

Eagle Canyon and Missouri River Ranches

LOC Board Special Meeting / Road Work

Minutes

January 26, 2023

Call to Order: Meeting was called to order at 6:05 p.m. GMT In attendance – Richard Kollars, Mark Pieloch, Sharon LaFaver, Randy Trefry, and Wade Crittendon (representing the Road Committee). Kim Trefry (Secretary) was note-taker.

In early January, the Road Committee obtained a bid to perform road maintenance for the LOC and submitted the bid to the Board for consideration. This meeting was scheduled to review and discuss the bid. Bid by Valley Sand and Gravel included two components: road maintenance and culvert replacement.

Road Maintenance: Wade Crittendon from the Road Committee provided the board members with a detailed synopsis of the work proposed within the bid. Work would include putting a grade on all arterial roads, water, and pack down. Roads would include Frazier, Floyd, Bratton Loop, Ordway, Beaverslide, Arrow and Stickney Creek. If time/funds permit, contractor will grade more spur roads. Contractor offers substantial savings, only charges one way mobilization, and lower than average cost/yard for road mix.

Wade discussed areas within the community that will need ditches dug for better water sheeting, as well as areas where berms may need to be broken down if they have prevented proper drainage off the road. There are other needs that the Board may wish to consider where rock is preventing ditches and drainage (top of Frazier, Eagle Canyon, and Charbonneau). This will require blasting to remove some of the rock.

Wade also discussed the need to replace the culverts at N. Fork of Stickney Creek (at the Charbonneau crossing). The bid proposes to remove the two existing culverts and replace with two 5' culverts. Outside of the bid, Wade suggested we add a 3' culvert (saved from a previous project) to increase our flow in this area. He added that there are additional areas within the community that could benefit from culverts under the roadway.

Discussion:

Sharon LaFaver expressed concerns with having a culvert bid prior to obtaining the appropriate permits to work along a creek bed. Based on her experiences, permitting can take upwards of 1 year to complete. The "approved" plan may impact any existing bid. Wade has already reached out to the Army Corp of Engineers and is waiting a callback. He has also offered to do the engineering drawing and will set up the 310 permit. Sharon has offered to work alongside Wade to get this process started.

Mark Pieloch asked whether purchasing and installing a third 5' culvert wouldn't be a better long-term option, rather than the suggested 3' additional culvert. Board members all agreed with this suggestion. Wade agreed this would be better and will investigate

costs for this option. Sharon added that this work may not get completed until 2024 (permit depending) and encouraged the Road Committee to seek additional bids.

Randy Trefry asked whether the estimated 200 yards of road base would be sufficient for the maintenance needs this year? Wade stated the amount was the minimum needed to patch areas leftover from last year, but not enough to make large improvements.

Mark advocated for additional road base to make the necessary improvements. Richard Kollars stated that many areas of Charbonneau are low in the center and will need more road base to raise the crown and allow for proper water sheeting. Charbonneau needs to be a priority.

Summary: The Board encouraged the Road Committee to obtain additional bids for this project and offered the following recommendations –

Sharon suggested contractors that may be willing to bid for one or both components. The Board would also like to see bids for increased amounts of road base, and the addition of a third 5' culvert. The Board also asked that the bid be more detailed as to where the work is performed throughout the development, noting that in the past, there have been misunderstandings when specific areas of specific roads are not clearly stated in the scope of work.

Everyone thanked Wade and the Road Committee members (Tyson Hunter, Steve Robinson) for all their efforts to quantify the road needs and to keep the road maintenance moving forward.

Meeting ended at 7:12 p.m.