

# Annual PKID Meeting: Spring Meadows

Tuesday, February 17, 2009

6:00 – 8:00 p.m.

Public Works Facility

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

**Attendees:** Jill Humphreys, Donna Hatcher, Steve Gilbert, Paul West, Lori Neilsen, Jan and Ian Gilyeat, Pat Braverman, Merlyn Coon, Jeff Gulleon, Henry Griffin, Lee Fencil, Daniel Gutierrez, Rod and CC Holt, Don Skousen, April Pinger, Dave Neuman, Rick and Cathie Gideonse, Bruce and Melissa Beauchamp, David Wilcox, David Danley

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

Staff discussed action item from January, 27, 2009 meeting. The cost for three light fixtures in the basin off of Jacob and Saratoga will cost approximately \$30,000. Residents inquired as to whether used poles could be found instead of having to purchase new poles. The Town was able to find used poles for their last lighting project. Staff will research to see if any used poles are available.

A resident then questioned if they could give the parks back to the Town? Staff has discussed this issue with the Town attorneys and they advised staff that the residents had three options:

1. Continue the current PKID
2. Get 100% of homeowners in Spring Meadows to opt out of the PKID and form a HOA
3. Negate the current PKID contract and give control of common areas to the Town

It was then stated that the common area along Lindsay looks in disrepair. Resident asked landscape architect to describe the improvements in this phase. The total budget to improve the frontage along Lindsay is approximately \$67,000. This figure is included in the original assessment letters sent to the residents. Of this \$67,000 \$14,650 can be deducted as a result of the plant and tree only budget. The appearance of this improvement would be similar to the Warner Road frontage improvements. Decomposed granite would be replaced, mature trees would stay, new irrigation system and plantings. This improvement can also be completed in phases if necessary due to cost. The portion south of Catclaw would be approximately \$36,600 and the portion north of Catclaw would be approximately \$24,500. The plant and tree only budget will reduce these budgets accordingly. The phase 1 improvements along Warner Road used \$1,690 of the \$21,900 plant and tree only budget.

Resident asked if we could use water wise controllers. The landscape architect explained that there are controllers with rain sensors and/or soil sensors. Any of these are viable options. A new irrigation system would be zoned and valved to get the appropriate amount of water needed to various areas. With the current system, certain areas need to be over watered in order to provide minimal water to other areas. A resident then asked why the grass was green 10 years ago and today it is not. Another resident stated that this is because the neighborhood is no longer over seeding the grass in the winter. However, in the Bermuda season, the grass looks much better than it did two years ago.

It was then suggested by one resident that the plant pallet should be desert plants so no irrigation system would be needed. The landscape architect explained that even desert plants need drip irrigation for the first 1-3 years to insure proper growth.

One resident then stated that the Town has contributed \$250,000 among the various PKID's to assist in helping their neighborhoods look nicer. The resident went on to say that the neighborhood must have equal responsibility. The master plan that was approved in 2007 was to include any improvement that the neighborhood envisioned doing in the next 20 years. Just because an improvement is in the master plan, it does not mean that it will be completed. The Town holds these yearly meetings to determine what improvements, if any, the residents would like to see completed.

The increasing cost of water was then discussed. The first seven months of water usage for FY08 was approximately \$10,000. The first seven months of water usage for FY09 is \$15,000. One month alone was \$5,400. Increased water usage can be attributed to the age of the current system and increases in water rates. The current infrastructure of the neighbor is 20 years old and in deteriorating condition. A resident then questioned who is responsible for the irrigation systems in the PKID's? Staff explained that the Town staff is responsible for repairing the irrigation system not the landscape maintenance contractor. The PKID's are responsible for the cost of the parts used in the repair. The resident then questioned why the Town staff didn't just replace all of the irrigation in the neighborhood. Staff explained the residents are responsible for irrigation improvements. The amount of work that this consists of would be too much for a staff of two to complete in efficient and effective manner.

It was then asked if the Town was going to renew the landscape maintenance contract or go out to bid. Staff explained that the current landscape maintenance contract is renewable for up to five one year terms. Staff is pleased with the level of service so it is the intention of the Town to renew the contract for one year. Residents asked if due to the economy, staff felt that if we went out to bid would we receive more favorable bids. Staff explained that we have been receiving favorable bids for construction but not necessarily maintenance. In addition, you always run the risk of receiving higher bids. Once the decision is made to re-bid, you must accept the lowest bidder even if it is higher than the current contract.

Staff then suggested that a vote be taken to determine if the residents want any improvements in FY09/10. If residents want improvements in FY09/10 we will then discuss improvement options and related budgets. Before a vote took place, residents questioned Councilmember Skousen regarding his involvement in not allowing the basin to be improved. Staff explained that during the public hearing for PKID's on April 19, 2008, Councilmember Skousen questioned whether any improvements for FY08/09 included any turf to granite on the side slopes of any basins. Staff assured Council that no improvements involving turf to granite are taking place in FY08/09. Councilmember Skousen then stated that he was not a fan of tearing out turf and replacing it with granite. Staff is to notify Council if any turf to granite improvements are scheduled to be completed. Councilmember Skousen emphasized that he is only one vote.

At this time a show of hands indicated that 17 of the residents in attendance wanted improvements in the neighborhood.

Concerned about the increasing cost of water, residents asked staff where the largest usage of water is located. Staff stated that reports are available to determine which meter has the most consumption. The turf areas will be the largest usage of water. Residents requested a five year consumption history by meter. Residents questioned the irrigation system in the parks. The landscape architect explained that the intention of the master plan was to get water away from the walls and off the slopes in certain areas. The access to the open space should not be restricted. The plans can be scaled back to have turf on the slopes but keep the spray heads away from the walls. Resident questioned the size of the granite on the side slopes. The landscape architect explained that if a large enough aggregate was used, the amount of granite gravitating to the turf area would be minimized. The size of granite on the side slopes in the master plan is  $\frac{3}{4}$ ".

One resident stated that water is a commodity and that in 5-6 years water could be very costly. It would benefit the neighborhood if the improvements to the irrigation systems were completed sooner rather than later.

Another resident was concerned with the placement of the lights in the basin. The landscape architect explained that the location of the light fixtures can be adjusted.

A question arose as to who is responsible for covering any tagging that is done in the neighborhood. The Streets department takes care of the tagging. However, staff pointed out that there is one resident in the Spring Meadows neighborhood that assists with any tagging issues.

It is the intent of staff to advertise for improvements in March 2009 with bids received in April 2009. With this timeframe, the assessments can be adjusted if any bids come in below budget. These deadlines are imperative to get the assessment figures to the County Assessors office in May 2009.

Residents suggested the following improvements for FY09/10:

1. Lindsay Road frontage as state in original assessment letter (\$67,060 total; \$14,650 plants and trees)
2. Lindsay Road north of Catclaw (\$27,220 total; approximately \$5,650 plants and trees)
3. Lindsay Road south of Catclaw (\$39,840 total; approximately \$9,000 plants and trees)
4. Three lights in small park (\$30,000)
5. Large park irrigation only (\$95,470)
6. Small park irrigation only (\$28,300)
7. Small park per master plan (\$80,000)
8. Large park per master plan (\$219,000)

Residents then opted to state their maximum monthly assessment that they could tolerate for FY09/10. No guidelines were given. The following are the monthly assessments and the number of votes received.

- A. \$ 27-1
- B. \$ 32-1
- C. \$ 40-7
- D. \$ 45-2
- E. \$ 50-5
- F. \$ 60-1
- G. \$ 75-1
- H. \$100-1

Based on the monthly assessment of \$40.00; the budget for improvements in FY09/10 will be \$30,000. With this in mind residents were asked to vote for improvements 2, 4, or 6.

Votes for the above improvements are as follows:

1. 0
2. 4
3. 0
4. 15
5. 0
6. 1
7. 0
8. 0

The landscape architect explained that their engineer estimates are middle of the road estimates. If the low estimate was used for budget and all bids came in higher, the process would need to start at the beginning again. In case bids come in favorable, residents were then asked for an alternate improvement that they would like to see started. The votes are as follows:

1. 0
2. 9
3. 1
4. 0
5. 0
6. 8
7. 0
8. 0

Residents then asked if they could assist with the improvements on north Lindsay Road to help keep costs down. One resident stated that the neighborhood had come together a few years back and helped with the installation of the playground. Another resident then clarified that the assistance that the residents provided saved the neighborhood approximately \$3,000. However there were two issues with this project. The first being resident turnout. By the end of the day only three people were still assisting with the installation. One of these people was the gentleman from the playground company. Secondly, there were problems after the installation and the playground company had to come back out and fix the problems. Staff explained that there are numerous issues with allowing residents to assist in improvements including liability to the Town and exclusion of warranty of any plants that the contractor does not install. Staff expressed that they would need to discuss this with the Risk and Safety Manager.

A resident then asked if we still planned on holding the public hearing at the Council meeting on April 7, 2009. Staff is still targeting for this day and residents are encouraged to attend. In fact, residents are welcome to attend any Council meeting and speak in Communication from Citizens.

Residents asked to be notified by the U.S. Postal Service and by e-mail if the bids exceed the budget. Staff stated that any residents can attend the bid opening if they wish.

**Action items:**

- Jason Kerby to determine if used poles can be found for the lights in the park basin off of Jacob and Saratoga
- Laura to get five year water usage history by meter and email to residents
- Is it possible for residents to help with improvements to keep costs down? Staff to check with the Risk and Safety Manager for direction

**Meeting was adjourned at 7:40 p.m.**