

# anthem community council

Meeting of the Board of Directors  
January 23, 2019  
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, Director

### **Members Absent:**

### **Others Present:**

Neal Shearer, Community Executive Officer  
Doug Greenstein, Community Finance & Operations Officer  
Kristi Northcutt, Communications and Public Affairs Director  
Michele DeMichele, Special Events & ACB Operations 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 6:38 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. Secretary Kesselman seconded. Voting took place; the motion passed unanimously.**

### **APPROVAL OF MEETING MINUTES**

**Treasurer McKenzie made a motion to approve the minutes from the December 12, 2018 Open Session. Vice President Mullarkey seconded. Voting took place; the motion passed unanimously.**

### **PRESENTATIONS/AWARDS/ANNOUNCEMENTS**

#### **A. Anthem Youth Advisory Council Announcements**

Avery Weiss and Pranati Guduru updated the Board about the group's activities. AYAC's mission this year is evaluating teen substance abuse. The group has developed a survey for grades 6-12, and will begin asking Anthem students to take the survey. Members will be meeting with Anthem school principals, as well as issuing the survey/infographic on social media. AYAC also reached out to the DVUSD superintendent to ask for analytics regarding substance abuse violations in Anthem schools. The Board voiced support for AYAC's ongoing work in the community on behalf of youth.

#### **B. MCDOT Presentation on the Intelligent Transportation Project**

Maricopa County Department of Transportation (MCDOT) Director Jennifer Toth provided an update on Anthem's nationally recognized connected vehicle test bed (SMARTDrive), and the latest developments regarding grant opportunities to expand the scope of the connected vehicle technology in Anthem, moving it into "phase 2." Dr. Larry Head and Dr. Dan Kilper, University of Arizona researchers and engineers, presented a detailed PowerPoint outlining the next phase, which includes connecting school buses, 10 private vehicles and first responder vehicles. A grant award from the National Science Foundation (proposal in process) would make it possible to connect first responders with medical facilities, such as the new HonorHealth hospital campus at Dove Valley and I-17, senior

living facilities, schools, the Community Center, etc. It's known as OCHITILLO: **O**pen **C**onected **H**ealth and **I**ntelligent **T**ransportation using **I**ntegrated ultra **L**ow **L**atency wireless/optical **O**rchestration. This would make Anthem the nation's first vehicle-connected "Smart City."

### **C. Water Rate Case**

President Willis and Ms. Northcutt provided an update on the EPCOR water rate case. The Arizona Corporation Commission will reconvene January 25 to discuss and possibly render a decision on the case. The meeting is open to the public; however, according to the Commission, it is "highly unlikely" that they will accept public comment. President Willis and Ms. Northcutt will attend, and will continue to advocate for relief for Anthem ratepayers.

Treasurer McKenzie and Mr. Shearer applauded President Willis for all of his efforts and time spent on this case.

### **STAFF REPORT**

Mr. Shearer summarized a few items on the staff report that were included in the Board packet and posted online.

Mr. Shearer gave special thanks to Pickleball Club members Boro Reljic, Don Trefry, Barb Patterson and Gretchen Bender for proposing this Facilities Master Plan project, and for their expert advice during the design process. Mr. Shearer also acknowledged the Anthem Pickleball Club for their \$5,000 donation to help offset costs.

Mr. Shearer thanked Troy Rudolph, owner of Elite Sports Builders, and their team for doing a great job on building the courts.

Mr. Shearer and President Willis also gave special thanks to ACC staff including Dawn Dworak (who spearheaded the entire project), the Community Center staff (programming), the Parks & Facilities team (contributing skilled labor and expertise to the build), and to Paul Dell (for the signs/plaque and Pickleball Paul logo).

Ms. Northcutt and Ms. DeMichele presented an overview of Anthem's 20th anniversary, including all of the ways that we'll be branding publications, special events, social media, etc. throughout the year.

### **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.

Ron Jerich, resident, asked about the increase in professional fees, and Mr. Greenstein stated the increase was due to one-time events such as legal fees for the NRDHIC effort and work on NAOS and related areas to free up land for the EPCOR water hauling station and dog park.

President Willis thanked the Directors and Managers for all their work over the years to achieve such strong financial stability.

### **OPEN DISCUSSION**

Nicki Johnson, resident, stated her issues and concerns regarding the weed overgrowth in Parkside, and inquired about dog waste receptacles on Gavilan Peak Parkway.

Mike Koep, resident, stated his concerns with the landscaping around Anthem.

Vaughn Miller, resident, stated his continued frustrations regarding the landscaping around Anthem.

Mr. Shearer thanked the residents for bringing their concerns forward and stated the ACC is aware of the concerns and meets regularly with BrightView to lay out expectations for improvement.

Mr. Shearer stated that the landscaping contract expires at the end of 2019 and all options will be considered for 2020.

President Willis stated we understand the frustrations and will let Mr. Shearer and staff do what they can to bring about improvements. Residents can have a direct conversation with Mr. Shearer and Mr. Monson regarding specific items.

Ms. Johnson stated she was a Board president in California and that the ACC should start looking for a new landscape company now, not in December 2019 when the contract is ending. Mr. Shearer stated the planning process will begin in the second quarter of this year, as it will take several months to go through an RFP process due to the size and complexity of this contract and landscape service areas.

Director Cotton thanked the speakers and agrees that there is an issue, and it is the Board's job to get these issues fixed.

Director Balzer also stated he agrees with concerns and that residents are reporting wildlife, such as javelina grazing on weeds.

Vice President Mullarkey stated he also agrees with the comments and concerns.

Mr. Monson stated that he has listened to the concerns and feels that the concerns are a direct representation on BrightView and himself. Mr. Monson further stated that he began in Anthem as an account manager last June, and developed a strategy to work on these issues and concerns for Anthem's needs. Anthem had record rainfall in October of 2018, so weeds are a serious issue right now. Mr. Monson further stated brittlebush is the dominate weed, which is tough to control as there is no legally approved pre-emergent for it.

Mr. Monson stated the reason for the tall grass in the pocket parks and greenbelt areas is the recent rain, and heavy mowers would destroy the grass because the ground is saturated.

Mr. Monson stated that he would like to talk with the concerned residents about specific details after the Board meeting concludes.

#### **CONSENT AGENDA/ACCEPT COMMITTEE REPORTS:**

##### **A. ACCEPT COMMITTEE REPORTS**

- 1) Fiscal and Resource Management Committee
  - a. November 14, 2018 Meeting Minutes

**Treasurer McKenzie made a motion to approve the Fiscal and Resource Management Committee Report from November 14, 2018. Vice President Mullarkey seconded. Voting took place; the motion passed unanimously.**

#### **COMMITTEE UPDATES AND ACTION ITEMS**

##### **B. Consider Approval of FaRM Work Plan for 2019**

Mr. Greenstein presented the Fiscal and Resource Management (FaRM) Work Plan for 2019. This group serves as an advisory role to the Finance staff regarding the budget, audits, insurance and all things fiscally minded at the ACC.

**Treasurer McKenzie made a motion to approve the FaRM Work Plan for 2019. Director Balzer seconded. Voting took place; the motion passed unanimously.**

**OLD BUSINESS**

**A. Consider Approval of the final Dog Park Design and Guaranteed Maximum Price**

Mr. Shearer stated that this is the seventh meeting in the last eight months about the dog park, and that this process has been very transparent since 2017 when the Board approved the four Master Plan projects.

Ms. Dworak and architect Mike Park presented a detailed PowerPoint of the 100% site design and Guaranteed Maximum Price of **\$1,862,117** (inclusive of pre-construction and architectural design fees). The project now moves into a series of external approvals, with a hopeful opening in late fall 2019. However, that timeline is contingent upon pending approvals through Maricopa County and the Army Corp. of Engineers.

Director Balzer inquired if the night lighting will be similar to the pickleball courts, and Ms. Dworak stated yes, the price is for the low-glare, dark-sky compliance LED heads with limited light spillover. Mr. Park stated that the dog park will have more a safety level type of LED lighting, rather than the bright recreational play lighting at the pickleball courts.

Vice President Mullarkey thanked the dog park design team for reducing the price, and stated that the capital costs will come out of the Enhancement Fund, which is funded by homes sold in Anthem, and that the maintenance costs will be funded out of the Operating Fund. Vice President Mullarkey further stated that very early maintenance estimates are about \$100,000 per year, averaging less than one dollar per resident per month.

Vice President Mullarkey stated that the rules, procedures and any fees are still to be determined. Vice President Mullarkey further stated that Anthem residents would have to file an application with the Community Center in order to receive secure access to the dog park.

Adam Johnson, owner of Doody Defense and an Anthem resident, stated that his company is a pet waste removal company that uses natural deodorizer on the turf, and that he would be very interested in servicing the dog park once it is open.

Vice President Mullarkey stated that the Anthem dog park is relatively low in price compared to other dog parks that have been built in Arizona.

Treasurer McKenzie also thanked the dog park design team and Ed Varney, former chair of the Planning Committee, and is very excited that after eight years of discussing a dog park, Anthem is finally building one.

Ron Jerich, resident, suggests that shade structures be reduced by two, and is disappointed by the user fee comment made earlier. He expressed concerns about the shortfall in the Enhancement Fund. Mr. Greenstein stated that Operating Fund dollars would be used first, and that in 2021, the Enhancement and Operating Funds will have balanced out with zero interest costs to the Anthem residents. Mr. Greenstein further stated that there would be no negative impact to any of the funds, investments would not be broken and Anthem would still have one million dollars in the Enhancement Fund at all times.

**Treasurer McKenzie made a motion to approve the 100% dog park design and the total Guaranteed Maximum Price (GMP) for this project in the amount of \$1,862,117, and direct staff to secure the remaining external agency approvals required to build the dog park. Director Francom seconded. Voting took place; the motion passed unanimously.**

There being no further business to discuss, the meeting adjourned at 9:14 p.m.

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