

Santan Landscaping and Mitigation Community Working Group
March 4, 2002
Minutes

Attendance

CWG Members

Richard Andrews	Present
Michael Apergis	Absent, represented by Jim Parrault
Maggie Cathey	Present
Nan Dawson	Present
Shane Donart	Absent
Marshall Green	Present
Mark Kwiat	Present
Cathy LaTona	Present
Cathy Lopez	Present
Scott Morrison	Present
George Pettit	Present
Kimberly Pugh	Present

Other Attendees

Michelle Colores, Salt River Project
Randy Dietrich, Salt River Project
Mary Orton, The Mary Orton Company
Leah Manbeck, Ten Eyck Landscape Architects
Dave Wilson, Ten Eyck Landscape Architects

Audience Attendees

Gary Barras
Becky Cooseboom

Welcome

The twentieth meeting of the CWG was convened on the evening of March 4, 2002 in the Gilbert Municipal Building.

Approval of Today's Agenda

The group approved the agenda with the addition of one item: "Discussion of Michael Apergis' resignation and replacement" was added after "Construction noise mitigation plan."

East side fence

Nan reported that, according to the Cottonwood Crossing attorney, there is no impediment to SRP replacing the back walls of Wanda Drive residents with an eight-foot wall. She will bring the documentation when the letter arrives. She also noted that when they discuss the off-site mitigation plan, Cottonwood Crossing would request an extension of that fence to Warner, for security purposes.

Construction noise mitigation

Randy reported on the following measures for noise mitigation during construction:

- He had looked into the possibility of disabling the backup beeps, but that may not be possible for safety reasons.
- The speed limit on-site will be 5 miles per hour.
- Heavily traveled areas will be paved. (For dust control, those areas not paved will be watered regularly.)
- Construction personnel will probably park in the landfill area. The current plan is for them to enter Warner. The road from the Warner Road entrance to the parking area will be paved. That road will be up against the 10-foot wall, which should also help to mitigate the traffic noise.

Kimberly and Marshall joined the meeting at this point. In answer to questions from CWG members, Randy noted:

- The Warner Road entrance will probably be paved.
- The workers will probably enter and leave the property at the same time. Randy will investigate the possibility for traffic control at Val Vista and work with the Town on this issue.

Cathy LaTona joined the meeting at this point. Randy continued to answer questions:

- The concrete pours will be consistent with the conditions required by the Arizona Corporation Commission.
- Air brakes are not allowed within the Town of Gilbert.
- Randy will look into the possibility of concrete trucks entering on Val Vista for the nighttime pours.

Replacement for Michael Apergis

Mary noted that Michael Apergis had resigned, and reported that there was no guidance in the ground rules for replacing someone who voluntarily resigned. She noted that ground rule number 10 indicates that if someone leaves because of absences without sending a substitute, "[t]he member will be replaced using the original process through which she or he was appointed to the CWG." Michael was one of four members who, in accordance with the ACC order, were chosen by the intervenors.

Mary also noted that Jim Parrault was attending the meeting with Michael's proxy, and that Michael had indicated his desire that Jim take his place on the CWG.

The group agreed that Mark Kwiat would contact all the intervenors he could, ask them if Jim would be acceptable to them, and report to the group via email.

Costs for the landscaping plan

Randy indicated that he had tried to identify any costs that might have been duplicated or that should be taken out of the CWG budget, but he was unable to find more than about \$100,000 in this category. He also thought there were some opportunities for reducing the cost of the plan with minimal sacrifice, but that the numbers would still be far apart.

He indicated that SRP would be willing to pay for the original plan, plus \$500,000, for an approximate total of \$5 million to \$5.5 million.

He reported that SRP had recently gone through a painful budget process because their projected finances are not good for the next couple of years. He also reported that he had attempted to bring the decision-makers on the budget to this meeting, but he was not successful. He asked the group if they would be willing to look at some value engineering options that Ten Eyck had prepared.

After discussion, the group agreed. Dave and Leah distributed and presented the Value Engineering Study dated February 23, 2002. They said that this study maintained the design as proposed by the group, but made some changes that reduced the cost from \$8,508,528 to \$6,750,234, a reduction of \$1,758,294 or about 21%.

After discussion, the CWG agreed to adopt the measures in the Value Engineering Study dated February 23, 2002, with the following exceptions:

- **Lines 28, 29, 30, and 31 are removed (Key Biscayne specialty feature to remain the same);**
- **Lines 42, 74, and 90, which indicate 24" box trees, are all changed to 36" box trees;**
- **Lines 3, 58 and 95 are moved off-budget;**
- **Line 108, the number of trees is changed to 150; and**
- **Line 109, the number of trees is changed to 91 (reflecting the inability to find the 91 eucalyptus trees in the plan any larger than 24" box);**

and the following conditions:

- **SRP contract grows trees,**
- **No further changes to the on-site plan, and**
- **The next iteration of the budget has a clarification of lines 22 and 25.**

Dave said he would produce a new cost analysis with these changes to the study.

The CWG agreed to amend the approved landscape design plan (SP2, revised 2/11/02) to remove the 10-foot block wall on the south side.

Randy noted that construction of the holding pond would be starting as early as May 1, and suggested that it would help mitigate construction sound if the 10-foot wall (as planned in the east side plans) were built as soon as possible.

The CWG members agreed that they had no objection to SRP beginning construction on the 10-foot wall on the east side as soon as possible.

Open items list

The CWG reviewed the two open items lists – one that consists of the remaining 42-item list generated at the July 17, 2001 meeting, and the other a running list of open items from the remaining meetings. The group agreed upon which items had already been addressed. They asked Mary to combine the two lists and indicate which items had been addressed.

Off-site mitigation plan process

The CWG members began discussing the process by which they would develop the off-site mitigation plan. They did not reach consensus on this item.

Agenda for the Next Meeting

The group agreed that the following items would be on the agenda for the next meeting, scheduled for Wednesday, March 13, 2002 from 6:15 p.m. to 10:00 p.m.:

- Off-site mitigation plan process
- Dollar amount from SRP for the off-site landscape mitigation

Schedule the Next Meeting(s)

The group agreed that the meeting after next would be held on Saturday, March 30, 2002, at the Gilbert Municipal Building, 8:00 p.m. to 12:00 noon.

Minutes from the February 23, 2002 meeting

The CWG approved the minutes from the February 23, 2002 meeting with no objection.

Cathy Lopez requested, and the CWG agreed, to add the following to the minutes: Member Cathy Lopez has decided to abstain from approving the meeting minutes. This decision is based upon the exhausting situation which is created when concerns over the accuracy of said minutes are addressed and to avoid this situation, member Cathy Lopez declines to approve the meeting minutes.

No members of the public were present. The meeting adjourned.