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Meeting of the Board of Directors
June 27, 2018
Anthem Civic Building
3701 W. Anthem Way
Community Room

The Board of Directors will be meeting in executive (closed) session starting at 5:30 p.m. pursuant to A.R.S. Section 33-1804(A) (1) and (3).

6:30 p.m.
Open Session
ANNOTATED AGENDA

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ESTABLISH QUORUM**
4. **ADOPT AGENDA**
5. **APPROVE MEETING MINUTES**
   A. May 23, 2018 Open Session Meeting Minutes Approved
   B. May 31, 2018 Special Session Meeting Minutes Approved
6. **PRESENTATIONS/AWARDS/ANNOUNCEMENTS**
   A. Introduction and Seating of New Board Member Mr. Darrin Francom
7. STAFF REPORTS/FINANCIALS
8. **OPEN DISCUSSION**
   (Persons interested in speaking or submitting a question or comment to the Board, are asked to complete a Question/Comment form and submit to the Recording Secretary.)
9. **COMMITTEE UPDATES AND ACTION ITEMS**
   A. Fiscal and Resource Management Committee
      1) Consider Fiscal and Resource Management Committee Chair Appointment Approved
10. **OLD BUSINESS**
    A. Discuss and Consider the Final Decision on the Site for the Dog Park Project. Approved - Meridian
    B. Discuss and Consider the Following Action Steps for the Dog Park Project: 1) Authorize Staff to Issue a Request for Qualifications for Design/Build Services for the Dog Park; 2) Authorize a Staff/Board Member Panel to Evaluate Proposals and Select the Design/Build Team; and 3) Authorize the CEO to Negotiate and Execute a Contract for Design/Build Services. Approved
11. **NEW BUSINESS**
12. **ADJOURNMENT**

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COMMUNICATION BRIEFING

June 27, 2018

MARK YOUR CALENDARS

June 28: Coffee with a Cop, 8:30 a.m., Candy's Kitchen, 13126 N. 7th Street
July 3: Independence Day Celebration, 6-10 p.m., Community Park Softball Fields
July 13: Representative Town Hall, 9 a.m., Civic Building
July 25: ACC Board of Directors meeting, 6:30 p.m., Civic Building

EXECUTIVE TEAM/ADMINISTRATION

- Focus and activities in June include: Orientation for new Board Member Francom, Board meeting preparation and outreach, meeting with Maricopa County Planning to discuss pending master plan projects, communications with MCDOT on road issues, oversight of service contracts, meeting with the Phoenix Trust, discussions with Pulte about Anthem Circle Mountain, meeting with BrightView regional director, meeting with MJ Janitorial president, the Civic Building Public Art program, constituent services, month-end financial reporting, hosting active shooter training for all ACC/HOA employees, and hosting the quarterly Public Safety Roundtable.

COMMUNICATIONS

- *Resource/Activity Guide:* The next guide will be in homes on or before July 1. It will include information about the Independence Day Celebration, emergency preparedness, monsoon season and more.
- *Signage/Art:* Staff has been working with the Community Center and Parks & Facilities to order new address signage for these two facilities. Staff has been consulting with the Community Center about art/signage/decor on the interior now that the remodel is complete.
- *Anthem Veterans Memorial:* More than 1,500 were in attendance for the Memorial Day Ceremony on May 28. The next paver installation at the Memorial will be July 12. Veterans Day Ceremony planning is underway.
- *EPCOR Water Rate Case*: The evidentiary hearing is scheduled to begin July 17. Staff has been assisting the Utilities Panel with outreach to encourage continual public comment in support of consolidation.
- *Hastings Way Parking*: MCDOT has installed the first permanent "No Parking" signs on Hastings Way, adjacent to the open Liberty Bell field. Staff is working with MCDOT and MCSO to educate our residents about this change.
- *Staff Support:* Staff has assisted with Community Center and Civic Building programs; the EPCOR water rate case; Reserve Study; quarterly assessment mailing; Art in Public Places (catalog, title placards, etc.); Summer Teen Series; Board and AYAC recruitment; awards submissions; MCDOT/City of Phoenix road work projects; general photography and video work; Public Safety Roundtable; website updates; HOA support; etc.

Media Mentions (5/10/17-6/14/18)

Foothills Focus

- May 16: Page 4, Music in May
- May 23: Page 5, Music in May; Memorial Day Ceremony; Summer Camp 'Pooluza'
- May 30: Page 4-5, public comment for EPCOR; Passwords with Purpose; Quidditch & Dodgeball; Teen Summer Series
- June 13: Page 5 AP closed June 18-19; new Board member appointed

In & Out
- May 17: Calendar included meditation; Music in May; antiques; quidditch; water dodgeball; ACC Board meeting
- May 24: Calendar included Music in May; meditation; quidditch; dodgeball; Big Splash opening; feature on POW/MIA salute at AVM; entire page devoted to ACC programs
- May 31/June 7: Calendar included ACC Board meeting; quidditch; dodgeball; public safety roundtable
- June 14: Calendar included hoverball; quidditch; dodgeball; senior cinema; article on drought/fires and ACC's role

85086 *(June issue)*
Things to do included Love & Logic; Big Idea Forum

Images Magazine *(June issue)*
Feature article about Sophia Humbert – with mention of her performance at Independence Day Celebration

Other
Many features on *HulaFrog*, in online editions, eNews and social media.

Analytics Snapshot (5/10/17-6/14/18)
- *OnlineAtAnthem.com*: 23,010 (15,799 unique visitors), 82,906 pages views. Top pages (in order) were homepage, Community Center, Music in May, Residents, Rec and Amenities, Aquatics, Parks, Document Center, Music in May, Jobs, Parkside and Visitors. Most visited day of the week is Friday, followed by Thursday (eNews day) and Monday. More visits from mobile devices than desktop (55%-45%).
- *Facebook*: Posts w/ most engagement: Two Memorial Day posts dated May 28 & 29 (4.85k reach, 189 engagement, 499 post clicks); Aquabats recruitment (1.9k reach, 27 engagement, 184 post clicks); Passwords with Purpose debut (1.7k reach, 191 post clicks,
- *Twitter*: 35 tweets with 9.0k impressions
- *Instagram*: 24 new followers, 13 new posts, Big Splash opening - 41 likes, Busy day at CC - 38 likes, panning video of water park - 253 views, 37 likes, 1 comment.
- *eNews*: ACC (6), Parkside (5), Programs (1), Village (1), ACCCA (2). Average open rate: 37.7%; Click-thru rate: 3.3%.

CIVIC BUILDING
- *LED Lighting*: The Civic Building will undergo additional LED lighting conversion during the summer months. This phase of the project will focus on the first floor meeting rooms, Business Center and Game Room. The MCSO substation will have all old lighting fixtures removed and replaced with new flat-panel LEDs. This will be a reasonable cost saving measure given that the substation is a 24/7 operation.
- *Art in Public Places*: A new exhibit opened in June and will be on display, with pieces for sale, through Sept. 13. This rotation features "Travel and Leisure"-inspired artwork.

- *New Tenant*: Anthem Pets has confirmed their request to secure an office in the non-profit tenant space on the second floor. Their one-year lease will be effective beginning July 1.

COMMUNITY CENTER

- *Remodel:* Complete; residents have been responding positively about the updated look to the lobby, weight room, front desk, and especially the group exercise room.
- *Landscaping:* Enhancements have been completed in front of the Community Center.
- *Fitness/Weight:* Both areas will be upgraded this month with over 25 pieces of new strength/cardio/stretch equipment.
- *Sports:* Men's Softball has a total of six teams and is currently in midseason; Co-Rec Kickball has four teams and is heading into their single-game elimination tournament. Youth Basketball 7 & 8 co-rec has six teams and 9-10 boys has four teams. Youth Basketball skills clinic on Thursday nights has three total age groups; 5-8 co-rec; 9-13 girls and 11-13 boys.
- *Aquatics:* Residents are very pleased with the improvements that have been made to the water slides and Red Bucket. We have an increase in swim lesson participants over 2017. Dolphins and Aquabats swimmers have done well in local swim meets.
- *Summer Camp:* June enrollment is full and July weeks are currently at 91% capacity. Nine-Square in the Air, Tank, Human Foosball and Monday Morning team building are new for 2018, and are huge hits.
- *Staffing*: After more than seven years, Mark Gatchell departed the ACC on June 15. He has done an outstanding job serving as the Front Desk Manager and will be missed by staff and residents. Jay Cochran, our new Operations Manager, will start July 2.
- *Aquatics*: The ACC has again received a five-star rating in its first 2018 audit from SAI.

PARKS & FACILITIES

- *Community Park:* The rope climber at the Adventure Playground was replaced under warranty (*pictured right*), and the high traffic areas on the rubber play surface received a fresh color of protective topcoat June 18-19 to help extend the life of the play surface. The three largest sections of the lake were re-stocked on June 12 with over 700 fish (*pictured below*).

- *Operations:* Facilities purchased two new fleet trucks to replace both the 2006 vans and one 2006 pickup that was due to be replaced under the Reserve budget.
- *Mailbox replacement:* Four of the approved eight mailboxes for 2018 replacement are tentatively scheduled for the following dates. Saturday, July 14: 43302 N. Acadia; Thursday, July 19: 3506 W. Spirit Ln.; Saturday, Aug. 11: 40307 N. Glory Dr.; Thursday, Aug. 23: 40725 N. Courage.
- *Brightview Landscaping:* New sod, plants and granite are now being installed at the Liberty Bell Park & Splash Pad (*pictured right*). New sod will be installed at Community Park by the Train Ramada and Amphitheatre by mid-July. The clearing of brush along pathways

and behind homes for fire prevention is underway throughout Anthem. Additional granite is on order and will be installed along Hastings Way in July.

SPECIAL EVENTS

- *Music in May:* The 2018 concert series wrapped up and was very successful. Thank you to BrightView, Prickett Realty and State Farm Insurance-Justin Simons for their generous sponsorship support.
- *Independence Day Celebration:* Special thanks to Title Sponsor BrightView Landscapes. The event will take place from 6-10 p.m. (fireworks at 9:30 p.m.) on July 3 at the Community Park softball fields and will include wet and dry rides (fee), inflatables (fee), food court/Rotary beer garden, DJ/dancing and more!
- *Farmers Market:* The Arizona Community Farmers Market has decided to extend their park rental agreement and run the market throughout the summer months through Aug. 12. The market will have fewer vendors due to seasonal growing, but will still have a strong representation with a nice selection of offerings. They are considering modifying their hours to 8 a.m.-11 a.m. (from the current 9 a.m.-1 p.m.) as temperatures warm up.

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Financial and Operations Summary – 2018 May

Financial Summary:

- Anthem Council financial performance for the month of May 2018 was favorable against Budget and favorable against YTD May 2018 actual results.

- **Balance Sheet Review:**
  - Net of cash balances due to our HOA partners, the ACC has $4.7 million in operating cash
  - Our adjusted Reserve Fund balances at $14.1 million remains fully funded against our 2013 independent Reserve Study. Planned expenditures for 2018 are estimated at $1.4 million. The ACC updated Reserve Study is underway with Criterium Reserve Engineers to reflect additional assets which have been brought online subsequent to the last Reserve Study.
  - Our Enhancement Fund balances is $1.64 million. YTD May actual funds received are $41,000 ahead of budget and $31,000 ahead of 2017 funding.
  - Collections and Accounts Receivable balances continue to trend positively. As of the close of May, total community open receivables are at $974,856 which is $160,000 below May, 2017 and $505,000 below May, 2016.

- **Income Statement Review:**
  - Net revenues for YTD May are $112,000 favorable to budget and $180,000 ahead of 2017 YTD May
  - Community Center program revenues are $30,000 ahead of 2017 YTD but $14,000 below budgeted levels. Community program costs are $5,000 above 2017 YTD May levels and $10,000 above budget.
  - Utilities are $52,000 YTD unfavorable against 2017 YTD actuals and level with 2018 budget.
  - Financial costs and Professional fees are collectively $87,000 below the YTD budget.
  - Repair and Maintenance costs are running $76,000 below budget and $121,000 below 2017 levels. Net of timing differences, R&M is $26,000 below budget and $31,000 below 2017 YTD.
  - General & Admin expenses are $61,000 below budget and $28,000 above 2017 levels, after factoring in timing differences.

- ACC Finance has introduced a new 1 page Financial Dashboard Snapshot report which highlights key financial statistics. We are including that financial summary within the monthly Board agenda and will continue to publish our detailed, transparent financial information on the community website each month. We continue to encourage all community residents to review ACC financial performance and standing.

Operations Summary

Community Center remodel project has been completed on the interior of the building. Exterior landscaping and ground repairs, near the worksite, will be completed in approximately two weeks. Purchase orders for 29 new or replacement pieces of cardio and strength equipment have been placed and expected delivery is by month end.

In addition to ongoing maintenance activities, our Parks & Facilities team is working closely with Brightview Landscaping to re-sculpt Liberty Bell Park, and to address weed, grass and granite issues on many of the secondary and collector streets where the ACC has responsibility for the common parcels. Neal, Brian Duncan and I have participated in several detailed planning sessions with the Brightview team to address deficiencies as a principal priority for June and July.

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FINANCIAL DASHBOARD
2018

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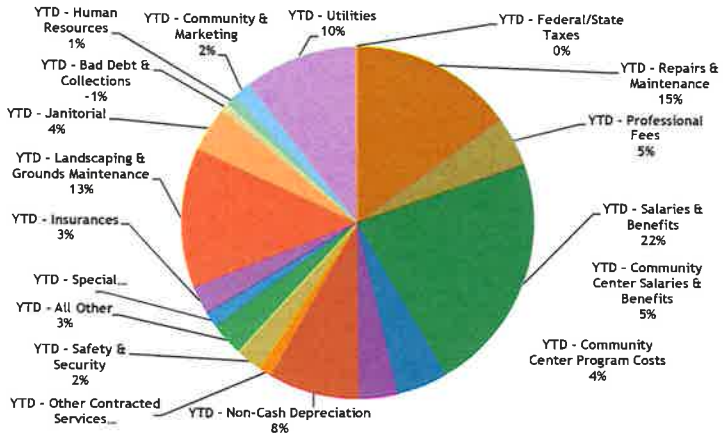
Print Date: 6/14/2018
Month: 5

	This YTD May ACTUAL	Last YTD May ACTUAL	This YTD May BUDGET

BALANCE SHEET SUMMARY

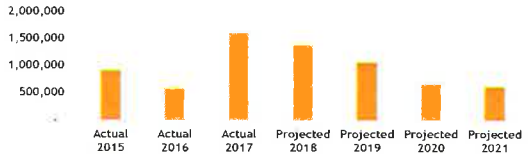
Operating Cash	5,306,815	4,230,498
Reserve Fund	14,134,720	14,283,635
Enhancement Fund	1,683,732	1,341,847
Receivables - ACC	474,622	584,674
Receivables - Other	50,910	25,942
Receivables - Allowance	(394,904)	(524,351)
Other Current Assets	69,483	74,873
Net Fixed Assets	14,831,744	15,383,507
TOTAL ASSETS	36,157,121	35,400,625
Trade & Supplier Payables	419,480	348,489
Payroll & Benefits	248,244	308,159
Prepaid Assessments	386,726	527,906
Deferred Assessments	747,685	752,922
Other Current	181,670	183,411
Funds Due HOAs	332,663	256,043
Retained Equity	33,523,646	32,231,724
Current Year Surplus	317,008	791,971
TOTAL LIABILITIES & EQUITY	36,157,121	35,400,625



HOW ASSESSMENT DOLLARS HAVE BEEN SPENT - CURRENT YTD

TOTAL ANTHEM A/R	TOTAL	Due Now	31 - 60	61 - 90	91 -180	Over 181
Country Club	70,986	6,655	21,461	3,675	12,410	26,785
ACC	474,622	28,501	94,141	2,075	75,777	274,127
Parkside	414,699	16,125	37,279	8,082	53,576	299,637
Villages	14,549	75	7,069	-	3,220	4,185
TOTAL	974,856	51,356	159,951	13,832	144,983	604,735
		5.3%	*16.4%*	*1.4%*	*14.9%*	*62.0%*

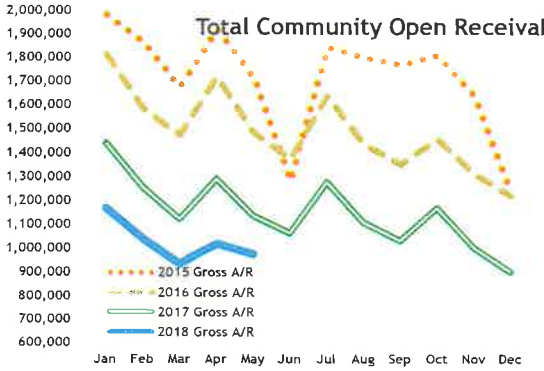
TOTAL ANTHEM A/R	TOTAL DUE	Owner Type		TYPE OF OPEN RECEIVABLE		
		Current	Previous	Assessmnt	Legal	CC&Rs
Country Club	70,986	60,409	10,577	42,249	257	28,481
ACC	474,622	370,958	103,665	230,348	244,274	-
Parkside	414,699	336,054	78,645	83,163	56,343	275,193
Villages	14,549	10,504	4,046	14,374	-	175
TOTAL	974,856	777,924	196,932	370,134	300,874	303,848

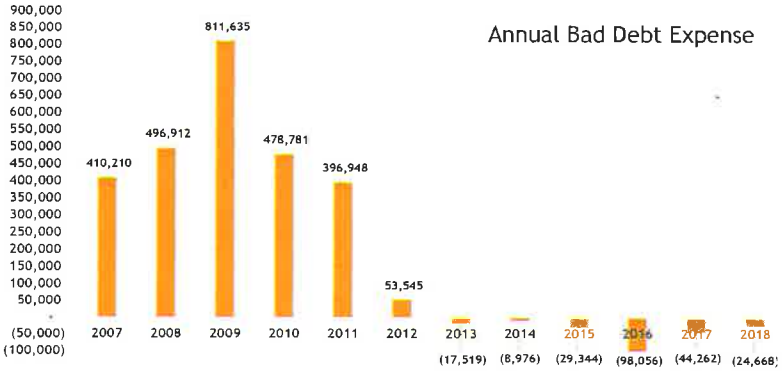


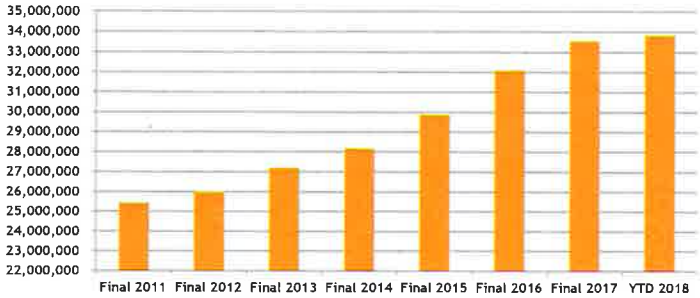
ACTUAL & SCHEDULED RESERVE FUND SPENDING 2015 - 2021

PROFIT & LOSS SUMMARY

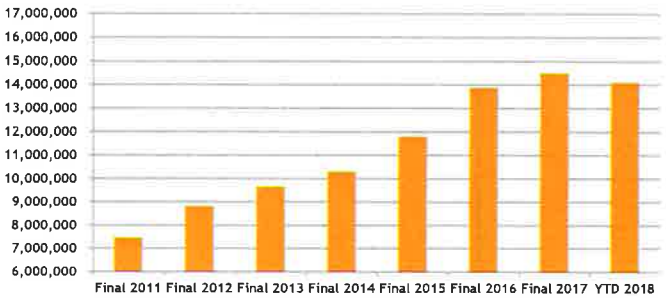
Assessments	3,734,540	3,677,537	3,731,995
Community Center	404,839	375,756	418,975
Events	75,493	80,087	64,925
Other Revenues (Net)	421,038	389,421	263,930
Transfer to Reserve Fund	(850,000)	(850,000)	(875,000)
TOTAL REVENUES	3,785,909	3,672,802	3,604,825
Direct Programs Cost	130,354	125,822	120,398
Events Costs	52,795	57,810	64,011
Community Involvment	65,728	69,197	83,682
Utilities	377,041	324,176	375,116
Professional Fees	171,696	106,661	197,475
Financial Costs	1,962	(7,354)	88,959
Insurances	95,314	104,932	147,625
Security Costs	87,749	99,788	118,824
Human Resources	34,212	31,591	45,516
Repairs & Maintenance	247,788	380,330	335,164
Landscaping	476,062	464,080	469,583
Contract Services	194,777	193,280	209,078
General & Administrative	111,282	60,961	173,932
Compensation - Comm Ctr	170,850	205,095	221,088
Compensation - Facilities	298,184	287,786	344,784
Compensation - Admin	806,780	787,127	1,028,457
Depreciation	306,259	318,075	354,750
All Other Expenses	(13,324)	14,056	21,000
TOTAL EXPENSES	3,615,508	3,623,411	4,399,443
OPERATING SURPLUS	170,401	49,390	(794,618)
RESERVE SURPLUS	454,524		
ENHANCEMENT SURPLUS	(307,916)		
TOTAL SURPLUS (DEFICIT)	317,008		







Growth in Community Net Equity Year Over Year



Growth In Reserve Fund Balances Year over Year

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Memorandum

To: ACC Board of Directors

From: Doug Greenstein, Community Finance and Operations Officer

Date: June 20, 2018

Re: Nomination for Fiscal Resource & Management Committee (FaRM)

The Anthem Community Council FaRM Committee currently has a vacancy resulting from the resignation of former Chairperson Richard Yennerell.

The Committee liaison, Doug Greenstein, would like to nominate Ms. Carolyn Hiron as the successor Chairperson to serve a one year term, effective July 01, 2018.

As Chairpersons are appointed by the Board President with the advice and consent of the Board, we have presented this nomination to Board President Willis who has expressed his support of the appointment.

Thank you.

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Memorandum

To: ACC Board of Directors

From: Neal Shearer, Community Executive Officer

Date: June 22, 2018

Re: Dog Park Site Options

Request

Staff requests Board feedback and direction regarding the preferred dog park site.

Background

On May 24, 2017, following several months of community input, planning, and analysis, the Board authorized staff to "internally fund, design and build pickleball courts, a dog park and an expansion to the skate park." Each of these projects were proposed by residents, supported by community feedback, and recommended by the Community Planning and Development Committee through the extensive Facilities Master Plan process.

On July 26, 2017, the Board established "target" completion dates for the above three projects, plus a planned remodel/expansion to the Community Center, as follows:

- Community Center remodel: early 2018 – this project is completed;
- Pickleball Courts: late 2018 – this project is on schedule with construction expected to begin in August following County plan review and permits;
- Dog Park: late 2019; and
- Skate Park Expansion: 2020.

This is a very aggressive schedule that targets all four projects to be completed in approximately three years. In order to work toward the completion of the dog park by late 2019, a number of critical path decisions must to take place, with the most immediate being finalizing the site for the dog park and selecting a design/build team. This staff report addresses the site selection decision and the staff report for agenda item 10.B addresses the design/build team selection process.

Over the past 15 months, a great deal of information has been provided to the Board and residents on the proposed dog park and the two site options under consideration:

- Parker Court east of I-17 and north of Daisy Mountain Drive, near the Circle K
- Meridian Drive east of the Merrill Gardens development

This report does not attempt to replicate past information, as it is voluminous and included on the ACC's website ("board agendas and minutes" page), including the 60 page report to the Board on May 24, 2017, the report to the Board on project schedules on July 26, 2017, and the report to the Board on the soil test results for both dog park sites on September 27, 2017.

Proposed Dog Park Features

Based on research and resident input, the proposed dog park features for either site include: multiple off-leash areas with natural grass for large dogs, small dogs and turf recovery; fencing; double-gated entry/exit; key-card access system; shade features; benches; water fountains; on-site parking; sidewalks; landscaping and lighting for night time use. These features are subject to the Board's approval of the final design and project budget.

Dog Park Concept Sketches

Attached to this memo are:

- Concept sketches for each site as presented at the May 24, 2017 Board meeting; and
- Two updated concept sketches for each site—one shows a higher elevation to include the surrounding areas and the other shows a close up view of the same layout.

These sketches are draft concepts that will be subject to further input and refinement through the detailed design and plan review processes. For example, the final dog park features, size and configuration may be modified.

Land Use Regulations and Requirements

Both dog park sites are in Maricopa County and subject to County Planning and Development regulations and plan review. Research and discussions with County staff indicate that a dog park is compatible with existing County land use designations for these parcels.

Both dog park parcels were conveyed to the ACC from Pulte through Special Warranty Deeds that grants Pulte prior approval rights to any improvements, including site plans. Pulte has previously indicated their conceptual support for the dog park and we will work with them to review the concept sketches/site plan and secure their approval in writing.

The existing Natural Area Open Space (NAOS) designations for both sites would need to be modified through an administrative boundary change process with the Army Corps of Engineers (ACOE), as allowed in Anthem's 404 permit (section G), by adding an equivalent acreage of open space to the NAOS. The ACC owns sufficient non-NAOS open space areas to fulfill this mitigation requirement. We advised the ACOE that we will be filing the proper paperwork to initiate this boundary change, subject to the Board's approval of the open space areas to be used for mitigation purposes. This boundary change would need to be recorded before the start of construction, per the 404 permit.

The Parker Court dog park site is bordered on the west by a Conservation Easement. As proposed on the concept sketch, the dog park would not encroach into this easement. It is unclear at this time what steps would be required to change the easement boundaries, but the County staff indicated that it would require a modification to the plat which could take several months to be approved.

The Maricopa Trail transgresses the Meridian dog park site and it would need to be realigned around the south side of the dog park, as shown on the concept sketch. This realignment would require the Maricopa Board of Supervisors to approve an amendment to the Equestrian Trail Dedication and Access Easement. ACC staff has had preliminary discussions with the County Trails staff and there are no known objections to this realignment. If the Meridian dog park site is selected by the Board, we will have further discussions with the County regarding the timeframe to complete this approval process.

Parker Court Dog Park Site - New Information

The Parker Court concept sketch includes four off-leash areas totaling approximately 1.7 acres.This concept sketch has changed from what was proposed in 2017, as it is 1.5 acres smaller and positioned slightly higher on the hillside. These modifications are the result of unexpected, unsolicited, and unrelated proposals from private development groups that contacted the ACC in recent months. The ACC is conducting appropriate due diligence on these proposals and has made it clear to each group that there would need to be ample community notification and input opportunities in advance of any binding development agreements that may be considered by the Board. Even though many details are not known at this time and potential outcomes are uncertain, it is prudent and necessary to incorporate these land use "contingencies" into the dog park plans for the Parker Court site and disclose what information we can at this point.

One contingency is shown on the concept sketch as a "Requested 80' Access Easement." This request came forward on behalf of the 1991 Phoenix Trust that owns over 50 acres of land east of I-17 between Daisy Mountain and Anthem Way. This group has requested an easement over ACC land, through the Parker Court site and further north, to build a road to their "landlocked" property for future development purposes. This request poses significant legal, financial and land use implications and the ACC is working diligently to protect Anthem's interests.

The other contingency is shown on the concept sketch as a "Potential Commercial Development Site." This designation reflects recent commercial real estate interest to purchase this corner section of the Parker Court property for commercial development. Whether this potential real estate transaction moves forward or not, it is a reasonable financial and land use strategy to keep the corner section open for the most appropriate use, which may be open space or private development which could help offset some of the costs for the dog park and other recreational facilities.

Dog Park Site Assessments

Although both dog park sites present design, construction and operational challenges,they are the most suitable and functional dog park sites owned by the ACC that do not displace existing recreational users or amenities.

In comparing the two sites, for many people, the preferred site is a subjective decision based on where they live, perceptions about the look and feel of a site, and perceptions about potential positive and adverse impacts. These are real and valid viewpoints for the Board to consider, while recognizing that the Board is ultimately charged with considering all factors in selecting the best overall dog park location for the community.

Parker Court Site Considerations (partial list):

- As proposed, it would be approximately 1.7 acres (off-leash areas) with approximately 25 parking spaces. Overflow parking may be available at the "park and ride" lot.
- It is located in an industrial/commercial area that would not impact residential areas.
- The site is sloped and very rocky, especially higher on the hillside. It is not in a flood plain.
- It has favorable soils tests for drainage and expansiveness, as compared to the Meridian site, although both sites have shallow caliche layers.
- Utilities are generally nearby with the exception of the sanitary sewer connection which is on Gavilan Peak, thus making a restroom option cost prohibitive.
- MCDOT is installing a left hand turn bay on Daisy Mountain from Parker Court which will improve traffic flow; however, this remains a heavily congested area at peak times.
- The adjacent land use contingencies as referenced on page three, introduce some complexities and uncertainties, as well as potential short and long-term impacts to this site.

Meridian Drive Site Considerations (partial list):

- As proposed, it would be approximately 2.8 acres (off-leash areas), with approximately 58 parking spaces and some overflow parking—substantially larger than the Parker site.
- It is located in a residential/open space area that would require creative and thoughtful design elements, such as low profile lights with shields and extensive landscaping, to minimize potential adverse impacts to nearby residents in Anthem and Desert Hills. [Note: As reported to the Board in July 2017, some of the residents who live close to the dog park voiced concerns about noise, traffic, light pollution, home values, impacted views and trail safety].
- The site is relatively flat with less rocks than the Parker site. It abuts the 404 wash to the west and is not in a flood plain.
- The dog park would be within walking distance from adjacent neighborhoods and the Merrill Gardens facility.
- The onsite parking lot could also serve Maricopa Trail users.

- Utilities are nearby along Meridian Drive, including sanitary sewer, thus a restroom option is possible (although not proposed at this time).
- According to MCDOT, Meridian Drive has plenty of capacity to accommodate dog park traffic, although MCDOT may require a west bound left turn lane into the parking lot.

Cost Comparisons:
In May 2017, staff provided preliminary line item capital cost estimates for each dog park site, ranging from $863,000 for Parker Court and $1,024,000 for Meridian Dr. These preliminary estimates are 15 months old, not updated to reflect changes in the proposed sites, and not based on detailed design and engineering specifications. As such, staff cautions against using this outdated data for site comparison purposes.

Resident Outreach
The June 27, 2018 Board meeting (and pending dog park site decision) has been heavily publicized through e-News, social media, the ACC's website, local publications, and various briefings. In addition, letters were sent to property owners in Anthem and Desert Hills within 600' or more of the Meridian dog park site. A copy of this letter, which included copies of the concept sketches and a fact sheet on the Meridian Drive dog park, is attached.

Closing Comments
This report represents only a portion of the information available on this complex and popular topic. Staff will present additional information and address questions at the Board meeting.

Attachments:
- 2017 and current Parker Court site concept sketches
- 2017 and current Meridian Drive site concept sketches
- Letter sent to Anthem and Desert Hills residents dated June 18, 2018

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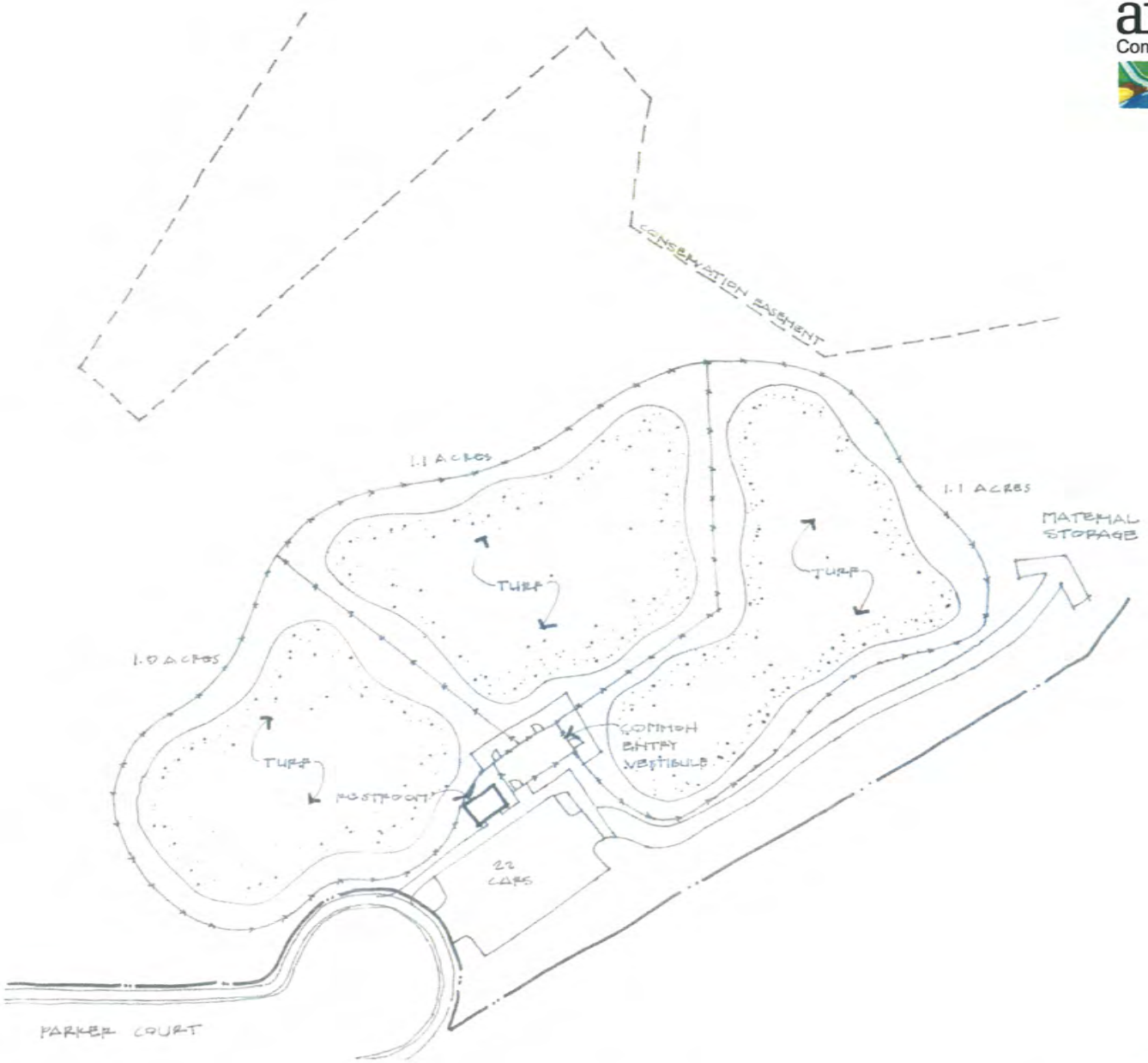

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FACILITY STUDIES

ANTHEM, ARIZONA

PARKER COURT DOG PARK CONCEPT

1" = 50'-0"

MARCH 28TH, 2017

epg Sustainable Solutions. Thriving Environments.
4141 NORTH 32ND STREET
SUITE 102
PHOENIX, ARIZONA 85018
PHONE: 602-956-4370
FAX: 602-956-4374
CONTACT: MICHAEL PARK, PLA

anthem Community Council, Inc.

PARKER COURT DOG PARK (DRAFT CONCEPT ONLY 6-18-18)

North

epg

anthem Community Council, Inc.

PARKER COURT DOG PARK (DRAFT CONCEPT ONLY 6-18-18)

North

epg

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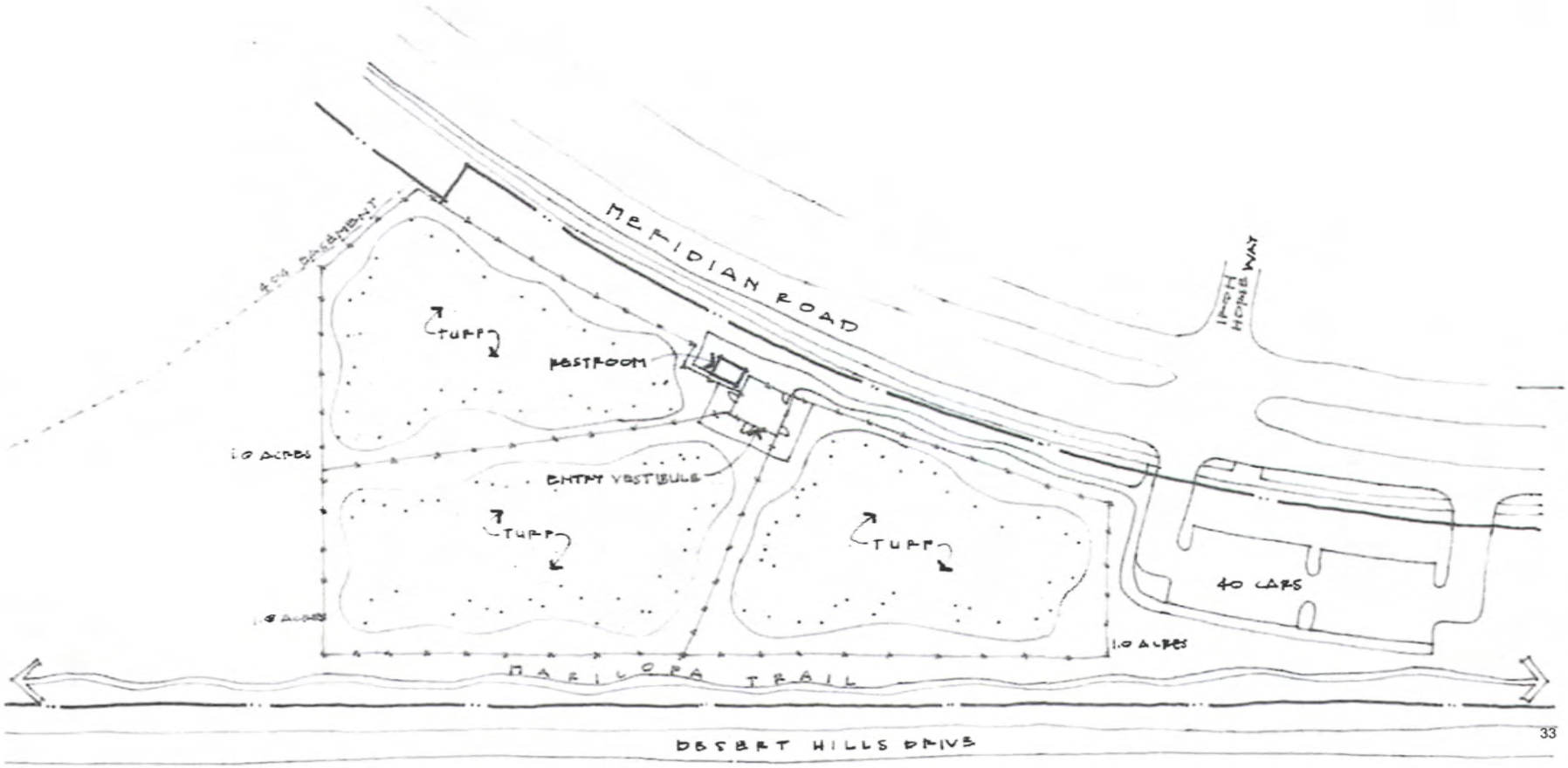

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MERIDIAN DRIVE DOG PARK Draft Concept Only (6-18-18)

North

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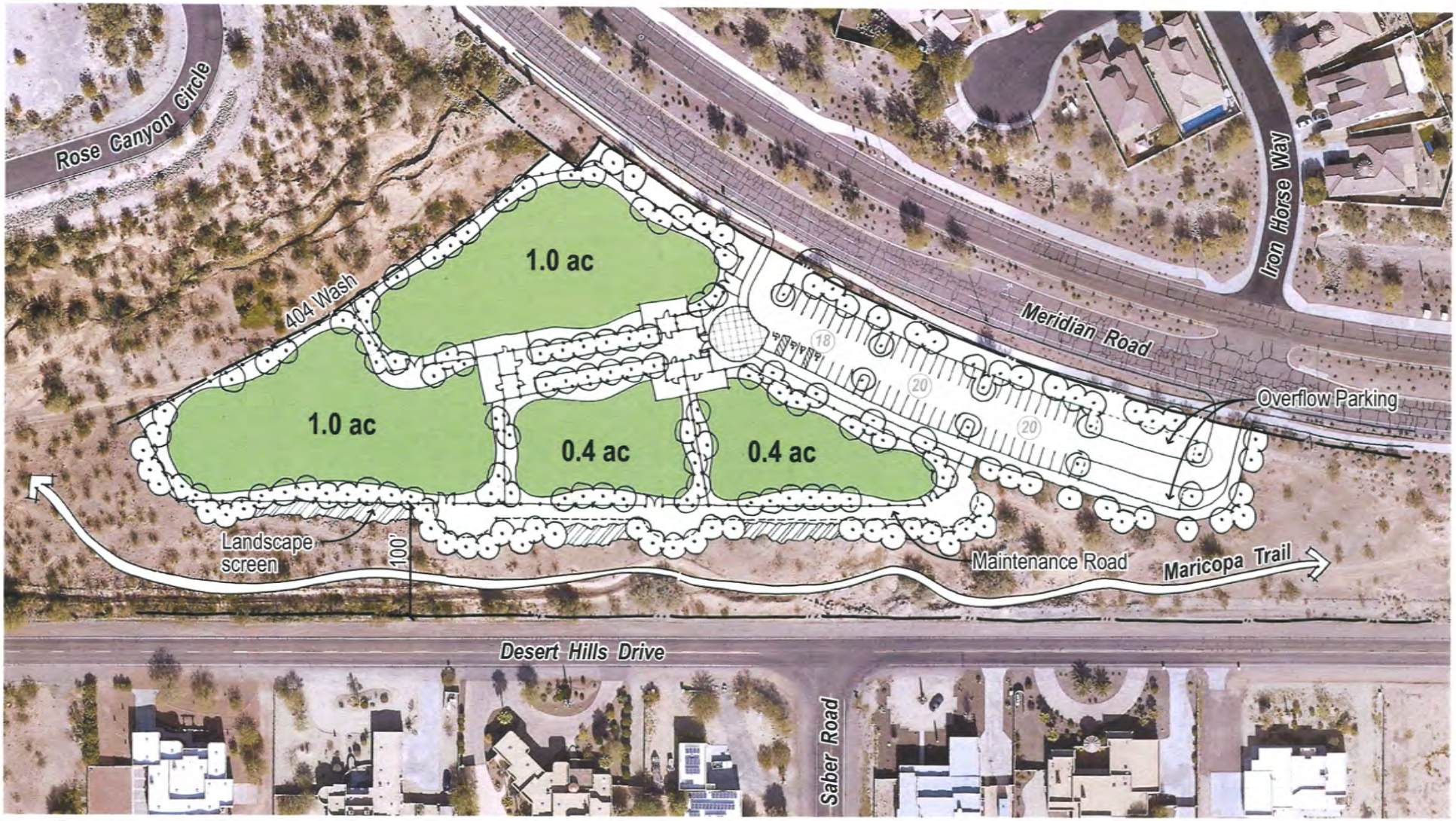
5/15/18



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MERIDIAN DRIVE DOG PARK Draft Concept Only (6-18-18)

Scale: 1" = 40' - 0"

North

epg

5/15/18

anthem
community council

3701 W. Anthem Way, Ste. #201, Anthem, AZ 85086-1001
Phone: 623-742-6050 **Fax:** 623-742-6170 | OnlineAtAnthem.com

June 18, 2018

Dear Anthem Homeowner:

At the Board meeting on June 27, the Anthem Community Council Board of Directors will consider making a final decision on the location for a new dog park. This project was approved last year, as part of a year-long Facilities Master Plan process that involved extensive resident input, with project completion targeted for late 2019. Two dog park site options are under consideration by the Board: 1) Parker Court east of I-17 and north of Daisy Mountain Drive near the Circle K, and 2) Meridian Drive east of the Merrill Gardens development.

As the owner of a home in the Larkspur or Treasure neighborhoods, located within approximately 600 feet or more from the proposed Meridian Drive dog park site, you are welcome and encouraged to provide input to staff and the Board regarding this issue, by attending the June 27 Board meeting and/or by emailing planning@anthemcouncil.com.

Attached are two concept sketches of a possible dog park layout for the Meridian site—one showing the proposed site in relationship to the immediate neighborhoods and another showing a close-up view. These sketches are draft concepts only that would need to be refined through the detailed design process later this year, if this site is approved. Also attached is a "Q&A" sheet with some common questions and preliminary answers about the proposed Meridian dog park site.

As currently envisioned, the dog park would include multiple off-leash zones with natural grass, perimeter fencing, double-gated entry with a key-card access system for Anthem residents, shade features, benches, water fountains, on-site parking, sidewalks, landscaping and lighting for night time use. The dog park would be designed and built with the ACC's Enhancement Fund and operated and maintained with the ACC's Operating Fund.

Additional information about the dog park sites will be available at www.OnlineAtAnthem.com on the "Board agendas" page, on Friday, June 22, and at the June 27 Board meeting.

Thank you for taking the time to read this information and to share your views through one or both of the ways listed in paragraph two, above.

Sincerely,

Neal Shearer
Community Executive Officer
Anthem Community Council

PROPOSED MERIDIAN DRIVE DOG PARK SITE

- **If the Meridian dog park site is approved by the Board, what could be done to minimize lighting and noise impacts to area residents?**
  Low profile lights with shields to prevent spillover and extensive landscaping to buffer noise would be among the design strategies that would be considered to help minimize these concerns.

- **What would happen to the Maricopa Trail if a dog park is built at the Meridian site?**
  The Maricopa Trail would continue—it would be realigned in a broad corridor along the south side of the dog park, with input from trail users and review and approval by Maricopa County.

- **What could be done to protect equestrian trail users when they ride past the dog park?**
  This is another important issue that will require special consideration and consultation with trail experts during the detailed design process. Preliminary feedback indicates that a trail corridor of at least 50 feet is desirable, along with trail signs, and sensitive fencing and landscaping designs.

- **What would happen to the existing pedestrian path that connects Meridian Drive and Desert Hills Drive?**
  The pedestrian path would be realigned around the proposed dog park.

- **Would land use regulations allow a dog park at this location?**
  Initial research and discussions with Maricopa County indicate that a dog park is compatible with existing land use designations for this parcel (203-40-911A). It would be built outside of the 404 wash/100-year flood plain west of the proposed site. The existing Natural Area Open Space (NAOS) designation would need to be modified through an administrative process with the Army Corps of Engineers, as allowed in Anthem's 404 permit, by adding an equivalent acreage of open space to the NAOS.

- **What would be the operating hours for the dog park?**
  More research and discussion will need to take place before operating hours are established. One option is to adjust the hours on a seasonal basis, such as 6 a.m. to 10 p.m. in the hotter months and 7 a.m. to 9 p.m. in the cooler months, if lights are included in the final design.

- **Will non-Anthem residents be allowed to use the dog park?**
  As with all Anthem facilities, use privileges for the dog park will be determined by the ACC Board. The presumption is that this privately funded dog park would be limited to Anthem residents for at least the initial years of operation, to assess the park's utilization and capacity. There is support for an electronic card access system and front end registration process to ensure that Anthem residents who use the dog park acknowledge receipt of the park rules and conduct obligations, that their dogs are licensed and vaccinated, and that non-resident use is controlled pursuant to Board policy direction.

- **Will the dog park have a restroom?**
  Preliminary plans do not include a restroom and many dog park supporters have said a restroom is not necessary. Proximity of a sewer line along Meridian Drive makes it feasible to add a restroom, if approved by the Board.

- **What's next?**
  Attend the Anthem Community Council Board of Directors meeting, June 27 at 6:30 p.m. at the Anthem Civic Building. Public input will be accepted. Or, you may email *planning@anthemcouncil.com* to provide feedback if you're unable to attend the meeting.

- **Where can I learn more?**
  Visit *OnlineAtAnthem.com* and view the Board page, under the Residents tab. The agenda for the meeting will be posted there. Or visit the Document Center (found in the black box on the home page) and view the Facilities Master Plan documents for more background.

anthem
community council

Memorandum

To: ACC Board of Directors

From: Neal Shearer, Community Executive Officer

Date: June 22, 2018

Re: Dog Park Design/Build Services

Recommendation

It is recommended that the Board authorize the following action steps for the dog park project:

1. Authorize staff to issue a Request for Qualifications (RFQ) for Design/Build services;
2. Authorize a staff/Board member panel to evaluate RFQ responses and select the Design/Build team;
3. Appoint up to two Board members to participate on the evaluation panel; and
4. Authorize the CEO to negotiate and execute a contract for Design/Build services.

Background

The targeted dog park completion date of late 2019 represents an aggressive timeline that may not be met if major process steps do not happen in an efficient and streamlined manner. The selection of the Design/Build team for the dog park project is a critical step to the overall success of the project. It is also a time sensitive step to move the project into the important and highly interactive design stage. Staff is seeking Board authorization to accelerate the process steps to select a Design/Build team and have a contract executed in August. The recommended process would involve Board representation in the evaluation and selection process for the Design/Build team, but the normal step of returning to the full Board to approve the Design/Build team would be eliminated, which may save two to three weeks or more. An alternative approach would be to schedule a Special Board meeting for the Board to approve the Design/Build team once the recommendation is finalized.

The design/build process is the same methodology used for the pickleball court project. It allows collaboration between the architect, general contractor and client throughout the design phase.

A key lynchpin for the dog park project is to be ready to plant stolons for the natural grass by the end of May 2019, to take advantage of the prime growing season through August and early

September. In order to meet this time frame, the final design, construction drawings, plan review and permitting needs to be completed to allow construction to begin in January 2019.