



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
TINA GARZILLO

ACTING TOWNSHIP MANAGER/ SECRETARY-TREASURER

SALLY SLOOK

TOWNSHIP SOLICITOR

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

Minutes

Community Center Complex Advisory Board

October 16, 2018

7:30pm

- 1) Pledge of Allegiance
- 2) Attendance - Sudha Suryadevara, GlennAnne Chabala, Paul Kubler, Karen Huller, Chris Levy, Terry Stevens, Rob DeFelice, Sharon Davis, Evelyn Ankers, Dick McCann
- 3) Approval of September 18th minutes - Approved
- 4) Staff Report
 - i) Citizen Board Luncheon –
 - (1) November 4th 11:30 at Maggiano's
 - (2) GlennAnne will be at Pickleball tournament, which will be about 5 hours if filled as expected
 - ii) Update on Flood damage repair
 - (1) Bottom floor has been dry walled, but not to Gerry Testa's satisfaction, so they are coming back
 - (i) CertaPro is on board for painting Oct 29th as long as drywall makes the grade
 - (b) Can't work on floors yet
 - (c) Luxury vinyl in mind-body room
 1. Mind-body room does not need a bid
 2. Insurance company does not have to review/approve bids
 - (d) Epoxy mix for other rooms
 - (2) No estimated date of completion
 - (3) Reinsurer designated this property AE
 - (a) No flood insurance was available because in a flood zone
 - (b) FEMA has designated site X, so we do now have flood insurance
 - (c) Person from insurance company called to inform GlennAnne
 - (d) Gets us recoup from loss (ceiling tiles, snow blower, landscaping equipment, birthday and camp supplies)
 - (e) Have not assessed losses yet; we will be sending a list

- (f) Priscilla Tracey, insurance agent, provides list/receipts provided by us and they reimburse
- (g) Time that staff used to help with clean up gets reimbursed
- (h) Rob knows the luxury vinyl can be installed for \$2 per square
 - (i) GlennAnne said quotes not coming close to that
 - (ii) Rob says shouldn't be more than \$4 per square for labor
 - (iii) GlennAnne would like a referral if he has someone lower
 - (iv) Looked to see if any vinyl will withstand submersion; no
 - (v) 3 quotes for epoxy
- (4) Evelyn asked about flood mitigation
 - (a) Storm water management is a priority of BOS
 - (b) Expect fees to come down the pike
 - (c) Every municipality will be required to evaluate in the next few years

iii) Passholder Update

- (a) Total passholders – 2210
- (b) New YTD – 766
- (c) \$40K over projected revenue for memberships
 - (i) \$305K YTD
 - (ii) On target to be in \$360Ks
 - (iii) Projected \$265K
 - (iv) Purchases of open gym passes have increased
 - (v) Daily pass has never been a great lead generator
- (d) We are down about 200 passholders over last 3-4 months
- (e) Substantially more than this time last year
- (f) What can be done to keep our membership strong?
 - (i) Expect a surge after new year
 - (ii) July 28th had 2320 passholders
 - (iii) Fall is challenging time
 - (iv) Programming already rotates
 - (v) Always some standouts and some inconsistent programs
 - (vi) Programming for little kids?
 1. Library has story time
 2. Noticed that during a couple of groupX classes during day child watch maxes out
 3. Now offering programs
 - a. In summer went well
 - b. Didn't fly in the fall
 - c. Music program
- (g) Pat noticed in report that there were duplicates in passholder numbers
 - (i) A family membership that transferred to couples, were counted in both categories
 - (ii) Still looking at parameters
- (h) Started a cancellation protocol
 - (i) A script
 - (ii) Requests a reason
 - (iii) Moving out of area
 - (iv) Lack of time

- iv) Pickleball tournament
 - (1) Boosted on facebook, on social media, digital sign
 - (2) Have reached out through internal channels to people who have participated in pickleball clinics (73 people)
 - (3) Greg will encourage people who said they would join to do it, many expressed interest
 - (4) Not reaching out to the meetup group
 - (5) Gerri was going to get food donations
 - (a) Talking to Dina, Vince and Gerri – not fair to donate when we can't give them the visibility we promised
 - (b) No refreshments
 - (c) Tossing around oranges, water, and granola bars
 - (6) 9 teams registered in 4 different categories
 - (a) May evaluate combining categories
 - (b) Senior advanced
 - (c) Mixed doubles (beginners/intermediate)
 - (d) Juniors (open)
 - (7) People like winning
 - (a) Gerri may get some gift certificates, but based on attendance, will probably do medals for winners
 - (b) Only have 6 thermos bottles
 - (c) Vintage lunchboxes?
 - (d) Towels?
 - (e) Keep low stock of t-shirts
 - (f) May extend a door prize, perhaps something from swag
 - (g) Free guest passes?
 - (i) Majority may be members
 - (ii) Still can invite guests
- v) Now able to offer insurance to individual instructors
 - (1) Will help instructors ability to
 - (2) Can now offer more preschool and art classes
 - (3) Now can offer cooking classes
 - (4) Have difficulty with sports, but we have providers
 - (5) Offering after-school program doesn't work because kids don't have a way to get here
 - (a) Schools offer the same thing
 - (b) School district looking to expand their offerings and not as willing to give up space
 - (c) P&R not fully aware of what's going on with School District
 - (d) New construction keeping them busy
 - (e) Sharon believes that if we are specific with our plan, we may be able to entice into action
 - (i) We should be integrated in our offerings, with focus on community, as stated was the intention
 - (ii) Dan went to school board meeting recently
 - (iii) GlennAnne went to school board meeting when they opened
 - (iv) Had specific permits and were denied
 - (v) They are not using the rooms to full capacity

- (vi) BOS has joint meeting with school board in early January
- (vii) Greg can address individually with School Board members
- vi) Bridgeport Presentation
 - (1) Did not happen
 - (2) Were cordially uninvited
 - (3) Not a good time with what they have going on
 - (4) Will keep lines of communication open
- vii) New initiatives – up and running
 - (1) 1 week free – 35 took advantage
 - (2) Month to month – buy a month, instead of college special; it's cheaper - \$30
 - (a) 6 have done this
 - (b) Recurring billing
 - (c) Exploding
 - (3) We do offer EMS, military and 1st responder discount
- viii) BCA grant
 - (1) Got mobile TV units two years ago and get used
 - (2) Last year got the mannequins
 - (3) Application available mid-November
 - (4) Due date mid-March
 - (5) Talk of pushing it back for scholarship sakes
 - (6) April 10th is when financial aid decisions come down
 - (7) If we push back to 4/15, they have more information to evaluate total packages
 - (8) Puts tremendous time strains to go through all data and get ratified by BOS
 - (9) They will meet in next week to discuss the possibility
 - (10) We have many months to figure it out
 - (11) Hot tub
 - (a) There is room in mind-body room storage
 - (b) Towers hot tub breaks down all the time
 - (c) When they work, they are great
 - (d) In 2008 feasibility study was cited as component of modern health/fitness facilities
 - (12) 6 week interdisciplinary arts camp that runs
 - (a) They put on a play, pro
 - (b) Music, set design, etc.
 - (c) Use high school auditorium
 - (d) They rent microphones (costs \$1800 to rent)
 - (13) Put in for a BCA grant to purchase to not get incurred recurringly
 - (14) Senior Center, Don McCready, set up an amplifier for board meetings
 - (a) Worked with A/V
 - (b) Was only a few hundred dollars
 - (c) Have 3 wireless mics
 - (15) Paul would like to coordinate among the groups to spread the benefit
 - (16) In a few years will have more BCA money than ever, because tied to expansion of slot machines
 - (a) Casino numbers are way up – through September, up 10% over last years number
 - (b) \$2.2M in revenue to township
- ix) Roof repair

- (1) Had HVAC and roof contractor out to determine leak
 - (a) We know about ridge leak
 - (b) Have to give Hal findings
 - (c) He will propose roof systems to BOS in near future (uncertain)
 - (d) Hal found the contractors
 - (e) What do we do if the roof still leaks after work is done
 - (f) Hal is our outside expert
 - (g) Rob – need an expert who knows leaks; he continues to offer his expertise
 - (i) Recommends a real water test; it's easy
 - (ii) Roof drains, wasn't aware there were any, though they all went to gutter side
 - (iii) Gutters and downspouts don't seem to be able to handle the water
 - (iv) BOS doesn't want Rob to take a look; he respects their wishes
 - (v) Don't need an architect
 - (vi) Wants Hal to succeed and work with contractors
 - (vii) Would have sued original roof contractor
 - (viii) Winter's coming and we are running out of time
 - (ix) We need a contingency plan to make sure floors don't get ruined
 - x) Temporary Entrance Sign
 - (1) Has been ordered (the one this board picked)
 - (2) Frame will be sanded and painted in navy blue
 - (3) \$900, not counting paint of frame
- 5) Board of Supervisors Liaison Report
- a) Still no decision on house on usage
 - i) Additional parking (not sure it's that necessary)
 - ii) Potential redesign of whole complex
 - b) Crow Creek trail on BOS agenda for this Thursday
 - i) Engineer who put in best design also put in lowest design price by significant amount
 - ii) Will take a while; some environmental work that needs to be done
 - iii) Will connect back of community center to commons to school district
 - iv) Offsite parking if needed
- 6) Park and Recreation Advisory Board Liaison Report
- a) Spent 4 evenings interviewing 7 engineering firm for Crow Creek
 - i) Each offered something a bit different
 - ii) Very happy with firm recommended to BOS
 - iii) Liked the process of interviewing contractors
 - iv) Thinks our board should adopt it
 - b) Met with various sports organizations who applied for grant moneys
 - i) Told them how they spent last years' money
 - c) Work is being done at Walker
 - i) Volunteers organized with public works department
 - ii) Dumped 50 yds of field mix
 - d) Heuser deer population
 - i) Paul got hit; it came from apartment side
 - ii) Suspect they come over from Valley Forge
 - iii) They culled 90% of them a few years ago

- e) High School track had been open to use
 - i) It's now closed permanently for public use due to irresponsible dog owner
 - ii) Alice Budno Hope tried to accommodate people and have it open during certain hours
 - iii) Within 48 hours uncurbed dogs caused its closure
 - iv) Also worry about glass breaking in the turf
 - v) There are security cameras

- 7) Senior Center Representative Liaison Report
 - a) Still have issue with doors
 - i) No answer still
 - ii) GlennAnne will get back to Valley Forge Lock to come out and see it
 - iii) Will lose heat through those doors
 - iv) One side was fixed, but no members will use it because they can't get it to lock again
 - v) P&R pays
 - vi) Perhaps temporary weather stripping
 - b) Garden Club has issue
 - i) Talked to Gerry about disposal of weeds
 - ii) Suggestion is to put multiple bags in the can, tie them off
 - iii) They can take 4-5 bags out, but can't lift the whole can into the dumpster (weight issue)
 - iv) Give couple days notice if the cans need to be emptied, or can coordinate their emptying
 - c) Gerry will take care of pine tree
 - d) Have been having speakers for televised portion of meeting
 - i) Feedback is that a lot of people watch
 - ii) Had physical ed speaker
 - iii) Ask for signed approval to use the footage at any future date
 - iv) Rob and Greg can do a pickleball demo
 - e) Would like to have the seniors come and try the center
 - i) They will do a tour any time
 - ii) They can't try the equipment on the tour, but they can get a free week
 - iii) Will bring flyers over so they know about the week-free program
 - iv) Coordinate tour with televised meeting
 - (1) 2nd Wednesday of the month at 9:30 AM
 - (2) November 14th
 - f) Paul is going to attend meeting
 - g) Greg will be coming to a meeting

- 8) Old Business
 - a) Social Media
 - i) It's been quiet lately with mid-terms

- 9) New Business
 - a) Kudos from Chris
 - i) Neighbor had birthday part here and LOVED it
 - ii) Allison kept things running tightly
 - iii) For 6 year old
 - iv) Also good feedback about date night

- v) No complaints since the pilot
- b) Would like to do something off site, challenge BOS or another board to hatchet throwing, escape room
 - i) E-mail board chairs from township website
 - ii) Karen recommends comedy show at Casino every Friday
- c) Rob would like to see new presentation on UMGA-TV
 - i) GlennAnne and Sudha will reach out to see if they can come get more footage to use
- d) Reality of 1st Ave based on real data is not bad
- 10) Usage facts for community center
 - a) Stats based on preventative maintenance
 - b) Can be rotated on screen
- 11) Greg liaises to media board
 - a) Working on scientific survey
 - b) Two questions
 - i) Have you used community center in the last year
 - ii) Have you used senior center in the last year
- 12) Adjournment

Karen M. H...
11.20.18