



**TOWN OF GILBERT**  
**Annual PKID Meeting Minutes**  
**07-02 Templeton Place**

**Date:** Tuesday, November 27, 2018, 6:00-6:45pm  
**Location:** Public Works Assembly Room  
**PKID Staff:** Rocky Brown, Joanne McLaughlin, Rick Acuna, Andrea Pedersen  
**Attendees:** Robert Kroeger, Patrick Sampson

**1. Welcome** – Joanne McLaughlin welcomed everyone to the meeting.

- **Staff members were introduced:** Joanne McLaughlin, Management Support Analyst; Rocky Brown, Business Manager; Rick Acuna, Field Supervisor; and Andrea Pedersen, Landscape Architect. PKID contact information is provided at the end of the Minutes.
- **Residents/Property owners introduced themselves.**
- **Review of meeting process:** This is an opportunity to review the proposed budget and any project information, as well as to discuss issues and suggestions from the property owners.
- **PKID Handouts:** Agenda, PKID Overview and Annual Process, Gilbert 311 information, and Budget Projections including project cost estimates.

**2. Budget Projections/Assessment**

Current Assessment FY2018-19: \$ 35.41 (Base)

FY 2019-20 Base Assessment	\$ 36.54	Includes refund of \$18,430 as well as anticipated increases in staffing, landscape supplies, maintenance contract, etc.
Option #1	\$ 58.33	Base plus Wall Painting Project
Option #2	\$ 90.70	Base plus Lighting Project
Option #3	\$ 65.15	Base plus Streetscape Project
Option #4	\$112.49	Base plus Projects 1 & 2
Option #5	\$ 86.94	Base plus Projects 1 & 3
Option #6	\$119.31	Base plus Projects 2 & 3
Option #7	\$141.10	Base plus Projects 1, 2 & 3

Project options are detailed below. The base assessment reflects the basic operating costs for the PKID, including staffing, landscape maintenance and supplies, architect services, drywell maintenance, postage, printing, advertising, etc. Landscape architect services have increased by \$1,000. Advertising has gone up from \$50 last year to \$700. Those items will only occur if projects are approved. Landscape maintenance will go up by \$1,400 a year. Refunds may reflect an overage from completed projects or a prior assessment. Refunds take about two years to be processed.

### 3. Improvements for FY2018-19

Any proposed projects will be included on the Ballot and sent out to all property owners in December. If a project is approved by majority vote, it will then go through the public bidding process. Town Council will consider approval of the selected bid. There will be a 15-day waiting period to allow property owners time to voice any concerns regarding the project. The new assessment would begin in July, 2019.

- **OPTION #1 - Research Project – Cost to Repair the Common Area Walls – YES-10 / NO-7.**

The total project cost is estimated at \$34,776. The cost per property owner will be \$261.48 or \$21.79 per month. That monthly project cost added to the Base Assessment (\$36.54) equals \$58.33 per month for each property owner.

The project includes stucco repair and repainting of common area walls along Cooper, Nunnely, and 130<sup>th</sup> Street, as well as a few interior walls. Minor repairs will be done for small cracks and water damage. If extensive repairs are needed, that will be another project. The entire wall will be painted.

Project estimates are usually a bit on the high side to provide a cushion for rising prices and unanticipated costs. We cannot accept a bid higher than the engineer's estimate.

The town will undergo a campaign this spring to get more contractors to bid on projects. If you know of any licensed contractors, let the team know and they may be added to our list.

- **OPTION #2 - Research Project – Cost for Reduced Scope Lighting Project with Different Lights – YES-10 / NO-7.**

The total project cost is estimated at \$86,434. The cost per property owner will be \$649.88 or \$54.16 per month. That monthly project cost added to the Base Assessment (\$36.54) equals \$90.70 per month for each property owner. The new assessment would begin in July, 2019.

The proposed locations were reviewed. The old lights would be removed and replaced with pole lights spaced 75 feet apart. The existing lights are 30 years old and it is hard to find bulbs. The poles are vandal-proof and similar in height to the existing lights. It is a long-term investment.

- **OPTION #3 - Special Project – Enhanced 130<sup>th</sup> Street Streetscape Update Project.**

The total project cost is estimated at \$45,655. The cost per property owner would be \$343.28 or \$28.61 per month. That monthly project cost added to the Base Assessment (\$36.54) equals \$65.15 per month for each property owner. This is suggested as a bonus project and will be offered as an option on the Ballot.

Project location is the landscape strip east of the property wall on 130<sup>th</sup> Street. The irrigation system would be replaced, new plant material would be installed, and the old taken out. Healthy trees would remain.

Additional options are offered for various combinations of projects.

Questions on Projects:

*Would LED lights be used in the park?* Yes, we are moving to LEDs now as they are much more efficient.

- **Research Project – Cost to Install a Playground at the Community Park - NO-10 / YES-6.**

This project was not approved by the neighborhood.

- **Plants** – All plant inventories and replanting are completed each year in the Spring.

Property owners were encouraged to talk to their neighbors about projects on the Ballot. The Nextdoor app is another way to communicate with people in the neighborhood.

#### **4. Improvements for FY2019-2020**

Property owners may make suggestions for ballot items related to possible improvement projects for the neighborhood. There were no suggestions.

#### **5. Questions/Comments**

*There is a graffiti issue on the wall at Sherri Drive and Cooper on the north side of the street.*

#### **6. Ballot Items:**

- Repair the common area walls.
- Complete the community lighting project.
- Enhance the streetscape along 130<sup>th</sup> Street.

**The meeting was adjourned at 6:30pm**

#### **Dates to Remember:**

Open House, Tuesday, January 22, 2019, 5:30 – 7:00pm

Ballots are due by January 23, 2019

Council will adopt preliminary budgets at a May 2019 Council meeting

Council will adopt levies in accordance with the proposed final budgets at a June 2019 Council meeting

Assessments and any approved improvements will begin after July 1, 2019

#### **PKID STAFF CONTACTS**

PKID Maintenance - Rick Acuna, 480-503-6268, Rick.acuna@gilbertaz.gov

PKID Administration - Rocky Brown, 480-503-6330, Rocky.brown@gilbertaz.gov

PKID Administration - Joanne McLaughlin, 480-503-6211, Joanne.mclaughlin@gilbertaz.gov

Website Information - [www.gilbertaz.gov/pkid](http://www.gilbertaz.gov/pkid)

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