March 2016 meeting and the IRA's Treasurer's Report. These matters are described in the Minutes of the IRA portion of the meeting.

KD 5/26/2016