



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

December 18, 2018

7:30pm

- 1) Attendance:
 - a) Evelyn Akers, Rob DeFelice, Paul Kubler, Terry Stevens, GlennAnne Chabala, Chris Levy, Greg Waks, Karen Huller, Hal Lichtman
- 2) Pledge of Allegiance
- 3) Approval of November 20th minutes – Rob made motion, Approved
- 4) Report from Hal Lichtman
 - a) BOS approved all his recommendation; Now authorized to get bids
 - b) Scope has changed.
 - i) Original plan – Build on top of existing roof
 - (1) A high lift was here for engineer who gave second opinion
 - (2) Structural engineer determined that the current structure will support
 - ii) Increased budget to \$1.4M
 - iii) Will tear off existing roof; remove bag insulation
 - iv) New composite roof on top of existing structure
 - v) Standing seam interlocked – more expensive than plain roof
 - (1) Delivered at \$10/sq ft, not even installed
 - (2) 30-year roof
 - (3) Hidden connections under panel; no screws exposed
 - (4) Insulated material
 - (5) Finished metal panel underside
 - (6) Can work out color later
 - (a) White not energy efficient
 - (b) Grey may be better
 - (c) Black undesirable
 - (d) Will be discussed after we have a contractor and they choose manufacturer
 - vi) Replacing all existing gutters and trim

- vii) Reuse existing downspouts and adding new ones to better distribute rain water
 - (1) Too much water on flat roof where mechanical equipment is, causing water to rise above flashing.
 - (2) Duct work penetrations not installed properly and are leaking
 - (3) Some duct work is sloped into building rather than away
 - (4) Duct work is held together with duct tape, which holds up during normal rain conditions, but water coming from up higher overloads tape
 - (5) To mitigate that problem, cantilevering the roof 8' overtop existing equipment on both flat roof areas. Will protect all surfaces. Will not impede air flow to units – goes over top
 - (6) Extensions will have their own downspouts.
 - (7) Only water that will get on flat roofs will be directly from rain vs. secondary roof
- c) Designed to support 30lbs per sq foot snow load
- d) Will be 1 lb heavier than what is being taken off
- e) 4 months for installation to start, start estimated in late spring
 - i) Impacts
 - (1) The work will produce dust and dirt
 - (2) Wood floor will have to be protected
 - (3) Covered walkways will be installed for access to side rooms
 - (4) Trying not to shut down facility during installation; keep operational
 - (a) Ongoing discussions about it
 - (b) Will shut down one of the courts at a time
 - (c) Will only affect courts, not side rooms
 - ii) Insurance for lost revenue if something has to be shut down?
 - (1) Not within Hal's work scope.
 - (2) \$1M from state can be fully executed, but only can be used for roof
 - (3) Supervisors may have to evaluate as part of litigation
 - (a) Litigation cannot be discussed
 - (b) Hoping litigation will cover balance
- f) Only option because of loading limitations of existing roof
- g) Rob
 - i) Hal Lichtman was not being completely honest with BOS
 - (1) There are other options
 - (a) Vinyl roof with 2" insulation insulation between the existing metal panels seams is less expensive with 25-year warranty
 - (b) Requires less installation time
 - (c) Is safer
 - (d) Would require no down-time for indoor courts
 - (2) How is Hal going to cap?
 - (3) Hal is not responsible for flaws in existing roof
 - (a) Recommending a whole system from a single manufacturer to mitigate issues
 - (b) Pre-finished ceiling with insulation with finished top and bottom surface
 - (c) Solved aesthetic problems as well as structural
 - ii) Hal's attendance is paid (as part of his contract)
 - (1) Hal's attendance is a courtesy
 - (2) Why aren't these decisions brought to board before decision made?
 - (a) Advisory board has no authority over this decision
 - (b) BOS already approved

- (c) Rob – it's not a done deal until the roof is on
 - (d) Wish board was able to give more input
 - (e) Greg realized as citizen board member that policy changes are made by BOS
 - (f) Role of citizen board is to advise
- iii) Is against this plan
- (1) Too expensive
 - (2) Does feel facility will be shut down
- iv) Questions how former measurements supported previous plan
- (1) Evolving research
 - (2) Hal was paid for previous assessment that now seems void
 - (a) Had two different engineers in
 - (b) First one said the roof can support; the second said it can't
 - (i) Greg – it's not worth playing around
 - (c) Project will also make significant storm water improvements
 - (d) Roof can't handle 100 year storm, but definition of 100 year storm is changing
 - (e) Cannot add insulation to top of existing roof; will overload
 - (f) Vinyl would weight 1.5 lb.
- v) No plans to renovate lower level roofs
- (1) Water will still come straight down
 - (2) Water will still hit all penetrations
 - (3) Lower roofs not put in correctly (where HVAC system is)
 - (a) 14 units
 - (4) Not plan for side panels
 - (5) Taped flashing – nothing is done like that
- vi) Upset about wasting tax payers dollars on original roof
- (a) Recommends taking architect's plaque off wall
 - (b) Rob cannot find record of litigation at court house
 - (i) Joseph Powell from Buell, Krexler 6.2016 letter of intent filed
 - (ii) It's in discovery right now
- vii) Need a roofing contractor vs. architect
- (1) They warranty
 - (2) Architect won't
- viii) How will it be fastened?
- (1) Right to pearlans with fitted clips made of galvanized steel
 - (2) Pearlans are an S-shape vs. C-shape that stand between major beams
 - (3) Any other facilities in the area that has used the system?
 - (a) Hal can get information on that
 - (4) Expects change orders, so \$1.4 is likely to go way up
 - (a) Contingency built into \$1.4.
 - (b) AWIP is this manufacturer (AWIpanels.com)
- h) Evelyn – we don't have engineering knowledge, but are justifiably skeptical
- i) Past experience with contractor
 - ii) Plans changing
 - iii) So many potential affects
 - iv) Unknowns of old roof removal?
 - (1) Could be rust; not mold/mildew
 - (2) Can be cleaned and smoothed
 - (3) Structure seems to be in excellent condition

- i) Paul – what’s difference between architect and builders coming out?
 - i) How did we get from point A to here
 - ii) Once determination was made that existing structure can’t take anymore weight, had to see what needed to be done to release load to add on a new roof
 - iii) Complaints about bag insulation hanging looks terrible
 - iv) Can only take it off cleanly once roof comes off because of how its draped
 - v) As soon as insulation comes off, you are looking at the bottom of corrugated roof
 - vi) We don’t know its condition
 - vii) Said take off exit
- j) While the roof is being replaced, is there opportunity for other upgrades
 - i) Chris- solar panels?
 - (1) Hal – roof can’t handle the load
 - (2) Greg – was looked at for other buildings 5-6 years ago when there was a credit, which might be back
 - (a) Sewer treatment plant
 - (3) Paul – PECO is getting more aggressive about solar
 - (a) Oil is down, for now
- k) Karen
 - i) Once assembled, could it be disassembled and reassembled
 - (1) Yes
 - (2) Repairs to the roof could be done by replacing panels

5) Staff Report

- a) Update on flood damage repair
 - i) Downstairs rooms are now in full use (can show after meeting)
 - ii) Rowing is down there M, T, TH, F, S for indoor conditioning
 - iii) Back door – playing phone tag with Steve Cook
 - (1) GlennAnne will continue to work with VF Lock
 - (2) Rob took photos
 - (3) Door was not installed properly
 - (4) Daylight and air passing through; mice coming in
 - (5) Only one can open;
 - (a) GlennAnne was with Cindy and both opened
 - (b) It gets jammed getting it closed
 - (6) Rob is bothered by little things that we have to wait to fix
 - (a) Get another contractor in and bill the original contractor
 - (b) Should have posted a performance, maintenance, and materials bond
 - (c) We don’t pursue
 - (d) Greg – Not familiar with specific issues (electrical switch issue)
 - (i) Municipal government doesn’t operate the same as private entity
 - (ii) 3rd party doesn’t usually acknowledge the mistake
 - (iii) Chris - We have to find a better, faster way to deal with these issues
 - (iv) Greg – Township is hiring a facilities manager in coming months as part of township reorg, imagines that would be under this person’s responsibilities
 - (v) Short a public works director, will be hired soon
 - (vi) Assistant public works director, will be hired soon

- (vii) Public information office is purchasing programming so that when someone complains it's stored and tracked and allocated, progress
 - 1. Was in budget for this year, assumes the program will be implemented early next year.
 - 2. Can be used for any type of complaint in the township.
 - (e) Paul - Is there a list of these little issues?
 - b) Passholder update
 - i) At 2229 passholders; revenue is \$379K
 - ii) Projected was \$265K
 - iii) Closing in on \$400K
 - c) Capital budget update
 - i) Community center
 - (1) Automated backboards (basketball) instead of using mechanical drill, can adjust height
 - (2) Floor auto scrubbers for track and wood floor
 - (3) Wall divider for front desk supervisor for accountant and customer service to allow them to have more conducive work conditions
 - (4) Mind body room duct work
 - (a) Air comes in like a tunnel when duct was shrunk
 - (5) 2020 master plan includes LED large sign, expansion of child watch room
 - (6) 2021
 - (a) Security cameras in lower level
 - (b) Backlighting for letters
 - (c) Curb cuts for ADA ramps
 - ii) Pool
 - (1) Feasibility study
 - (a) Paul wants to make sure board members are included in feasibility study
 - (b) Greg – yes subcommittees are usually involved
 - (2) Well needs repairing
 - (a) Used to be used to fill the pool
 - (b) Used Aqua this year
 - (i) Chemical costs were higher
 - (ii) Needed more chemicals than when well water was used
 - (3) Electrical upgrades to pool building (lights currently go on and off with breaker)
 - (4) Sandblasting of large pool and replace caulking
 - (5) Lifeguard shed
 - (6) Shade structure
 - (a) Should be installed for this coming season
 - (7) Rob – how did the budget get determined?
 - (a) Best guess estimates on the high side
 - (b) Greg - Generally over budget expenses; under budget revenue
 - (c) Heather worked with vendors to make best guess
 - iii) Senior center has own budget
 - (1) Greg thinks \$130-140K is their budget
 - (2) They just give them the money and let them manage it
 - d) BCA grant
 - i) GlennAnne spoke with Senior Center
 - (1) Center is fairly well staffed/funded

- (2) Explored what both could benefit from
- (3) Dick, Cindy and GlennAnne discussed:
 - (a) Umbrellas for patio area
 - (b) Evelyn suggested addressing mosquito problems with natural product that can be put in drains periodically to kill larva
 - (c) Screening would not allow water drainage
- (4) Put in a joint grant application
 - (a) Both trying to attract active older adults
 - (b) GlennAnne thought about aqua trampolines
 - (i) Good senior activity
 - (ii) Would partner, perhaps offer member rate for aqua class to senior center for cross-marketing
 - (iii) Dick thought they might submit their own for a computer
- (5) Karen – are there bike racks here and at pool?
 - (a) Yes
- e) Holiday Decorations
 - i) Passholder asked why no representation of Hanukah
 - (1) A lot of winter holidays
 - (2) There are constitutional restrictions
 - (a) Based on Supreme Court findings
 - (i) Trees are constitutional
 - (ii) Nativity and menorah are unconstitutional
 - (3) Fair argument, but based on law
 - (4) Evelyn
 - (a) What if kids create decorations
 - (b) They could create decorations that violate constitution
 - (c) Believes that it's based on location, not who puts it on display
 - ii) Could there be a page in SOPs about the decorations to explain to people who complain
 - iii) We want to be inclusive and diverse, but walk a fine line
- 6) Board of Supervisors Liaison Report
 - a) Heuser park study
 - i) Feasibility study funded
 - ii) Multi-year
 - iii) Demands for additional fields, trails
 - iv) A lake down there, exploration of an event space
 - v) Field turf fields feasible?
 - vi) Will there be cross-pollination between this and pool feasibility study
 - b) Giving tree project is over and was successful
 - i) Over 1K gifts
 - c) No updates on corner property
- 7) Park and Recreation Advisory Board Liaison Report
 - a) Holiday village was successful
 - i) Gerri thought 500+ attended
 - b) Mullen property two-house demo will start soon
 - c) Dan Russell met with Crow Creek Environmental Consultant

- i) Concluded that design proposed is favorable in dealing with wetlands and other environmental factors.
 - d) BOS will be interviewing high school or college student to be resident board liaison to Park & Rec board.
 - i) We should have one
 - e) P&R will have its reorg meeting
 - i) Last year Rob shared that it was important for each board member to become more involved in executive positions and other boards
 - ii) Rob will not be secretary next year and chance he will not be here next year
 - (1) Another board member may want to fill in his shoes
 - (2) He'll come back as a resident
- 8) Senior Center Representative Liaison Report
 - a) Far side of patio, dirt under patio is eroding
 - b) Terry found out there are more like 650 members; thought it was 800
 - c) Trash problem with garden club will be resolved because someone is gifting a composter
 - i) Rob has a friend who teaches and consults on composting
 - ii) Michael McGrath has a book on composting
 - iii) Sudha is a diligent composter
 - iv) Hoping to get coffee grounds
 - d) Electrical provisions are good
 - i) 4 crock pots at a luncheon without issues
- 9) Old Business
 - a) Tarps
 - i) Building had not been tarped since 2016 before new ridge cap was put on
 - ii) Seems that Gerry has it in his budget
 - iii) Jern was contractor; they took pictures and it doesn't show a tarp
 - b) Lounge
 - i) Continues to be problematic
 - ii) Split screened computer at front desk to show lounge
 - iii) Last night woman was furious about snack machine selections
 - (1) No healthy options
 - (2) Selling soda
 - iv) GlennAnne had asked for meeting with vending vendor to get them working, see what's happening and stopping people from losing money
 - v) There has been damage to machine, so he doesn't want to put in a lot of money
 - vi) His company is healthy vending, but all items are preservative-laden
 - vii) No vandalism lately
 - viii) Not used as much as it was envisioned, which is why child watch is being reconfigured. Lounge would be smaller. More people are using up here to do their thing.
 - ix) Perhaps a kiosk potential? No walls up here.
 - x) Just had electric put in corner at bottom of stairs
 - xi) Do we need a lounge or do we want to put some things other places, like outside board room
 - xii) Put lounging areas in plain view
 - c) Teen programs

- i) Teen leadership camp last summer, surveyed them to see what they would be interested in
 - (1) Add in sexual harassment awareness training
 - (2) Greg will find out from Alice Budno-Hope what programming is being done
- ii) Have not found the right mix of programming – what will get them in
- iii) Can't simply give them a teen room
- iv) Tried cooking with teens
- v) Have to find a pack leader to get other people in
 - (1) They'll only do it in a crowd
- vi) Teen Zumba?
 - (1) Family zumba
 - (2) Tried hip hop for teens that didn't attract as many
 - (3) Advertise as teen-only
- vii) Would think Friday night programming
 - (1) Ping Pong?
 - (2) UM Dance has open gym that is very popular
- viii) Rock gym in Bridgeport will bring in teens
- ix) Has to be a peer-to-peer training, inroads with teen leaders at high school.
 - (1) Best buddies program leaders
 - (2) Could direct us as to what might be interesting to that demographic
 - (3) Temple Youth Center was not a cool place to hang out
 - (4) We are a destination – open basketball, HS football team used the facility
 - (a) Drivers ed?
 - (i) District doesn't offer
 - (ii) By MCCC they offer it
- d) Sue Hoffman is due 1.16, one of the programmers. Have a PT recreation assistant who worked with Upper Dublin.

10) New Business

- a) Feedback about expanding time center is open on Saturday evenings?
 - i) There has been no interest in suggestion box
 - ii) Plymouth closes at 6 on Saturday and Sunday nights
 - iii) Open up walking tracks in winter to residents who can't walk at high school open
 - iv) Residents pay for facility through the bond
 - v) Doesn't like the idea of offering use of the facility for free
- b) Next month is reorganization
 - i) Sudha will be here next month
 - ii) GlennAnne will be swimming with orcas

11) Adjournment

1.13.19
