

**WORLEY HIGHWAY DISTRICT BOARD OF COMMISSIONERS
REGULAR MEETING
JULY 11, 2018
9:00 A.M.**

MINUTES

Chairman James Mangan called the meeting to order at 9:00 a.m. with Commissioner George Miller appearing telephonically. Also present were Supervisor Kevin Howard, Administrative Assistant Tomi Maynard, and

Susan Weeks, District Attorney
Mike Talbot, The Club at Rock Creek
Drew Baden, JUB
Karen Schoener, Hull Loop
Rick Pisani, Rockford Bay Road

John Herndon, The Club at Rock Creek
James Connolly, Hyalite Engineers
Braiden Marleham, JUB
Richy Schoener, Hull Loop

APPROVAL OF AGENDA

Mangan MOVED to approve the agenda as presented. Miller SECONDED the motion. The motion PASSED UNANIMOUSLY.

CONFLICTS OF INTEREST ON AGENDA

Chairman James Mangan asked if any Board member had a conflict of interest with any item on the agenda. James Mangan, and George Miller both indicated no conflicts.

APPROVAL OF MINUTES

Mangan MOVED to approve the minutes of the June 27, 2018 regular meeting. Miller SECONDED. The motion PASSED UNANIMOUSLY.

PUBLIC COMMENTS

None.

Commissioner Corinne Johnson entered at 9:05 AM

Richard Pisani- Request for Approach Variance

The Board visited the site of the variance request following the last meeting. Chairman Mangan reported that the Highway District standards state that the minimum distance between access points on this road type is 330 feet. This variance request places two access points on one parcel, with a frontage of approximately 85 feet, far less than District standards. The Board is also of the opinion that a single access could be engineered to allow safe trailer access to the parcel in question. The Board is not prepared to grant this variance request at this time. Pisani asked if the Board would reconsider the request if he can get an easement from the property owners beside him to construct a wider pull through or circular driveway. Mangan agreed.

Pisani left the meeting at 9:08 AM

The Club at Rock Creek

Connolly presented the plans for the second phase of Loffs Bay Road improvements. These plans have been reviewed and approved by JUB. Howard indicated that the crossing at Stinson Creek had raised some concerns, so he and the developer met with Idaho Department of Water Resources who gave Connolly direction in the development process and have provided their approval of the presented plans.

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Mangan remarked for purposes of clarity that the Board signing the plans for construction has no bearing or impact on ongoing Rights-of-Way negotiations between the Club at Rock Creek and The District.

Johnson MOVED to approve and sign the plans for the improvement to Loffs Bay Road. Miller SECONDED, Mangan CONCURRED. The motion PASSED UNANIMOUSLY. Mangan signed the plans.

Connolly, Talbot and Herndon left the meeting at 9:18 am.

OLD BUSINESS

Staff Report by Supervisor Kevin Howard

Kootenai County Community Development

Unless desired by the board, projects that have seen no activity will not be read in the consideration of time.

1. Richard Pisani, requests for Approach Variance
The commissioners and I visited the site. I will defer to the board for discussion and final decision.
2. Hager Estates, Minor: Status Report
Susan Weeks has begun legal action to settle this matter. **No additional information this month.**
3. The Club at Rock Creek, Major Subdivision:
The interior roads have been under construction and have had periodic on-site inspection by JUB as well as inspection of daily field reports provided by ALLWEST Testing on behalf of the developer.

Additionally, before the board today is the construction plans for Loffs Bay Road. Per the Road Development Agreement by and between the district and the developer, the second phase of Loffs Bay Road is to be reconstructed this year so as to be completed by this coming spring. Several reviews were completed by JUB on behalf of the district. Concerns were made and subsequently addressed and reviewed once again. That said, before the board today is a completed set of construction plans for approval. Andrew (Drew) Baden (JUB) is here today to answer any questions you may have regarding the plan set. Should there be no major or significant concerns or changes, approval of the plan set and signature by the board is requested by the developers.
4. Russu Addition, MIN17-0021:
The developer has indicated that they would like to move forward with the abandonment process of a segment of old right-of-way through the Subdivision. The public hearing has been scheduled for August 8th.
5. York Subdivision:
I have checked with Kootenai County and the status is "Pending Surveyor Review" as of July 6, 2018.
6. Ritz Ranch, Minor Subdivision:
G.E. Siegford and staff at HMM have confirmed that the unopened public right-of-way as shown on the proposed plat is accurate. The developer will be moving forward with his application.

7. Lakeside Condominiums, modification:

It is the developer's intent to add a detached garage on the lot. Therefore, as a condominium plat, a change to the plat must occur to allow for the building permit. I have reviewed the application and inspected the lot. I find that, when completed, there will be no measurable effect to Four Echoes Road. I recommend approval when presented for signature.

8. Mica View Estates, Replat of Lots 1 & 2:

The proposed Replat of Mica View Estates is a request to change the verbiage on the plat as to the access of lot 2 onto US Highway 95. I find that, when completed, there will be a reduction in traffic to Dower Road as the original plat had indicated that access to the lot be served by Dower Road. I recommend approval when presented for signature.

WHD Construction Projects

1. Rockford Bay Road/Loffs Bay Road (W) Intersection: Status Report

Susan Weeks has placed the right-of-way acquisition for this intersection next on her list of tasks for the district following the Kidd Island Road acquisitions. **No additional information this month.**

2. Kidd Island Road Project: Status Report

In your packets you will find an update from Bionomics as to the studies, findings and data that have yet to be compiled. **No additional information this month.**

3. Finnebott, Bennion & Sun Up Intersections:

On the check register you will find a check made to Ron Harvey as a deposit for his services for right-of-way acquisition. Once received, he will make contact with the adjacent property owners.

4. Watson Road Slide:

I have sent an email inquiring as to when the district needs to apply for an extension for the construction period for the repairs.

WHD Misc. Projects

1. 2018 LHSIP Grant – Delineators & Signage:

I have received a few emails from LHTAC asking for details on the requested signs. The order for the signs will be made by their staff. Once the district takes possession of the signs, a schedule will be created for installation.

2. Koth Road ROW Status:

Staff recommends discussion in executive session with the district's attorney present.

3. Hull Loop:

Hull Loop has been surveyed in the area that we are doing enhanced maintenance. This gives the crew boundaries to work within while completing the work necessary.

Mr. Schoener inquired about the extent of the work being done. Because of the stakes that are being placed, he is concerned about how wide and high the District intends to make the road. Howard

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clarified that the stakes being placed are to indicate property lines, not road width. The road is not going to be widened, but it will be improved with a stronger base, and all impacted driveways will be corrected.

Schoener also asked if the district could spread more gravel instead of spraying magnesium chloride. Howard explained that the roadway still consists of 6 inches of gravel, but the magnesium chloride holds the finer dirt on the surface to hold the roadway together. This gives the appearance that there is not enough gravel on the roadway, when in fact there is.

New Business

HEALTH INSURANCE RENEWAL

Richel entered at 9:33 AM. She reports a 3% increase on medical insurance costs only. Dental and Vision stay the same.

BILLS PRESENTED FOR APPROVAL AND DISCUSSION OF FINANCES

Miller MOVED that the bills be approved as presented on the check registers. Johnson SECONDED the motion. Mangan CONCURRED. The motion PASSED UNANIMOUSLY.

UPCOMING MEETINGS

The next regular board meeting is July 25, 2018 at 9:00 AM.
The District's Budget Workshop is July 26, 2018 at 9:00 AM.

Mangan recessed the meeting for a break at 9:37 AM
Mangan reconvened the meeting at 9:42 AM

EXECUTIVE SESSION

Citing Idaho Code 74-206 (c) & (f) Chairman Mangan MOVED that the Board enter into executive session at 9:43 a.m. Maynard called the roll with the commissioners voting as follows: Commissioner Johnson, aye; Chairman Mangan, aye; Commissioner Miller, aye.

Mangan reconvened the regular meeting at 10:00 AM

The purpose of the Executive session was to discuss Right-of-Way acquisition and pending litigation with District Attorney Susan Weeks present.

Miller MOVED to approve the Board Chairman to sign a resolution in response to the counter offer by The Lucas Matthew Arrotta Trust as soon as staff has one created. Johnson SECONDED. Mangan Concurred. The motion PASSED UNANIMOUSLY.

COMMISSIONER COMMENTS

Commissioner Johnson commented that although she was not present at the time the question was asked, she did not have any conflicts of interest on today's agenda.

ADJOURNMENT

Chairman Mangan adjourned the meeting at 10:03 a.m.

RESPECTFULLY SUBMITTED BY:



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Tomi Maynard, Administrative Assistant

APPROVED BY:

James Mangan
James Mangan, Chairman

July 25, 2018
Date