

# Annual PKID Meeting: Morning Ridge

Monday, March 2, 2009

6:00 – 7:00 p.m.

Public Works Assembly Room

**Gilbert Staff:** Rick Acuna, Jason Kerby, Laura Lorenzen

**Attendees:** Paula and Barry Bridges, Cheryl Wedmore, Mark and Andrea Manfre, Gary Gogul

## **Agenda item: Improvements for 09/10 Budget Year**

Staff explained that a meeting was held on February 3, 2009 and residents in attendance of the meeting voted for improvements totaling \$37,500 for FY09/10. Approved improvements were landscape and irrigation improvements along Elliot Road from Morning Ridge Drive west to western limit of the Morning Ridge subdivision including a new monument sign. Input from residents not in attendance of the meeting prompted staff to schedule an additional meeting to get consensus for improvements for FY09/10. Minutes for the meeting on February 3, 2009 can be found at [www.ci.gilbert.az.us](http://www.ci.gilbert.az.us).

Residents were confused when comparing the cost of phase 1 improvements versus phase 2 improvements. The landscape architect explained that in phase 1, the contractor who was awarded the monument sign miscalculated the sign costs. In addition, the Parks department removed some of the trees to eliminate the contractor having to do so. In phase 2, there is a possibility that a sleeve may need to be installed under Morning Ridge Drive. The valves are on the east side of Morning Ridge Drive and need to be run to the west side of Morning Ridge Drive. If sleeves are found, the scope of work will be reduced.

One resident stated that they are disappointed with the first phase of improvements. They believe that they received low end builder grade plants. They were also disappointed that they did not get to pick out the trees and plants that were planted. Residents stated they did not want to wait five years to see an outcome. The landscape architect explained that the trees have not been planted long enough to see growth. The plant material has not grown much since the construction ended in the fall of 2008, the dormant season. In the spring you will notice growth and flowers on the plants. Plants will double or even triple in size during the growing season when it is consistently warm. The plant material that is in the vehicular sight lines must be 2' or less in height. Taller shrubs are planted along the wall out of the vehicular sight line. There is a hierarchy of sizes and a variety of plants and colors. Plants that thrive in shade have been installed under trees since turf does not do well in shade.

Residents questioned where they could see improvements that have matured. The landscape architect listed two areas for them to check out; Val Vista Park – Guadalupe frontage and Madera Parc – Cooper Road frontage. Residents were also concerned about the increase in the water expenditures. Staff explained that Morning Ridge has not been paying for the water to the park area. Staff recently found the error and will be charging the water to Morning Ridge from FY08/09 forward.

Residents then stated that they are eager to start work in the park area. They questioned whether the play structure was safe for children. Staff will research if a play structure inspection has been completed. The landscape architect then explained that in the master plan, a new play structure is being relocated to the east portion on the park. The play structure will be grouped with a ½ court basketball court and a ramada with picnic tables. A sidewalk will connect all of these amenities. The picnic tables in the middle of the turf area should be relocated to this area to eliminate the spray from the sprinklers hitting the tables. Each year they can add a couple of items to manage costs to the residents. The master plan will be the guide to see the big picture.

Replacement of the irrigation system in the park is estimated to cost \$41,328. This includes all new main lines and decomposed granite on the side slopes. The turf will remain in the flat area thus reducing water consumption. River rock will be placed in the northwest and southeast areas of the park to deter kids from loitering in these locations that cannot be seen from the street.

Staff then explained the watering schedule for the park. Unfortunately staff has had to start watering in the early morning hours. Twenty two sprinkler heads were kicked off when watering was scheduled to begin at 10:00 p.m. The early morning watering affects walkers however; less sprinkler heads have been damaged. No water is run on the weekends due to vandalism.

Residents then questioned the costs of the amenities in the park. The landscape architect estimates that to replace the play structure, put in a ½ court basketball court, a pad for a ramada, and a walkway would be \$78,000. The side walk on the slope will be angled for ADA accessibility. The current sprinkler heads will be moved out temporarily until the entire irrigation system is replaced. In addition, some trees will need to be removed. Individual cost for the ½ court basketball court is approximately \$30,000 and the play structure is approximately \$38,000. The play structure costing includes the bench and sidewalk.

Conversation then returned to the entry off of Elliot Road. Residents want to see the monument and immediate landscaping completed. They are less concerned with the frontage from the bus shelter to the western limits of the Morning Ridge subdivision. The landscape architect stated that the engineers estimate for the monument west of Morning Ridge Drive and the immediate landscaping to the bus shelter is \$22,000. The monument is \$10,000 alone. This estimate will be reduced if a sleeve is found under Morning Ridge Drive.

One resident then voiced concern over the bidding process. They stated that it is a poor system since we can't negotiate prices. Staff explained that we actually have a lot of flexibility if we use system that includes a base bid with alternates.

The suggestion was then made for improvements for FY09/10:

**Base Bid** - Monument sign on west side of Morning Ridge Drive and landscaping improvements in the immediate area ending at the bus stop

**Alternate #1** - Landscape improvements on Elliot Road from the bus stop to the western limits of the Morning Ridge subdivision

**Alternate #2** – Landscape improvements on Elliot Road from the eastern edge of phase I improvements to the eastern limits of the Morning Ridge subdivision

**Alternate #3** – Replacement of tot lot in the park area

Residents suggested an improvement budget of \$42,000 for FY09/10. This amount includes \$2,000 in plants and trees that will be paid by the Town. With a \$40,000 improvement budget for FY09/10; the assessment will be approximately \$59.48 per lot per month.

A show of hands indicated 4-0 that the residents in attendance of the meeting were in favor of the above improvements for FY09/10.

**Action items:**

- Staff to inquire whether play structure inspection has been completed

**Meeting was adjourned at 7:00 p.m.**