

# PARADISE RANCH ESTATES ROAD ADVISORY BOARD

## Joint Meeting Summary for July 9, 2016

- Flashy fuel project to start.
- Pothole patching on Drakes View.
- Drakes View Drive Repaving.
- More below. . .

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### Minutes of Joint Meeting

#### Paradise Ranch Estates Road Advisory Board

#### Inverness Ridge Association Board

July 9, 2016

The boards of the Inverness Ridge Association and the Paradise Ranch Estates Road Advisory Board met on July 9, 2016, at the Fisher residence in Paradise Ranch Estates. The meeting was attended by IRA Board Chair Susan Fisher and IRA Board members Julie Merk, Mike Ongerth, Bob Lundstrom, David Wilson, Alicia Jackson, Sydne Bortel and Diane Harley and Road Advisory Board members. Laurie Stetson, Chair, and members John Levy, Mike Ongerth, John Levy, Ron Bennett and Ken Drexler, Secretary. In addition, Allan Bortel and Bruce Baum were present. The meeting was led by Susan Fisher.

1. IRA Minutes and Treasurer's Report. The IRA board members present approved the minutes of the IRA Board meeting held on May 14, 2016, and accepted the written report of the IRA Treasurer, Helen Chapman.

2. Dust Palliatives. Laurie Stetson reported on the status of the use of dust palliatives on the roads in PRE. She said that PRERAB had received an estimate that one application of a palliative would cost \$7,200. However, as such palliatives are best applied shortly after the end of the rainy season, it appeared to be too late for their use in 2016. There was a brief discussion of the test application in 2014 when 1,000 feet of dirt road was treated at a cost of \$1,000. Mike Ongerth who oversees the maintenance of the dirt roads said that if palliatives were to be applied, there were portions of Douglas and Sunnyside where a treatment could be omitted. Susan urged that a decision be reached on palliative use in PRE.

3. Evacuation Route Signs. Susan pointed out the three evacuation route signs in the entryway of her home which had been acquired. She said that the signs would be installed at the bottom of Douglas, the top of Laurel and near the Golet driveway.

4. Flashy Fuel Reduction Project. Laurie reported that the County had authorized the hiring of Inverness Gardening Service for \$8,400 to cut grass and other flashy fuels adjacent to the roads in PRE. The work will start on July 11<sup>th</sup> and will proceed from the top of PRE toward the bottom.

In addition, the County has authorized the hiring of Inverness Gardening Service to cut up and dispose of branches that fell from a tree adjacent to the 10 MPH curve on Drakes View and two branches that were hanging over Drakes View adjacent to No. 23.

5. Pothole Repairs. Ron Bennett reported that the County had authorized the hiring of Lunny Asphalt and Grading to patch the potholes in the asphalt on Drakes View and other roads. Ron said that he had called Lunny to ask when the work would start and was told “soon”. Although the Road Advisory Board had obtained two bids from other paving contractors, neither was registered with the Department of Industrial Relations and neither agreed to provide traffic control. (One said that Drakes View would have to be closed during the work.)

6. Summer Dirt Road Work. Mike reported that the Road Advisory Board had a dirt road project pending, involving patching of potholes and the removal of the water bar at the lower end of Lower Dover. However, because of the pending flashy fuel and asphalt patching work on Drakes View, this project will be deferred until the other projects were completed.

7. Repaving Project. Laurie said that she had talked to Liza Crosse in Supervisor Steve Kinsey’s office and she encouraged PRERAB to work with Inverness #2 Permanent Road Division to establish a Mello-Roos district and issuing Mello-Roos bonds to pay for the repaving. She said that the County was unwilling to loan County funds to PREPRD for more than three to five years. Dave Wilson said that it would not be (politically) feasible to repave the full road with only a five-year loan from the County.

As the discussion of the repaving got started, Mike provided the following detail on the current condition of Drakes View:

- Sir Francis Drake to the bulletin board: one-half the potholes are here.
- Bulletin board to Tank #1: only one pothole, although this is the steepest section.
- Tank #1 to Douglas: few potholes and the road surface is fair.
- Douglas to Tank #2: a few potholes and cracks that need sealing; could be patched.
- Tank #2 to Sunnyside: some asphalt failures caused by fuel spills.

- Sunnyside to Tank #3:some patching needed.
- Tank #3 to Sunshine Court: a few potholes which could be patched.
- Sunshine Court to Behr Lane: road surface is eroded but could be patched.
- Behr Lane to #379: road surface is terrible and needs replacement.

Mike said that if a less expensive project was to be done, it should include the lower end of Drakes View and from Sunnyside up.

John Levy who had prepared an extensive estimate of the cost of paving various sections of the asphalt roads and a description of the work then led the discussion about various parts of the project:

- Culvert at #20 Drakes View: Mandatory.
- Drakes View from Sir Francis Drake to #379: Mandatory
- Driveway aprons: These need to be counted and estimated.
- Side road aprons: on Behr, Pinecrest, Sunshine Court, Carlton, East Robert upper end, Douglas Drive, East Robert lower end: Yes.
- Drakes View from #379 to Elizabeth Place and aprons on Elizabeth & Bucks Pt.: Optional.
- Pave Lower Dover from the water bar at the lower end to Douglas: Yes.
- Pave Douglas #80 to end of asphalt paving: Omit.
- Douglas from Drakes View to the first driveway (McSweeny): See below.
- Speed bumps on Drakes View: Omit.

John advised that he had omitted the repaving option for East Robert and West Robert; these options will be shown on his next version of the cost estimates.

As to the apron on Douglas at Drakes View, there was discussion on whether the paving needed to go up to the first driveway (McSweeny). Diane Harley said it was unnecessary while Mike said that the paving should go that far because the rutting problem on Douglas was due to water flowing from that driveway.

Those present then discussed how long a Mello Roos parcel tax should last. Alan Bortel suggested 20 to 30 years. Others suggested one or another of these durations.

Finally, someone asked whether it would be possible to complete the work plan, petition for a Mello-Roos district and have the Board of Supervisors approve it all by early August which was the deadline for getting items on the November 2016 ballot. Laurie said that the County officials she had talked to thought it was possible.

At the end of the discussion, Mike observed that the group had not yet decided on the exact scope of the project. No one disagreed with his observation. Susan said that all the details could be resolved by email over the coming weeks.

8. IRA Newsletter. Diane Harley, Editor, reported that the next IRA newsletter would be written and distributed in September.

9. Next IRA Board meeting: September 10, 2016, tentatively at the Bortel residence.

10. Interim IRA President. In light of the fact that Susan Fisher has sold her home in PRE and would be moving out of the area, the IRA Board named Tim Stanton as its interim President.

KD 7/15/2016