

**WORLEY HIGHWAY DISTRICT BOARD OF COMMISSIONERS
REGULAR MEETING
APRIL 14, 2021
9:00 A.M.**

MINUTES

Commissioner Corinne Johnson called the meeting to order at 9:00 a.m. with Commissioner Phil Cooper present. Also present were Supervisor Kevin Howard; Assistant Supervisor Dustin Howe; District Clerk/Treasurer Carol Richel; Deputy Clerk Tomi Maynard; and:

Pam Hodaka, Koth Road
Steve Copp, Koth Road
Jim Finch, Koth Road

Jay Hassell, JUB
Mark Koth, Koth Road
GE Siegford, HMH

Some participants utilized Zoom to attend the meeting. Any participants who attended electronically and did not identify themselves will not be listed.

APPROVAL OF AGENDA

Cooper MOVED to approve the agenda as presented. Johnson CONCURRED. The motion PASSED UNANIMOUSLY.

CONFLICTS OF INTEREST ON AGENDA

Chairman Corinne Johnson asked if any Board member had a conflict of interest with any item on the agenda. Corinne Johnson and Phil Cooper each indicated no conflicts.

APPROVAL OF MINUTES

Cooper MOVED to approve the minutes of the March 30, 2021 regular meeting. Johnson CONCURRED. The motion PASSED UNANIMOUSLY.

PUBLIC COMMENTS AND GUEST INTRODUCTIONS

None.

Priority items for attendees from New Business

Koth Road

Pam Hodaka, Steve Copp, Mark Koth and Jim Finch are in attendance today to discuss this item. Howard shared the update from his staff report. Copp asked what action the Board has decided to take, Johnson responded that the only action the Board can take at this time is the legal proceedings that the District is already engaged in. Copp followed up by questioning why the Board or their attorney have not been more aggressive in resolving this issue. Finch asked if there is a law in the state of Idaho that prevents property owners from being landlocked. Howard responded that there is, but it is aimed at preventing Highway Districts from landlocking properties through the process of ROW abandonments, not at civil situations. Copp questioned if there is any access from the south that could provide effected property owners ingress and egress. Howard responded that the District explored that option heavily at the beginning of this issue, and there is not. Hodaka requested that property owners be kept apprised of any developments.

Hodaka, Copp, Koth and Finch exited at 9:34 a.m.

Old Business

Kootenai County Community Development by District Supervisor Kevin Howard

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

1. Hager Estates, Minor, Status Report, Loffs Bay Rd.:

Staff requests removal of this item until such time that there is activity. Discussion?

Johnson MOVED to remove this item from the Kootenai County Community Development report. Cooper SECONDED the motion. The motion PASSED UNANIMOUSLY.

2. The Club at Rock Creek, Major Subdivision, Loffs Bay Rd.:

The project has begun another phase of construction within its property. This will include a section of roadway that is required to be built to district standards per Kootenai County Community Development. As such, the district has entered into a Professional Service Agreement with JUB engineers to perform the necessary reviews, inspections, and testing, etcetera to ensure the requirement is met.

3. Jaeger and King, Minor Subdivision, MIN19-0063:

Recap: the financial responsibilities to the district have yet to be met. Once the responsibilities have been met, the district can sign the plat when presented. No additional information this month.

4. Barley Grains, Minor Subdivision:

Representatives for the developer are here today to discuss the district's review letter and wish to address the district's concerns. This proposed minor subdivision is within the larger Millhorn development adjacent to Finnebott Road. Review efforts will be held until notification from the developer indicates that they will be moving forward.

5. Section Twenty One Acres, Minor Subdivision:

Representatives for the developer are here today to request a waiver to the In Lieu of Construction Fee to be applied to Conkling Road. No additional information this month.

6. Millhorn Farms, Minor Subdivision:

The district has received the Review Fee deposit. Staff felt it prudent to wait to review until receiving the commissions direction after discussion regarding the previous minor subdivision within the larger scope which have been brought forth today. This proposed minor subdivision is within the larger Millhorn development adjacent to Finnebott Road. Review efforts will be held until notification from the developer indicates that they will be moving forward.

7. Palouse Hills, Minor subdivision:

The district has received the Review Fee deposit. Staff felt it prudent to wait to review until receiving the commissions direction after discussion regarding the previous minor subdivision within the larger scope which have been brought forth today. This proposed minor subdivision is within the larger Millhorn development adjacent to Finnebott Road. Review efforts will be held until notification from the developer indicates that they will be moving forward.

8. Axis Cove 1st Addition, Minor Subdivision:

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This Minor Subdivision is proposed in the area of Hull Loop and would potentially gain access via Newton's Way, a private road. The district has yet to receive the Review Fee Deposit. Therefore, the review has yet to begin. No additional information this month.

9. Health Harvest, Minor Subdivision:

This proposed minor subdivision is within the larger Millhorn development access from Finnebott Road. Review efforts will be held until notification from the developer indicates that they will be moving forward.

10. Straw Lands, Minor Subdivision:

This proposed minor subdivision is within the larger Millhorn development accessed from Finnebott Road. Review efforts will be held until notification from the developer indicates that they will be moving forward.

11. Raynor Farms First Addition, Minor Subdivision:

This proposed minor subdivision is adjacent to Hamaker Road.

12. Ranch at Cougar Creek, Minor Subdivision:

This proposed minor subdivision is accessed from Clemetson Road. Review fee deposit has not been received.

13. Farup Estates Minor Subdivision:

This proposed minor subdivision is accessed from Cottonwood Road. Review fee deposit has not been received.

14. Fresh Fields, Minor Subdivision:

This proposed minor subdivision is within the larger Millhorn development adjacent to Finnebott Road. Review efforts will be held until notification from the developer indicates that they will be moving forward.

15. Lodgepole View, Minor Subdivision:

This proposed minor subdivision is within the larger Millhorn development adjacent to Finnebott Road. Review efforts will be held until notification from the developer indicates that they will be moving forward.

16. Bushel Ridge, Minor Subdivision:

This proposed minor subdivision is within the larger Millhorn development adjacent to Finnebott Road. Review efforts will be held until notification from the developer indicates that they will be moving forward.

WHD Construction Projects

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

This project ranked in the ninth position for the STP - Rural Funding. The ranking is for Fiscal Years 2021 – 2027. Sponsors will be notified as funding comes available and by order of ranking. No additional information this month.

2. Kidd Island Road Project:

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On April 1st a kickoff meeting was held on site. The project will resume early May. Once it begins, it is anticipated to be completed in approximately 5 days.

3. Watson Road Slide:

Legal Counsel is working to obtain a “right to enter” on one parcel so that the project can be completed. Additionally, a separate parcel that will require some work to reach completion has sold. The district has reached out to the new owner to discuss what needs to be done there.

4. Hull Loop Project:

J-U-B will provide staking for one of the property owners so that they have a better idea as to the needed right-of-way for the project. No additional information this month.

5. Sun Up, Bennion, Finnebott Intersection Project:

On March 30th a kickoff meeting was held at the district office. This project is scheduled to begin May 24, 2021.

6. Watson Bridge Project:

The majority of the approach and abutment design is complete. Staff and JUB are currently looking at different configurations of the bridge structure in an effort to keep the cost as low as possible.

WHD Misc. Projects

1. Koth Road ROW Status:

Commissioner Cooper, Dustin and I visited the site to meet some of the property owners to discuss the construction of a public roadway within the right-of-way. Legal Counsel recommended that the district not issue the permit until after further legal conclusions are made in April.

2. Validation of Road #20:

JUB has begun the survey of the portion East of the intersection of Sunny Slopes Road and Malone Road. Once marked, the district will rough in the alignment to monument its existence.

NEW BUSINESS

1. AHDKC Fee Study

The fee study commissioned by the associated Highway Districts recommends raising several fees, as well as looking into the idea of implementing impact fees for subdivisions. Johnson recommended waiting until the April 28 Board Meeting to discuss this at length or make any decisions, to allow Commissioner Miller to be present. Johnson also requested that Richel provide the Board with a list of pros and cons from the staff perspective prior to the next meeting.

2. IAHD Regional Meeting, May 26

The IAHD regional meetings are back on this year, and North Idaho is scheduled on May 26 @12:00 PM at the CdA Resort. This is the same day as the District’s meeting. Staff wanted to bring this to the Board’s attention to offer an opportunity for the Board to reschedule the meeting if they believe the two meetings will conflict with each other. Both Johnson and Cooper felt that rescheduling was unnecessary.

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3. Accounts Payable and Draw check registers for approval
Cooper MOVED that the bills be approved as presented on the A/P and Draw Payroll check registers. Johnson CONCURRED. The motion PASSED UNANIMOUSLY.
4. Upcoming Meetings:
AHDKC May 13, 2021 3:30 p.m.
WHD Regular Meeting Wednesday, April 28, 2021 9:00 a.m.
5. Commissioner Comments:
None.

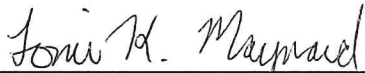
EXECUTIVE SESSION

None.

ADJOURNMENT

Citing no further business, Cooper MOVED to adjourn the meeting at 10:17 a.m. Johnson CONCURRED. The motion PASSED UNANIMOUSLY.

RESPECTFULLY SUBMITTED BY:



Tomi Maynard, Deputy Clerk

APPROVED BY:



Corinne Johnson, Chairman

4-28-21

Date