

Annual PKID Meeting: Val Vista Park

Monday January 25, 2010

5:30 – 6:30 p.m.

Public Works Assembly Room

Gilbert Staff: Rick Acuna, Jason Kerby, Laura Lorenzen

Attendees: Ray and Judy Campos, Michael Kupsco, Mark Mooney, Jerry and Kathy Weinhausen, Jim Vogel, Terry Oien, Richard Steely, Melody Phillips, Keith Nelson, E. Jane Barnes, John Schaper

Agenda item: Update on FY10 Improvements

The FY10 improvements are currently on hold due to the weather. Staff explained that the Contractor has not completed construction in a timely manner. The Contractor is being assessed liquidated damages until the work is complete. It may be up to a year before the liquidated damages are negotiated and collected. The large park area off of Freestone Parkway will be hydroseeded in April. The area north of Ford should be completed in 4-5 weeks. The Contractor has not yet been paid for \$70,000 and in addition, Gilbert still has their bond.

A resident asked how oleanders got planted in the improvements. They stated they were told that no oleanders were in the Landscape Master Plan. The Landscape Architect explained that petite oleanders were planted in areas where the space accommodates them. These are shown on the Landscape Master Plan.

Residents were concerned that some plants have already died. The Landscape Architect explained that it is anticipated that up to 10% of the plants will die. This generally occurs during the 90 day warranty and it is the Contractors responsibility to replace the plants. This season there was an infestation of mealy bugs on the Lantana. Each spring, the Parks Department will inventory the plants and will replace those that have died. Currently some of the plants may have some frost damage that will be pruned once the weather is warmer. The existing frost damage acts as a barrier against further frost damage.

Agenda item: Improvements for FY11?

The three remaining improvement options for FY11 were discussed. The Landscape Architect explained that the Engineer's estimate is the median price of the bids recently received for other PKID projects.

A majority of the residents felt that the canal area off of St. Elena did not need any improvements. SRP had done some minor improvements when they updated the canal and added benches. The Landscape Architect explained that the irrigation system is 20 years old and will need to be replaced in the future.

The tract at Juanita and Nelson is a 30' wide public utility easement. Residents felt that this area did not need improvements in FY11. There is not much activity in this area and the residents that share the wall of this easement have extended their front yard landscaping into this area. At one point the area was a receptacle for trash but has since been cleaned and remains clear of debris.

The Ford improvements include removing the citrus trees, granite and shrubs. These will be replaced with granite that matches the granite in the basin, new irrigation lines, and Live Oak trees. This type of tree is a more columnar type not messy like the ornamental citrus trees. The improvements also include the southwest corner of Ford and Freestone Parkway. In this area the turf will remain however it will be pulled away from the wall and granite and shrubs will be planted in this area.

By a show of hands, residents in attendance vote 7-3 for improvements in FY11. A vote was then taken to determine which improvements would be completed. By a vote of 10-0, residents voted to complete the Ford Avenue Frontage improvements for FY11. The Engineer's Estimate for this project is \$30,000.

The current monthly assessment for Val Vista Park is \$72.50. Based on the FY11 improvements, the monthly assessment will be approximately \$36.30. Staff suggested that the residents may want to consider allocating a fixed amount of improvements each year once all work is complete to fund improvements in 10-15 years. For example, if \$20,000 was set aside annually, in 10 years, \$200,000 would be set aside for improvements. The assessment would be consistent from year to year and all improvements could be completed at once without an increase in assessment. This is only a suggestion for the residents to consider for next year.

Meeting was adjourned at 6:30 p.m.