Pine Valley Local Administrative District

Meeting Agenda

Pine Valley Fire Station, 680 East Main St., Conference Room

November 11, 2026, 6:00 P.M.

Board Members: Frank Davie, Chairman
Tom Nielsen, Vice-Chairman
Brad Esposito
Emily Neilson
Cortney Snow

PVLAD Assistants: Rick Peetz, Clerk
Teri Forbes, Treasurer

1. Welcome, Prayer & Pledge of Allegiance – Brad Esposito and Cortney Snow.

2. Pine Valley Overlay Zone Business – Emily Neilson.

3. Meeting Minutes.

   A. Approval of the October 14, 2026, PVLAD Meeting Minutes.

4. Board Member Reports.

   A. Pine Valley Activities – Frank Davie.

   B. Traffic Report – Tom Nielsen.

5. Resignation and Reappointment of Board Member – Discussion and Action.

6. Community Watch – Tom Nielsen & Gene Phillips.

7. Clerk Report and Treasurer's Reports (October) – Rick and Teri.

8. Follow-Up Report on Contact with County Code Enforcement Officer, Emerson Rivera, on Unlicensed Airbnbs in the Valley – Chair Davie.

9. Close Public Meeting and Open Public Hearing.

10. Public Hearing: Budget Amendment to the 2026 Budget – Rick Peetz.

11. Public Hearing: 2027 Tentative Budget – Rick Peetz.

12. Close Public Hearing and Open Public Meeting.

13. Follow-Up on Commercial Business Discussion with the County – Chair Davie.

14. Financial and Compliance Self-Evaluation Form for Local Government Entities – Cortney Snow.

15. Discussion on Oath of Office for Board Members – Rick Peetz.

16. Public Comment. Members of the public may verbally address the Board regarding matters within the jurisdiction of the Pine Valley Local Administration District after being recognized by the presiding Chair. Members of the public participating remotely may participate by notifying the moderator they wish to speak. Comments are limited to three minutes per speaker. The Board may receive and consider comments but will not take final action on new matters raised during public comment, unless properly noticed on a subsequent agenda.

17. Other Business.

18. Adjournment.

The next Board Meeting is scheduled for December 9, 2026, at 6:00 p.m. The public is invited and encouraged to attend.