



UPPER MERION TOWNSHIP

BOARD OF SUPERVISORS

175 WEST VALLEY FORGE ROAD
KING OF PRUSSIA, PA 19406-1802
610-265-2600
FAX: 610-265-0482
www.umtownship.org

BOARD OF SUPERVISORS

GREG PHILIPS
CHAIRPERSON

GREG WAKS
VICE-CHAIRPERSON

WILLIAM JENAWAY, PhD
CAROLE KENNEY
ERIKA SPOTT

TOWNSHIP MANAGER/ SECRETARY-TREASURER

DAVID G. KRAYNIK

TOWNSHIP SOLICITOR

FIRM OF:
HAMBURG, RUBIN, MULLIN,
MAXWELL & LUPIN, P.C.

MINUTES

Community Center Complex Advisory Board

September 18, 2018

7:30pm

- 1) Pledge of Allegiance
- 2) Attendance: Drew McNally, Heather Melck (pool manager) Sudha Suryadevara, GlennAnne Chabala, Paul Kubler, Karen Huller, Chris Levy, Terry Stevens, Rob DeFelice
- 3) Approval of August 21st minutes - Approved
- 4) Introduction Heather Melck
 - a) Got all BCA funded CPR dummies
 - i) They have lights to show you if you are doing it right
 - ii) Heather will come help the board learn
 - iii) PECO trains Paul annually
 - iv) 9-11 scenario-based training
 - v) Review is even more important than initial class
 - vi) Feedback from other class attendees was that they had more confidence
 - vii) Chris took the class 2-3 months ago, would still be hesitant to apply
 - viii) Money well spent
 - b) Feasibility Study
 - i) Board is to make a recommendation about whether feasibility study is due or not
 - ii) It isn't automatically approved and put in budget
 - iii) If we don't get it tonight, it doesn't go in this budget
 - iv) Has to go to BOS and then they may or may not be put in budget
 - v) Rob –BOS will ultimately do whatever they want to do. They just want our recommendation so that when people ask them why they did or didn't spend \$25K on a study they can say we recommended it.
 - vi) Derek in Upper Dublin putting \$25K in 2019 budget for their feasibility study
 - (1) Paul – why are they (UD) doing the feasibility study-
 - (a) Community audit
 - (b) New construction?
 - (c) Current, future trends

- vii) \$25K, if approved
- viii) Was the \$25K for the feasibility in last year's budget?
 - (1) No. We voted it down last year as it was too soon after opening
- ix) Components of feasibility study
 - (1) Community surveying
 - (2) Competitive analysis
 - (3) Environmental assessment
 - (4) Engineering assessment
 - (5) Logistical assessment
 - (6) Drew asks how they consulting firm gathers feedback
 - (a) Public meetings
 - (b) Surveys done
 - (c) Not blindly shooting e-mails to residents
- x) Rob –
 - (1) Feasibility study won't tell us anything we don't already know
 - (2) We can't meet the needs of what we already had
 - (3) He is against the feasibility study because the money needs to go into the immediate needs of the facility
 - (4) Could further survey the residents before proceeding with any costly study
 - (5) Rob objects to taking money from the "little old lady" who can barely make ends meet (and pay her taxes) and putting these monies into a 10-year vision study that would be **obsolete**.
 - (6) Grant moneys are tax dollars
 - (7) We don't need to pay someone from the outside \$25K to get the opinions of the community
 - (a) Why can't staff do the surveys?
 - (i) Media/Comm board put out a new survey
 - (ii) Because there are companies that know the questions to ask
 - (iii) We are well versed in much of it, but not hitting the proper questions to ask
 - 1. How many do you send out?
 - 2. What gets the best response?
 - 3. What garners the best participation?
 - (b) Rob suggested inviting people to a meeting here to ask
 - (i) People are always invited here
 - (ii) Can survey township but they may not really have stake/be members and that might build a vision
 - (iii) The vast majority of the township should not have as much influence as the people to pay
 - (iv) GlennAnne – might lose by only surveying members is the potential and learning why people aren't joining
 - (v) What was response rate for 2040 study?
 - 1. Smaller pool of potential people
 - 2. They did it with a science
 - 3. Based on demographics and spent to representative sample
 - (8) We already know what we need to know for the present and immediate future
 - (9) Trusts Heather to give her recommendation on future direction

- (a) Heather does not feel she has the expertise to determine the best future direction of the land/facility
- (10) That money could be better applied to things we know we need right now
 - (b) Why the many maintenance needs aren't being met
 - (c) Current maintenance and repairs
 - (i) Sliding board –
 1. No money allocated to repair, but a ballpark figure of \$150K that has not been approved to replace
 2. Slide has been inspected and is safe to use
 - (d) Clubhouse and filter room roofs
 - (e) Filtration system has been replaced
 - (f) Underground stuff needed?
 - (g) Damaged concrete
- (11) Lifeguard shed
- (12) Overhead soffit outside
- (13) Walkthrough painting
- (14) Additional landscaping throughout facility
- (15) Expansions requested
 - i. Shade fixtures by wading pool
 - ii. Increased pool depth to be Olympic sized (USA Swimming) need 4.5' and it's only 3'
 - iii. Connect wading pool to the middle pool with splash pad
 - iv. Wibbit inflatables (like Upper Gwynedd)
 1. Requires a lot of fall zone
 2. Would have to be smaller
 3. Can buy it in pieces
 4. Dutch springs
 5. Pieces start at \$1K
 6. Perhaps replace slide
 - (vii) It stays up all of the time
 - (viii) Need compressor?
 - (ix) Operating budget (salaries, repairs, equipment) \$250K
 1. There were renovations made to bathroom
 2. Were they covered by the budget?
 3. Yes, some part. Staff did daily cleaning
 4. Many pools use pool staff to clean bathrooms
 5. Paul – nothing wrong with staff cleaning bathrooms
 6. Heather - Teaches them respect of facility, sense of ownership
 7. Thinks the staff did a better job than the pros who came in 2x week
 8. Early on renovations of locker rooms - one toilet that was paid for this year - \$2K?
 9. Something was faulty with the original contractors and they came back to replace
 - (x) Additional parking is needed immediately
 1. Additional parking will be provided via middle school Crow Creek Trail once completed
 2. His opinion, additional parking set back from sidewalk with privacy walls will be the best option for the new corner parcel

3. Not aware of any agreements signed by remaining two residents to sell to township when they are ready to sell – wonder if there has been any effort to
 - a. Paul - Two houses are a crapshoot.
 - b. They could will to kids.
 4. Other lots and upper partial will need significant grading
- (16) Storm water management
- (17) Safety fencing
- (18) Engineering and construction will be costly
- (19) Question for Drew; how does he feel about pool
- a. He's not a member
 - b. Drew agrees township spends a lot of money, but does feel there should be a study by a professional
 - c. Son works at the pool and likes working for Heather
 - d. Older son used to work there, but moved to Lifetime
 - i. Technology they use to identify how to pick up/drop shift is impressive
 - ii. He mentioned he cleaned the bathrooms
 - iii. He's into weight lifting and has free use
 - iv. Got paid more
- (20) Knows membership fees are low, but still some who can't afford
- a. Drop down \$10-15
 - b. Individuals ~ 2,100
 - c. Someone who worked in 70s; went by families and there were 450 of them
 - d. Limited # of people in the facility - 1400
 - e. It's never been exceeded; it spreads out
 - f. UMT grants for people in that need
 - g. Fees are reasonable
 - h. Will 10% more people really come?
 - i. Membership was within 10 people from last year to this year
 - j. Don't want to have to turn people away
- (21) How did we know that the rooms downstairs were going to be used to the best of their ability?
- a. Sudha -They didn't make decisions on how the building was built, just how to program it, which is influenced by suggestion box
 - b. Surveyed P&R board members, mothers club, and residents
 - i. Would like to keep wading pool
 - ii. Given compliments by pool members about Heather's management
 - a. Nice personality
 - b. Respected
 - c. Great facilities

(xi) Karen –

- (1) What if we put a ton of money into it and ultimately need to relocate it?
 - a. We don't know what we don't know
 - b. 0 depth is hugely popular
 - c. Had to make it operational, but have to think about going forward
 - d. No favorable response to putting facility at Heuser Park by P&R board
 - e. Relocating is not on radar

- f. Doesn't believe the Community Center would have become reality without the 2008 Feasibility Study

(xii) GlennAnne –

- (1) September Athletic Business (magazine) talks about whether to renovate or expand or build anew.
 - a. Building new on the site will close the pool
 - b. Pros of renovating – continuing operations
 - c. As a board, do we stay with what we have and what we think we know, or say, we know a lot of things, are there things we don't know?
 - i. PECO can do energy audit.
 - ii. Working on various phases of new development
 - iii. Have to worry about funding
 - iv. Passive Boston commons, amphitheater type venue
 - v. Will asking the consulting firm to explore alternative sites jump up the fees?
 - vi. Greg has said don't worry about the money.

(xiii) Heather –

- (1) So much potential for little improvements, spend the money better
- (2) We've got the ball rolling and have these families enjoying their summer at the pool, doesn't have the expertise to know what the right thing to do.
 - a. Chris – Confused as to where we're really trying to take the pool
 - i. Upkeep? Move it? It's a shot in the dark
 - ii. Feels the board needs to have a vision of where we want to go
 - iii. We know that there are people who complain about everything
 - b. Should people who are vested into pool should pull the most weight?
 - i. How many board members are members? 1
 - ii. Paul asked Karen why she didn't join – tough spring – sick, lack of income
 - iii. A small percentage of residents are pool members
 - iv. Many have their own pools

(xiv) Sudha –

- (1) A lot of questions being asked and the only way to get answers are to do the study and tell you what you don't know
 - a. Any movement of the pool is less likely than doing something on the current complex
 - b. Moving forward with study involves the park board and other stakeholders
 - c. We didn't have a facility; we do have a pool

(xv) Put to vote:

- (1) For feasibility study - Karen
- (2) Opposed – Rob, Chris, Terry, Paul
 - a. Paul can't say yes
 - i. 10 years is too long
 - ii. If it was something that could happen in 5, would be more in support
 - iii. Instead determine most important enhancements to make, prioritize them
 - iv. Being honest about how we feel is how we make things better
 - v. Paul comment to Heather – One thing that bothers him is a couple time life guards were in the diving well catching kids going off the board

- a. Heather – they are not allowed to do that; the kids have to be able to swim
- b. Paul had saved 3 in one day for swim tests
- c. It's hard to keep track of which kids passed the swim test
- d. It scared him
- e. It takes the lifeguards' eyes off all going on
- f. His culture at PECO is all about safety
- b. Thank you to Heather for the great job her and her staff are doing
 - i. Swim lessons were incredible
 - ii. One-on-one is a great way to learn how to swim
 - iii. Smiles on their faces, kids too
- (3) Chris can't decide
 - a. 2019 study, then may be \$400K for repairs, already 3 years out
 - b. Chris – to recommend to BOS to put money in budget for feasibility
 - c. With membership flat, we're doing something right, but if we're not moving forward, we're moving backward
- (4) Terry –
 - a. Look at demographics of closer neighborhoods
 - b. Sweetbriar circle – 10 houses with kids
 - c. Several with 1 or 2 people
 - d. Using that as an example around the township
 - e. They were the kids who walked to the pool back in the day
 - f. Chris's neighborhood is getting a lot of kids
 - g. New houses have their own pool (near Heuser park)
 - h. 20 something's will go to a nicer facility, Valley Beach
 - i. Not targeting them
 - j. Majority of membership are families with kids on swim team
 - k. Families will get sick of the traffic
- xvi) Put to 2nd vote
 - (1) For Feasibility Study Recommendation – Paul, Chris, Terry, Karen
 - (2) Opposed – Rob
 - (3) Motion to recommend feasibility study to BOS approved by 4 to 1 vote

4.) Staff Report

- i) Pool feasibility study (see all notes above)
- ii) UMT Foundation
 - (1) GlennAnne did a chart to talk about what happened
 - (2) Currently have 5 families sponsored
 - a. Two are pool members
 - b. 1st Family - Teens visited 3 times, 2 adults had 5 visits
 - c. 2nd family - Adult, teen and 2 kids didn't visit
 - d. Adult, teen, adult – 10x, teen 1. Kids were 5x
 - e. Family #4 – adult/child no visits. Adult/child 3 visits
 - f. 35 visits among 15 people
 - g. The members who have not visited were called and are not reaching back out
 - h. UMT foundation set up with school district employee who is dedicated to homeless and hunger
 - i. She vetted families and they expressed interest and completed the paperwork

- j. We don't know if it was a transportation problem
- k. That individual should contact them and ask them to relinquish to another family who would use them more
- l. Would think that transportation to center would be critical factor in vetting
- m. Was rolled out just before school ended
- n. More constant contact may be able to recommend a few more families
- o. Will ask if transportation was a factor
- p. A ton of teens ride their bike and walk here
- q. Have to be 11 to be unsupervised
- r. Crow creek will open up new transportation options

iii.) Passholder Update

- (1) Total passholders – 2274
- (2) New this year 728
- (3) 27 new over the month
- (4) Pool membership update - 2152; last year was 2163

iv) Update on flood damage

- (1) P&R staff is cleaning up
- (2) Had cleaning and demolition done
- (3) Floors and drywall taken up/off
- (4) Moisture test – 18” removed and cleaned
- (5) In the process of getting center back together
- (6) Dry Waller coming in next week or so
- (7) Working on senior center handrail now
- (8) Then painting followed by flooring
- (9) No estimated date of completion
- (10) Flooring will be over \$19K
 - a. It is a bid item
 - b. John Walco, one of the attorneys, has advised that it might not have to be a bid item
- (11) Epoxy quartz in multi-purpose room; poured in place floor
- (12) Impervious to flood damage. Rooms had been carpeted
- (13) Difference between having carpeted squares in shock absorption is minimal
- (14) Water-proof laminate, water proof color with rubber backing back in mind-body room
 - a. Why weren't they recommended in first place?
 - b. We had leftover carpet squares
- (15) Will wait on decision from attorney
- (16) 2 quotes - \$37K and \$44K
- (17) Wood floor in mind-body room was water resistance, but need to upgrade.
- (18) Not determined if proper insurance was in existence and if it wasn't why it wasn't
- (19) Who is in charge of that?
- (20) Assumed Dave Kraynick, but actually finance director, Nick Hiriak, probably would have had some say
- (21) Terry –
 - a. We are absolutely in a flood zone
 - b. It could happen again, what is being done?
 - c. Doesn't think the downstairs was used by Golds

- d. They had tenants down there. Pole dancing (was upstairs), karate, vitamin vendor
- e. There is talk at Supervisor level of some sort of remediation for creek to avoid flooding here
- f. Any berm or other solutions? Supervisors are working on that
- g. Floor was raised 8"
- h. Gaskets on doors were amazing
- i. Water was up 5' but water downstairs was not even across the whole floor, in spite of damage
- j. Terry – doors in great room still don't meet, but did fix tiles in the back

v.) BCA grant –

(1) Applications open in November

(2) Seniors open to a joint request?

- a. Yes, they'll be open to discussing it
- b. Terry thought Dick would be here tonight
- c. 4 entities (Senior Center, P&R, Center, pool) should coordinate and make sure we get the best possible thing(s)
- d. How do we move it forward
- e. Coordinate with Sharon and Dick to start discussions
- f. Would also like to initiate some joint programming between senior center
 - i. Trampolines for aquacize
 - ii. Bring more seniors into facility, encourage them to see it
 - iii. A joint ask might make sense

g. Paul –

- i. Invite seniors into center for free?
- ii. Wants to be able to explain why the employees still don't get to use facility for free
- iii. GlennAnne – vision to make a joint ask, such as trampolines for aquacize
- iv. Thinks it would be favorable for BCA board
- v. The equipment would then also be available to center
- vi. Free programming for seniors, free equipment for center
- vii. Cybil Bryant, HR Director is coordinating this for P&R
- viii. Paul has a wish list
- ix. Not using this the Community Center as a warming center
- x. Will be at township center
- xi. Chief of Police figured having it where the police is better
- xii. Plenty of parking

vi.) Media Communication Board /Temporary Entrance Sign

(1) Decided before we needed a static sign before property was acquired

(2) Doesn't feel that anything will move forward without a recommendation by the MCB

(3) Asked, if we get rid of the trees, would their opinion change?

- a. Yes, they would revisit it
- b. Any vision? No
- c. Greg has said trees are definitely coming down
- d. Thinks he said because it's ours we can do what we want
- e. Not a definitive plan
- f. They will not make a recommendation until trees are down

- (4) Brought up the idea of \$900 sign
 - a. Thought it was a good investment
 - b. August minutes reflect we voted yes to the sign
 - c. Another sign is not coming for at least a year
 - d. Board still stands by last months vote
- vii.) MCGOPA event recap
 - (1) Karen –
 - a. Nice to see the place decorate fancy
 - b. Hit attendance projections. 90-100 came through
 - c. 65 glasses of wine
 - d. Not as much **integration** with artists
 - e. Food was great!
 - f. One artist was painting, but was in a corner and not many could gather and chat
 - (2) Terry was early –
 - a. Thought it might be artsy crowd, but it was mixed with regular people
 - b. Everyone seemed really engaged
 - c. Worth doing again
 - d. Tables could have been interspersed, Tables for eating among artists tables to encourage more integration
 - e. Always a line at the wine bar
 - (3) GA and Sudha –
 - a. Saw the center in a whole other light
 - b. Tried to come up with not typical chips and dip, but make it a bit different from normal fare
 - c. Food was a nice representation
 - d. Quiches were good
 - e. TV station was there
 - f. Pam took photos
 - g. Some things went up on FB
 - (4) We did not make money; that was not the intention
 - (5) Think about how the artist brought in most of the people
 - a. People who came, came for them
 - b. Not sure if we can't do much more with the space
 - c. Can't get that number without a catch
 - d. What else can we do?
- viii.) Roof update
 - (1) Engineering report came in.
 - a. Hal is working on pros and cons list on things that were suggested to BOS
 - b. They will review and decide what roof system they want to go with
 - c. Sudha and GlennAnne are not involved at all in the decision
 - d. Kinds of roofs being evaluated were not shared
 - (2) When will contractor come in to find source of many leaks?
 - a. Rob volunteered to meet with Gerry.
 - b. Hal is out
 - c. It is at BOS level
 - d. Hal sent memo to recommend what can be done
 - e. Could possible be added to litigation

- f. Hal was on the roof
- g. Not much more is known by GlennAnne
- (3) Rob thinks contractor should be up there
 - a. Hal is a paid township consultant and he does work for the township as well
 - b. Hal is recommending independent roof contractor (doesn't say who or who decides)
 - c. Guessing the BOS will ask Hal to recommend 3 or ask Hal to pick someone with whom he is comfortable
 - d. Hal found deficiencies in his opinion
 - e. What will be determined from the is unknown
 - f. It's a potential addition to unresolved litigation
- (4) Rob continues to offers his services for free and his 25 years of experience
 - a. GA recommends going directly to BOS
 - b. Bothers Rob that during a storm the facility leaks from north to south
 - c. So many issues - Duct work, old roof, new roof
 - d. Gerry comes in afraid of what he will see/hear when it rains
- (5) Will a tarp be put down along ridge cap like before?
 - a. GlennAnne will revisit with Dan
 - b. Contingency plans until the decision is made, not going to be before two months
 - c. Won't happen until spring
 - d. Will have to figure out what to do through winter
- (6) Terry – do we know if there has been any mold?
 - a. No moisture showing in anything left when FastPro left
- (7) All agree the quicker it can be addressed the better it is for all of us, especially before snow

5.) Board of Supervisors Liaison Report (Greg no present)

6.) Park and Recreation Advisory Board Liaison Report

i.) VF Patriots performed park clean up at Heuser Planted shrubs, drainage system along 3rd base.

ii.) Crow Creek –

- (1) Engineers that will most likely be interviewed submitted RFQs and they are reviewing
- (2) Will give recommendation to BOS, but they have their own say
- (3) Township maintained assessed damage at Walker Field
 - a. Concession stand wiped off the foundation
 - b. A lot of damage
 - c. No timeline on repair/ Not sure if insurance is covering
 - d. UMBA is trying to assess
 - e. VFMA cancelled helping with clean up
- (4) P&R board invited local sports orgs to next meeting to talk about organizations
 - a. Same one who applied to grants that they receive every year
 - b. Find out what they did with previous years money
 - c. They appreciate the additional funding from P&R board and township
 - d. Talked about moving ball fields to Mullen Tracts to avoid this happening again

- i. Also have to be careful of sink holes
- iii.) Installed bollards in parking lot at Petruccis installed by public works staff to avoid driving right through

6.) Senior Center Representative Liaison Report

- i.) Wasn't aware that the handrails were going to be done next week
- ii.) Weather stripping on the great room doors doesn't come together
 - (1) Doesn't know what the answer is
 - (2) GlennAnne had company out, no resolution,
 - (3) Rob – tell them to “adjust the reveal
- iii.) Because one side door in middle of hallway and doors in great room, no step
 - (1) On purpose?
 - (2) Nothing to keep water out
 - (3) That is where the water came in
- iv) Has a current events group that meets on Monday
 - (1) 9 people showed up
 - (2) Usually 16
 - (3) Will change day to Tuesday instead of Mondays
 - (4) Programming is lighter
- v.) Interested in more handicapped spots
 - (1) We have more than what's required
 - (2) Considering the crowd, we do keep track of who has plaquard
 - (3) Will go through an analyze
 - (4) We are able at any time to make a recommendation
 - (5) Will bring some documentation
 - (6) Was asked why they cannot put weeds in the trash cans
 - a. Perhaps decomposition, gas
 - b. What is the alternative?
 - c. Recommendation to start own compost pile
 - d. Terry is opposed because of the grossness factor
- vi.) The landscaping company doesn't go back there; they go partway
 - (1) Only supposed to be using planters
 - (2) Some people did plant other things
 - (3) No one is weed wacking there
 - (4) It's a very steep grade
 - (5) Someone did hurt ankle
 - (6) Even without the plants, grass and weeds do need
- vii.) Dead evergreen in front cut down?
 - (1) Public works would have to do that
 - (2) GlennAnne will ask
 - (3) Someone recommended burning it

7.) Old Business

- i.) Floors were not done because they couldn't close the doors
 - (1) Not sure when it would be possible. Peak usage right now
 - (2) Won't be done before bottom level
- ii.) Buzzer is working
 - (1) They are discouraging people using the back entrance

(2) Was not tested by Terry

iii.) Bridgeport –

- (1) Tuesday the 25th GlennAnne and Paul may attend
- (2) Will send information
- (3) Asked Beth Jackseir and Megan Nolan what they might want to hear
- (4) Emphasize that Bridgeport residents are welcome at the community center
- (5) Share brochures and options of programming
- (6) Are they tech set up to show videos? GlennAnne will check
- (7) Tony Heyl didn't respond to GlennAnne, but will respond to Paul – he will try

8.) New Business

i.) Anything for new residents?

(1) Township does give welcome packet, does include info on Community Center

ii.) New initiative - 1 week trial

- (1) 1 per person per lifetime
- (2) Rolling
- (3) Will put in welcome packet
- (4) Starts October 1st
- (5) Also offering a 1-month membership
 - a. Went from only annual, after 2 months, you can cancel
 - b. Then month-to-month, autorenewal
 - c. Now just one month – no additional discounts, higher cost. \$30 R, \$40 NR

(6) Beginning of 2019

- a. Annual memberships 15% discount; no refund/cancel
- b. How to best roll it out?
- c. People sign up weekly
- d. Majority of people who renew in June
- e. Roll out 1st of year
- f. Maybe people will want to wait, even two months, but better to give them two month's notice

(7) December has big sign ups for gifts and people thinking ahead

iii.) Karen friend wants classes at 7 PM? – Ask them to put in suggestion box

iv.) Social media responses – will discuss when Evelyn is here

v.) Rob had a close encounter with a 7 point buck right around center

vi.) Would like to get a board picture next month, pending everyone is here

(1) Terry suggested wearing shirts

9. Adjournment