

# anthem community council

Meeting of the Board of Directors  
December 12, 2018  
Special Open Session at 6:30 p.m.  
Anthem Civic Building  
3701 W. Anthem Way  
Community Room

## MEETING MINUTES

### **Members Present:**

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

### **Members Absent:**

Roger Willis, President

### **Others Present:**

Neal Shearer, Community Executive Officer  
Doug Greenstein, Community Finance & Operations Officer  
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**

Vice President Mullarkey called the meeting to order at 6:30 p.m. and recognized those in attendance.

### **ESTABLISH QUORUM**

Vice President Mullarkey established a quorum with six Board members present.

### **ADOPT AGENDA**

**Treasurer McKenzie made a motion to adopt the agenda. Director Cotton seconded. Voting took place; the motion passed unanimously.**

### **APPROVAL OF MEETING MINUTES**

**Treasurer McKenzie made a motion to approve the minutes from the November 14, 2018 Open Session. Director Cotton seconded. Voting took place; the motion passed unanimously.**

### **OLD BUSINESS**

#### **A. Consider Providing Feedback and Direction to the Project Team on the 90% Design and Update Cost Estimate for the Dog Park**

Mike Park (EPG architect) presented a detailed PowerPoint outlining the 90% plans and highlighted a change from the last meeting: drainage buffers are now on the outside of the cells, rather than inside; so the size of each of those cells is slightly smaller as the fence has been brought in. Mr. Park showed the site plan and landscaping plan, and explained materials being used throughout the park and parking lot, and natural shade barriers to "screen" the park from both Anthem and Desert Hills neighborhoods.

Ms. Dworak presented the current cost estimate, and explained costs that have both increased and decreased since the October Board meeting. Based on current information, the estimated construction cost for this design is approximately \$1,587,117 and the total cost estimate is \$1,871,985 including design and preconstruction services, plan review and permit fees, contingency and minor allowances.

The overall project schedule (tentative completion fall 2019), is dependent on navigating some additional challenges; most notably, the length of time it will take for County plan review and permitting, Board of Supervisors' approval of the amended Maricopa Trail Easement (for trail realignment) and Army Corp of Engineers' approval of the amended Restrictive Covenant for the NAOS boundary changes.

Secretary Kesselman inquired about the width of the maintenance access road, and Mr. Park stated that the width would be eleven feet wide to accommodate trucks, which will make it more manageable for the maintenance crew. Secretary Kesselman asked that consideration be taken on the tree heights, next to the Maricopa Trail, as equestrian guidelines require that the trees be trimmed to at least ten feet high.

Vice President Mullarkey stated that after it rains, irrigation seems to be an issue in the area near the Maricopa Trail as horses leave imprints, which leads to large divots and ruts on the trail. Mr. Park stated that Maricopa County would require the ACC to control the drainage coming from the east onto the dog park area, which will alleviate runoff issues with the Maricopa Trail.

Bob Miller, resident, inquired if funds to build the dog park would come from user fees, and Vice President Mullarkey stated that the funds would come from the Enhancement Fund, which funds Master Plan Projects. Mr. Greenstein stated the current Enhancement Fund balance is 1.3 million, with nearly a year of additional funding to come in prior to the completion of the park.

Bob Miller, resident, asked if the dog park operational costs could be funded through user fees, and Vice President Mullarkey stated that there have been discussions about user fees to help offset operational expenses; deeper discussions about user fees will happen at a later date.

Ron Jerich, resident, stated that he's in favor of the dog park, but is appalled at the cost. He stated that the Board should look at cutting some of the costs and seeking naming rights for the dog park to help offset costs. Vice President Mullarkey stated that the Board did run through alternatives that would reduce costs and this included looking at three cells versus four cells. Vice President Mullarkey further stated that the dog park would be built without external funding. Mr. Greenstein added that all Master Plan Projects are internally funded through the Enhancement Fund, and the fund will generate an estimated \$900,000 in 2018. Mr. Greenstein stated that Master Plan Project costs do not come out of property owner assessments. Vice President Mullarkey stated that the Board could consider cost reductions, but the Board doesn't wish to make a foolish decision on a small dollar amount that would impair the dog park's long-term future use. Vice President Mullarkey further stated that the Board has discussed naming rights if funds were secured for such, but stated that this is a future decision. Mr. Jerich inquired how the ACC could build a park without knowing how many people will use it first.

Mary Levine, resident, asked that the Board not delay the dog park any further, as she has been waiting since 1999 for the dog park to be built.

Nicki Johnson, resident, inquired about access to the dog park, and Ms. Dworak explained that access would be controlled by a barcoded card or FOB to be issued by the Community Center at the registration time.

Nicki Johnson, resident, stated that an affordable yearly fee to use the dog park would be acceptable, but to keep in mind that many residents don't use some of the existing amenities such as the parks and fields, in which there is no fee for residents. Ms. Johnson further stated that the Board should keep this in mind when structuring the user fees.

Mr. Shearer responded to Mr. Jerich's comment regarding who will use the park, stating that many residents support the proposed dog park and have been waiting years for one. Mr. Shearer further stated that any new master planned community of any size will typically include pickleball and a dog park, so these new Master Plan projects will help Anthem to remain a highly attractive and competitive master planned community.

Vice President Mullarkey stated that Anthem is an aging community, so adding the Master Plan Projects will increase home values and enhance our community as a whole. Vice President Mullarkey further stated that he was part of the RFP process and noted that some of the dog parks were far more costly than what Anthem is planning to spend.

**Treasurer McKenzie made a motion to direct the project team to finalize the dog park design and Guaranteed Maximum Price for Board review and final approval on January 23, 2019. Director Balzer seconded. Voting took place; the motion passed unanimously.**

There being no further business to discuss, the meeting adjourned at 7:23 p.m.

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