



TOWN OF GILBERT
Annual PKID Meeting Minutes
07-09 Morning Ridge

Date: Thursday, November 29, 2018, 7:00-7:45pm
Location: Public Works Assembly Room
PKID Staff: Rocky Brown, Joanne McLaughlin, Rick Acuna, Andrea Pedersen
Attendees: Mark Manfre, Chuck Lenhart

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, if applicable.

2. Budget Projections/Assessment

Current Assessment FY2018-19: \$19.12 (Base)

FY 2019-20 Base Assessment: \$28.16 - Includes refund of \$11,930 as well as anticipated increases in postage, staffing, and landscape contract and supplies.

The Base Assessment reflects the basic operating costs for the PKID, including staffing, landscape maintenance and supplies, water, electricity, architect services, postage, printing, advertising, etc.

Refunds may reflect an overage from a completed project or a prior assessment. By law those monies must be refunded. For 2018-19, there was a significant refund of \$16,800, which is why the current assessment was so low at \$19.12.

Questions on Budget:

A property owner noted that even with the refund factored in, there was a fair increase in the operating costs for 2019-20.

Joanne noted over the last five years, the landscape maintenance contract went up almost \$3,000. That 3-year contract will go out for bid this spring. Architect services are budgeted at \$2,000 in case there is a project. If there are no projects, that item would be an overage in the budget. In 2017-18, only \$371 was spent for landscape supplies. Last year, \$3,300 was budgeted as there is a need to replace plants and trees. Rick Acuna noted there are two dead pines that need to be replaced.

The final budget will be posted on the website along with the handouts and meeting minutes.

3. Improvements for FY2018-19

- No Ballots were voted on for FY2018-19 research or completion
- Plants – All plant inventories and replanting's are completed each year in the Spring.

4. Improvements for FY2019-2020

Property owners may make suggestions for ballot items related to possible improvement projects for the neighborhood.

Elliott Wall Repair/Replace – A property owner stated the wall is leaning more every year. He felt we should be proactive and replace the wall before it becomes a liability issue. He asked whether the town, the neighborhood, or the property owner behind the damaged portion would pay for the repair.

Rocky Brown has spoken to the attorneys. Every wall is unique. If the damage is caused by a property owner and it creates a safety hazard, the town has the right to pursue it. To determine imminent danger, the Public Works Director will need to examine the wall. He noted that a wall can lean and still be safe.

If it is determined to be safe, we can still do a project to reinforce it in some way. The worst part is at the eastern end where there is a structure close to the wall. The wall seems to be okay structurally, although there is a definite gap. We would need to have proof that the structure actually caused the issue. That property owner would be responsible for the whole repair if it is proven to be the cause of the damage.

Another neighborhood on Elliot had replaced their wall section by section. The wall to the east of Morning Ridge is worse than to the west. A contractor may not want to take on a section and try to match it up to the rest of the wall.

To do the whole wall from Morning Ridge to the canal would be expensive. We can research the cost of doing a demo and rebuild of that section of Elliot east of Morning Ridge Drive. Then the other side can be done if needed, or it may just need a minor repair and repaint.

What is involved in getting a price on that project? Since it has to be bid, a resident can't just bring in a contractor they know to give an estimate.

Rick stated if you know a licensed and bonded contractor, send him the name of the company. The town is looking to have more contractors that will bid on projects.

Andrea Pedersen, Landscape Architect, stated we could have a structural engineer come out to determine if it is fixable. A contractor would have to take the liability in fixing the wall.

It will be placed on the Ballot to research the cost to repair and/or replace that section of wall.

Redo Monument Lighting (or Install Light at Island) - The lights are periodically out at the Monument Signs. The suggestion was to install a street light in the island which would light up the entrance better than the Monument lights.

Staff does not have the authority to install a street light. We can do another type of light. The property owner felt it does not have to be a street light, just a light that is high enough and sturdy enough so the kids can't knock it down. There are certain rules on medians as to what can be placed in the right-of-way. Options can be explored to redo the monument lights with either elevated lights or recessed up-lights.

The locations where electricity is available were reviewed. Rick mentioned a 10-foot solar light at another PKID entrance on Freestone Boulevard and Guadalupe.

Please call or email Rick if the light goes out so he can check the bulb and the breaker.

Remove or Repair Stamped Brick at Entrance - The fake brick in the street is disintegrating. Rick will meet with Public Works to take a look at it.

These three items will be placed on the Ballot to research the costs. Ballots will go out mid-December and are due January 23, 2019.

Property owners were encouraged to talk to their neighbors about projects on the Ballot.

5. Questions/Comments

Overall, the landscaping is decent, although the property owner was glad that the contract will go out to bid because he felt the price should go down.

The bulk pickup service is appreciated. The street cleaners come through a week or two after the pickup, which is good.

There is a no parking sign that is leaning against the wall down from the entry monument. Rick will get the sign shop to redo it.

A right turn lane was suggested going northbound on Gilbert Road to turn east on Elliott to alleviate some of the traffic issues downtown. Rocky advised there is a land hold on the empty lot on that corner that is coming up soon.

A property owner did not appreciate that the town got rid of the lagging left turns. He noted the timing of the stop light only allows about eight seconds for a left turn.

The property owners felt the PKID staff does a good job.

Property owners were advised to report any PKID issues to both Gilbert 311 and to the PKID team through voicemail or email.

6. Action Items:

- Staff will request the Town's Sign Shop repair the NO Parking sign at the entry monument.
- **Ballot Items:**
 - Research costs to repair and/or replace damaged sections of walls along Elliot Rd.
 - Research costs to redo or add additional lighting at the monument sign.
 - Research costs to repair or remove the stamped brick at the community entrance.

The meeting was adjourned at 7:40 pm

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

Town of Gilbert-Parks & Recreation Dept., PKID Division, 90 E Civic Center Dr., Gilbert, AZ 85296