

anthem

community council

Meeting of the Board of Directors
June 27, 2018
OPEN SESSION at 6:30 p.m.
Anthem Civic Building
3701 W. Anthem Way
Community Room

MEETING MINUTES

Members Present:

Roger Willis, President
Terry Mullarkey, Vice
President
Rick Kesselman, Secretary
Bob McKenzie, Treasurer
John Balzer, Director
Dino Cotton, Director
Darrin Francom, Incoming
Director

Members Absent:

Others Present:

Neal Shearer, Community Executive Officer
Doug Greenstein, Community Finance & Operations Officer
Mark Sahl, Legal Counsel
Jonathan Ebertshauser, Legal Counsel
Michele DeMichele, Special Events & ACB Operations Director
Kristi Northcutt, Communications and Public Affairs Director
Brian Duncan, Parks & Facilities Director
Dave Fermoile, Community Center Director
Dawn Dworak, Management Analyst
Kim Bodary, Recording Secretary

CALL TO ORDER

President Willis called the meeting to order at 6:40 p.m. and recognized those in attendance.

ESTABLISH QUORUM

President Willis established a quorum with seven Board members present.

ADOPT AGENDA

Treasurer McKenzie made a motion to adopt the agenda. Vice President Mullarkey seconded. Voting took place; the motion passed unanimously.

APPROVAL OF MEETING MINUTES

Treasurer McKenzie made a motion to approve the minutes from the May 23, 2018 Open Session and May 31, 2018 Special Session. Director Cotton seconded. Voting took place; the motion passed unanimously.

PRESENTATIONS/AWARDS/ANNOUNCEMENTS

A. Introduction and Seating of New Board Member Mr. Darrin Francom

President Willis introduced the newly elected ACC Board Member: Mr. Darrin Francom representing Parkside.

STAFF REPORT

Mr. Shearer provided the following summary staff report from what was posted online:

- July 3: Independence Day Celebration, 6-10 p.m., Community Park. Special thanks to Title Sponsor BrightView Landscapes for their support of the event. Fireworks have been a topic of concern given the drought/high-fire-risk conditions. Special Events Director Michele DeMichele and her staff work closely with the Daisy Mountain Fire and Medical Department, who issues the permit and monitors the situation on-site. The fallout zone, including the washes, is pre-soaked. DMFMD is on-site with brush trucks at the event, and if there is a concern, they ultimately make the call. However, in the rare event that we'd cancel fireworks (i.e. a county-wide ban), the rest of the event would still take place.
- Water Rate Case: The main topic that will go to hearing is the issue of whether or not EPCOR's 11 water districts will consolidate, which ultimately would benefit Anthem ratepayers. President Willis and

Treasurer McKenzie will represent Anthem at the hearing, which starts July 17; a decision is not expected until late fall. Residents are still encouraged to file public comments; a step-by-step process is online.

- Anthem Veterans Memorial: More than 1,500 people were in attendance at the Memorial Day Ceremony, which was hosted this year by the Daisy Mountain Veterans with support from ACC staff. On July 12, another round of pavers will be installed.
- Civic Building: LED lighting conversion is underway. This project will focus on the first floor meeting rooms, the Business Center and Game Room. The MCSO substation will have all old lighting fixtures removed and replaced with new flat-panel LEDs.
- Aquatics: Residents have been very pleased with the improvements our staff made to the water slides and red bucket this summer. Dolphins and Aquabats swimmers have represented Anthem with very high marks in local swim meets.
- Five-Star Rated Staff: The Starfish Aquatics Institute audited the Community Center lifeguard staff last week and awarded them another five-star rating.
- Parks & Facilities: The rope climber at the Adventure Playground was replaced under warranty and the high traffic areas on the rubber play surface received a fresh protective topcoat. The three largest sections of the lake were re-stocked with over 700 fish. We want to take a moment to remind residents that fishing in the Community Park lakes is catch-and-release, with barbless hooks only.
- New sod, plants and granite are being installed at the Liberty Bell Park & Splash Pad. New sod will be installed at Community Park by the Train Ramada and Amphitheatre in July. Additional granite is on order and will be installed along Hastings Way in July.

FINANCIAL REPORT

Mr. Greenstein summarized the Balance Sheet and Income Statement for the Board. He summarized the financial performance, fund balances and collections activities. He noted that the ACC's monthly financial package has been upgraded to provide additional historical Balance Sheet information, graphs of operating and cost trends and summary variance reporting. The full disclosure financial statements are posted on OnlineAtAnthem.com as part of the documents supporting this open meeting. Mr. Greenstein encouraged all property owners to take the time to become familiar with our financial standing and results.

COMMITTEE UPDATES AND ACTION ITEMS

A. Fiscal and Resource Management Committee

- 1) Consider Fiscal and Resource Management Committee Chair Appointment

Mr. Greenstein stated the Anthem Community Council FaRM Committee currently has a vacancy resulting from the resignation of former Chairperson Richard Yennerell. As Committee liaison, Mr. Greenstein, nominated Ms. Carolyn Hiron as the successor Chairperson to serve a one-year term, effective July 1, 2018. President Willis supports Ms. Hiron's appointment and is seeking the Board's consent.

Treasurer McKenzie made a motion to approve Ms. Carolyn Hiron as the successor Chairperson to the Fiscal and Resource Management Committee. Director Cotton seconded. Voting took place; the motion passed unanimously.

OLD BUSINESS

A. Discuss and Consider the Final Decision on the Site for the Dog Park Project.

Mr. Shearer presented a comprehensive PowerPoint regarding the proposed dog park sites with numerous graphics and photos.

The Board invited resident comments:

- Justin Hollman, Anthem Parkside resident, stated he lives near the Meridian site and submitted a petition to local residents on homes near the proposed Meridian site. He stated every resident he spoke to was against putting in a dog park at the Meridian site and preferred the Parker Court site. Mr. Hollman stated some of the resident concerns include lighting, noise, odor, traffic, and impact to wildlife and horses, and residents would like to continue to enjoy the quietness in their neighborhood.

Open Meeting Minutes
June 28, 2018

- Carl Hoffman, Anthem Parkside resident, stated they chose their home based on the quietness of the neighborhood as he and his wife go to bed early so having a dog park open until 10 p.m. will be disruptive to their sleep.
- Sharon Link, Anthem resident, stated she was part of the original dog park discussions many years ago and stated she doesn't care where the dog park goes as they just want one built and one built right, just like everything else in Anthem. Ms. Link thanked the Board and staff for their efforts.
- Ron Jerich, Anthem resident, stated a dog park would enhance Anthem but has concerns on location, maintenance fees, building costs, and any effect to dues. Mr. Jerich further suggested Board and staff should tour other dog parks and see what issues they had before and after building the dog park, as there are a lot of things to consider. Mr. Shearer stated we have done our research and homework and have visited other dog park sites, and if the Board approves staff to move forward, there will be more to do in terms of how we address some of the concerns and impacts. President Willis stated the Board would have oversight on the budget throughout the project.
- Jon Corey, Anthem resident, thanked Mr. Shearer for a great PowerPoint presentation and suggested a first aid station no matter which site is selected, and stated he prefers the Meridian site.
- Cathy White, Anthem resident, feels Meridian is the best site as she walked Parker Court and was concerned about the incline, so she wasn't sure about accessibility for disabled people at this site. Ms. White was also concerned about the reduction in size at Parker Court, the proximity to I-17 in case a dog was to get loose, and suggested that restrooms be included at either site.
- Barb Patterson, Anthem resident, stated that she helped to write the dog park proposal and would like a dog park built and if the Meridian site is chosen, she knows the Council will do their best to minimize all the resident concerns.
- Pat Barros, Anthem resident, stated she prefers the Meridian site and believes the impact will be small to residents in that area, and then expressed concerns with traffic at the Parker Court site.
- Celeste Barclay, Anthem resident, stated she lives the closest to the Meridian site and is really opposed to the dog park at this site. Ms. Barclay further stated traffic is already busy in this area and expressed concerns with lighting and noise as she also goes to bed early. Ms. Barclay supports the proposed Parker Court site.
- Bill Scully, Anthem resident, is in support of the Meridian site as Parker Court will be way too small and will be a waste of money. Mr. Scully further stated in a recent Anthem Stuff poll, Meridian was favored by 3:1.
- Jack Schroeder, Anthem resident, stated no one near the Meridian site is in support of the site at this location.
- Christina Sherwood, Desert Hills resident, expressed similar concerns with lights, noise, odors, etc. with the Meridian site and thinks this will depreciate home values in this area.
- Ron, Anthem Resident, thanked the Council for all the details and stated there really isn't a perfect place for the dog park and suggested both proposed sites are too small as dogs need a lot of room to run and play, but feels Meridian is the better choice. He further suggested that dogs are social animals and play so they shouldn't be making that much noise.
- Nicki Johnson, Anthem resident, stated Meridian would be the better choice, as it is a larger size.
- Stefan Goldstein, Anthem resident, stated he favors Meridian due to the size, and has traffic concerns at Parker Court.
- Bill Morrison, Anthem resident, stated most would not use the Parker Court site due to the smaller size.
- Dave Coleman, Anthem resident and owner of Precise Pest Solutions, stated he prefers Meridian as a site, as Parker Court is home to many snakes in the nearby wash. Mr. Coleman further stated if Parker Court is chosen, he suggests a first aid station due to the high number of snakes in the area.
- Jack Schroeder spoke again regarding the Parker Court site and inquired if we should wait to see if the occurrences of future development that Mr. Shearer spoke of would happen. Mr. Willis stated it is wise for us to plan the dog park assuming that something would happen to the land surrounding Parker Court at a later date.
- Ron Jerich spoke again stating that he is now not in favor of either site as he feels the properties are valuable, and suggests we find out what will go on the property at Parker if developed. President Willis stated there have been discussions regarding the value of the Parker Court parcels.

Director Balzer stated that we can mitigate resident concerns with today's technology and favors the Meridian site.

Director Cotton stated Mr. Shearer's PowerPoint presentation was great and thanked the residents for attending tonight. Director Cotton further stated the Board and staff have had many discussions regarding the dog park over the past year.

Treasurer McKenzie stated after hearing about a dog park for over six years, he's delighted to finally be getting one and as history indicates, when Anthem builds something, we build it right. Treasurer McKenzie further stated according to American Kennel Club statistics, there are about 10,000 people living in Anthem with dogs. As for the commercial property values, the Board has been discussing this for a long time and Treasurer McKenzie favors Meridian.

Vice President Mullarkey thanked everyone for coming and stated that he appreciates the resident concerns regarding the Meridian site. Vice President Mullarkey further stated there was more opposition from neighbors at Opportunity Way Park for the same reasons, but homes have been selling for more money because of the park. The dog park will look just as good as Opportunity Way Park, and Vice President Mullarkey stated if Meridian is chosen, which he is in favor of, he hopes that the residents near Meridian will come back with positive feedback once the dog park is built.

Vice President Mullarkey stated he owns a home off High Noon and when Merrill Gardens was looking at building in this area, he had the same concerns as residents have with the dog park, but now feels it's been a beautiful asset to Anthem. Vice President Mullarkey stated Merrill Gardens strongly favors the Meridian site.

Secretary Kesselman stated that he's been involved with the dog park discussions for over eight years and stated similar comments to Vice President Mullarkey's, and is in favor of the Meridian site. Secretary Kesselman further stated the Board and staff will take the resident concerns very seriously and we will address these concerns if the Meridian site is chosen.

Director Francom stated issues and concerns can be alleviated with good engineering and foresight, and appreciates the input from every one and he favors the Meridian site.

President Willis also thanked everyone for their input and stated it's been a long process, and we will work through the issues and have continued involvement from residents with the design as it moves forward.

Treasurer McKenzie made a motion to authorize staff to move forward with the dog park project at the Meridian site. Director Balzer seconded. Voting took place; the motion passed unanimously.

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.

Mr. Shearer explained that completing the dog park in 2019 presents a very challenging schedule. He further stated that in order to save a few weeks at the front end, he is recommending a streamlined process that would involve Board representation in the evaluation and selection of the dog park design/build team, in lieu of bringing the recommended design/build team back to the full Board for approval.

Discussing ensued to clarify process steps associated with the streamlined approach and Mr. Shearer said that if it was the pleasure of the Board, an alternative approach could involve a special Board meeting to approve the design/build team selection rather than waiting for the regular August Board meeting.

Treasurer McKenzie made a motion to authorize staff to: Issue a Request for Qualifications (RFQ) for Design/Build Services; Authorize a Staff/Board Member Panel to Evaluate RFQ responses and select the Design/Build Team; Appoint Director Francom to Participate on the Evaluation Panel; and Authorize the CEO to Negotiate and Execute a Contract for Design/Build Services. Director Francom seconded.

Vice President Mullarkey recommended an amendment to the motion to change the fourth bullet to read: and Authorize the CEO to Negotiate and Present a Contract for Design/Build Services based on the RFQ's they receive at a special Board meeting. Director Balzer seconded. Discussion ensued. Voting took place; the motion failed with two ayes (Mullarkey, Kesselman) and five nays (Francom, Cotton, Balzer, McKenzie, Willis).

The Board considered the original motion. Voting took place; the motion passed unanimously.

There being no further business to discuss, the meeting adjourned at 8:55 p.m.

Respectfully Submitted,
Kim Bodary
On Behalf of the Anthem Community Council Board of Directors