



## UPPER MERION TOWNSHIP BOARD OF SUPERVISORS

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### BOARD OF SUPERVISORS

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SALLY SLOOK

### TOWNSHIP SOLICITOR

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

## Minutes

### Community Center Complex Advisory Board March 19, 2019 7:30pm

- 1) Pledge of Allegiance
- 2) Attendance: Chris Levy, Paul Kubler, GlennAnne Chabala, Karen Huller, Deena Newman, Terry Stevens, Evelyn Ankers, remotely – Greg Waks, Sharon Davis
- 3) Approval of February 19<sup>th</sup> minutes – Paul moved to approve, Chris seconded. Approved.
- 4) Staff Report
  - a) Roof update
    - i) Bids not out yet
    - ii) Passholder idea
      - (1) Event with snack to thank them for their patience
      - (2) Bring the roof bottom piece in and have them sign it and it will hang
        - (a) Costs \$0
        - (b) Communicates that they are a part of it – ownership
      - (3) Sell or give off blocks for kids to draw and have kids drawings in the roof's inside
        - (a) Would have to be big to be visible
        - (b) 40K sq ft
        - (c) A gala is not in the budget
        - (d) Not sure seeing detail is as important as being a part of it
        - (e) Picture of board blown up right in the middle
        - (f) Could be a couple of days, supervised
        - (g) Local UMGA-TV come in
      - (4) Have a panorama set up big at the front counter to show the stages
      - (5) Completion chart
      - (6) Drone to fly up and take video
      - (7) Create an icon/mascot - dry guy
      - (8) Seems counterproductive to give people news without projections, bid accepted
        - (a) Learned from opening of C3

- (b) Will get criticism, but would rather receive it for real things than setting false expectations
  - iii) Would have to be brought up at a BOS chair meeting
    - (1) GLENNANNE will check with Dan
- b) Passholder update
  - i) End of Feb – 2,417 passholders
    - (1) 125 new in February
    - (2) Conversion rate
      - (a) 1 week trial is at 37% - Exceeds industry standards
      - (b) Month trial is at 8%
        - (i) Month trial is more used for specific purpose
    - (3) Get name of people who come in with tour
      - (a) E-mail a week, month after sign up
- c) Pool feasibility study
  - i) Hal has information re: age of pool and past work done
  - ii) Will be writing up RFQ
  - iii) GLENNANNE went to NJ state P&R conference
    - (1) Met businesses who do aquatic feasibility studies as a specialty
    - (2) Will do as the P&R did to vet vendors
  - iv) Will feasibility study include the corner house/property?
    - (1) Paul suggests including it
    - (2) Any updates on the house?
      - (a) Greg – Feeling is that they will eventually acquire the other properties
      - (b) Will leave as is for now
- d) BCA grant
  - i) Heather will put in application for shade, umbrellas
    - (1) She does have some and may want to put some in a bucket with cement
      - (a) Terry - Will they be too heavy to move around?
        - (i) You can roll them
      - (b) Markley Farms did it
        - (i) You could rent a space for the summer
        - (ii) You have to bring them back in if you rent them
        - (iii) Cabana rentals?
      - (c) Luau party for the summer?
        - (i) Could have kids being watched – Parents night out
        - (ii) Need lifeguards there and they need to be able to kick people out
        - (iii) Heather would be in control
- e) Joint meeting May 16<sup>th</sup> 7:30pm-8:00pm
  - i) Paul sent out last year's presentation
  - ii) Send ideas
  - iii) Meeting will be in the back board room
- f) Backboard repair
  - i) Tried to make a deal to get them all motorized
    - (1) Hand cranks take forever
    - (2) Not working because it has been over cranked
  - ii) Out of warranty
  - iii) Budgeted \$6,500 for that
  - iv) Need \$2,400 to fix the backboard (additional)

- v) They cannot do the motorization without fixing
  - vi) Any other vendors
    - (1) Eichenlaub is company that installed
    - (2) They are giving us the parts
    - (3) The cost is for the labor
  - vii) The fix is scheduled
  - viii) Won't be under warranty
    - (1) Evelyn – Can we get a maintenance agreement?
    - (2) GlennAnne will look into it
  - ix) Motorization will have to be next year
  - x) Paul – who did courts at new schools?
    - (1) GlennAnne doesn't know if we have to use the same company
    - (2) Will find out from schools who they used
- 5) Board of Supervisors Liaison Report
- a) No updates
  - b) Was Kranik's replacement found?
    - i) No
- 6) Park and Recreation Advisory Board Liaison Report
- a) Approved demo of Mullen property where the possible dog park will be
    - i) KoP company won the bid
    - ii) No date
    - iii) A group came to present a dog park rendering, but group was not all in agreement
    - iv) Dana Augustine will take the lead and work with Linda Branchy
    - v) Plans for how it will look will be developed
  - b) Dan met with PennDot and Friends of VF Park to take about trail extensions
  - c) Surveillance of Heuser park was approved
    - i) Turfing the fields
  - d) Retention pond outside township building was dredged
    - i) Concerns are that it will be deeper – was 3-4 feet
    - ii) Need to prevent accidents
    - iii) Terry – can the goose poop be controlled?
      - (1) PECO put high grass up and they don't like that.
      - (2) Swans and geese don't co-exist
        - (a) Swans can be aggressive
        - (b) So can geese
  - iv) Was excited about school and P&R working together on Walker, but not moving forward
    - (1) Dog park was potentially going to be improved
  - v) Joe Brophy came and talked about how we are down 19 fields since 1960s
    - (1) Baseball was practicing here at C3 tonight
    - (2) Devers is having issues finding places for high school to play ball
      - (a) Bridgeport turned them down
      - (b) New high school meeting was last Wednesday
        - (i) There is an online summary
    - (3) Clubhouse at Heuser is being painted
    - (4) Schuylkill river west trail – 5 benches being placed

- 7) Senior Center Representative Liaison Report
  - a) Mosquitoes –
    - i) Found a light that deters them for 15 ft radius
    - ii) Bat houses cost \$60
      - (1) Can scouts make them?
        - (a) They are great Eagle Scout projects
        - (b) Karen – daughter’s troop may be making them
      - (2) Did have rabid bats a few years ago
        - (a) If you take the bat houses down, do they relocate
      - (3) Need tree or non-pole
      - (4) Average bat house will hold 50-200 bats
        - (a) Less than 50 people per year are bit by rabid bats
        - (b) Doesn’t effect birdlife
        - (c) Good control measure
        - (d) Have to be a certain height and have to be positioned particular to the sun
        - (e) Do bats just show up?
          - (i) It attracts more if it’s near a cave
          - (ii) If they’re in the area, they’ll come
        - (f) Wait until after we get the roof done or it might encourage bats to come inside
    - iii) Things that look like donuts
      - (1) If guys put them in the vents every so often, they kill the larvae and prevents breeding
      - (2) Just need someone to put them in
  - b) Would like permission to remove 180 planters that hang on the wall
    - (1) GlennAnne thought they were attached to wall
    - (2) They are attached to board that is attached to the wall
    - (3) They are useless
    - (4) They don’t hold dirt and water
    - (5) Greg wonders if Upper Merion community garden could use
    - (6) Start by discussing it as a board and bringing it to the BOS
      - (a) If there’s agreement, Greg doesn’t expect it to be turned down
      - (b) The only question is what to do with them
    - (7) Terry would prefer a mural
      - (a) Could be seen from the pool
    - (8) Paul made motion (with condition no damage or hazards) to remove
      - (a) Approved
  - c) There are no dumpsters
    - (1) It’s not paid for at pool during winter
    - (2) The dumpster is down below
  - d) Use of great room after 3 on weekends?
    - i) Rentals
    - ii) Terry doesn’t think Senior Center are crazy about it, but it’s available
  - e) Mice
    - i) Doors have been replaced
    - ii) Doesn’t think they’re coming in from outside
    - iii) Still a problem- still seeing traps all over
      - (1) Perhaps they aren’t there, and traps are remnants

- (2) Ask them to keep a record of evidence/trapped mice
- iv) People are still eating in the office
  - (1) There is a place to eat
- v) Obvious mouse traps
  - (1) Not like the ones that are on the patio
  - (2) GlennAnne – the center is free to use alternatives
  - (3) There are no mice on this side
  - (4) Senior Center doubts this
- vi) An exterminator comes in every month
- f) BCA grant?
  - i) Dick was going to come tonight to share.
  - ii) Terry doesn't know
- g) When will the entrances change?
  - i) Dick doesn't believe it will happen
  - ii) It will happen, but bid is not out/accepted yet
  - iii) Board did discuss what will have to happen (reconfigurations/relocations), but no timeline
  - iv) Nothing outside of senior center except ladder
  - v) 3 scooters, wondering how they can be placed outside for folks who can't make it down the alley
    - (1) They can just come in every night.

#### 8) Old Business

- a) Rooms downstairs were fixed
  - i) Some still would like it cooler/hotter
- b) Other things to do for members
  - i) Deena brought up to P&R board
    - (1) Have temporary outdoor pickleball courts
    - (2) Can Bob White have temporary lines painted
    - (3) Dropside box for nets
    - (4) Dan said contact Dennis; Deena e-mailed him
    - (5) Are other programs going on?
      - (a) Do you want it staffed to make sure no one else plays there?
      - (b) Open play is first come, first served
      - (c) Doesn't have to be staffed, but wondered about scheduled tennis lessons, or other programs?
      - (d) Other problem is who has access to the nets?
      - (e) If you send any e-mails to Dennis, copy Sudha or GlennAnne
      - (f) If it's a program, it's a cost, but most of those who play are passholders
    - (6) Would it be only for the summer or pilot for other seasons?
    - (7) Pickleball and tennis came up at state P&R conference
      - (a) Cannot just build new courts
      - (b) Many communities removing one court for pickleball
      - (c) Bob White is in a community, and pickleball is a loud sport
    - (8) Building a new high school in the next year or so to be done in 2.5 years
      - (a) Tennis courts are part of construction
      - (b) Will not be able to interfere with varsity tennis

9) New Business

- a) Terry saw guys at the pool
  - i) GlennAnne – they're doing different work, electrical, etc.
  - ii) Chris noticed debris was not collected
    - (1) Boy Scouts were told not to pick up their own debris
    - (2) GlennAnne will check with Heather
- b) Last night water was coming up from the draining of the pool
  - i) Paul found it coming in through side, threatening court
  - ii) It was taken care of
  - iii) It was dry today
- c) Ideas from Greg's township wish list
  - i) Community Center to have activities for older children
    - (1) Talked about converting mind body room to game room
      - (a) Would it make ROI?
      - (b) Will it lose rental status?
    - (2) Other centers are offering programs 2-3 days per week
    - (3) More games, video games
      - (a) E-gaming is now earning scholarships
    - (4) Climbing wall
      - (a) Has to be staffed, and room have access to outside
      - (b) Under 10 must be with parent; can't be unaccompanied
      - (c) Would go on back wall
      - (d) BCA grant?
        - (i) Deena will find out from Caley what they cost
        - (ii) Will send to Paul
        - (iii) Throw in entertainment system/games
          - 1. Dance Dance Revolution
          - 2. Where would we put them?
          - 3. All or nothing grant application?
          - 4. ADC and ADC2 could use them, but no plan to store/use
          - 5. Can start talking about the plan now
            - a. Only 9 meetings until its due again
            - b. Sudha could come and give her insight
        - (iv) What is most important to start with?
      - (e) Not sure what it takes to install
      - (f) Can't be high, but the one that it's in
      - (g) Not incredibly expensive - \$2,500+
      - (h) There's a way to cover them to keep them safe
    - (5) Ping pong table was trashed (by kids)
    - (6) Can't leave just one person in child watch
    - (7) That demographic can be irresponsible
    - (8) Perhaps install ½ wall to separate little ones and bigger ones?
    - (9) How do we pay for it?
      - (a) Charge for use of systems - \$5/hr
      - (b) Fit kids
        - (i) Was additional \$5 per kid
        - (ii) Parents could leave the center
    - (10) Could be added to opportunities in presentation

- (a) One center transitioned a room for tweens and it worked well
- (b) Could offer it for daily passes
- d) Weekday morning pickleball
  - i) Explored the idea of having a FB marketing group run through P & R
    - 1. Would require someone from P&R to administer it
    - 2. There is no FB page for community center; it's on P&R page
    - 3. Would kill 2 birds to create a separate C3 FB page
    - 4. Evelyn – C3 gets a bit lost in P&R shuffle
    - 5. GlennAnne - P&R page is mainly community center related
    - 6. Is there an objection to another page?
    - 7. It could be more work, and might detract
    - 8. Greg – the P&R page does a great job in promoting C3
  - ii) A new page would have pluses and minuses
    - (1) Can't ban anyone if it was a group; it would be unconstitutional
    - (2) 2nd privately run page?
    - (3) Don't want to compete or have conflicts with other groups
  - iii) GlennAnne - Would rather people not segment themselves as pickleball
    - (1) Can include more frequent trivia, facts, quizzes about pickleball
    - (2) If we are overrun with it, can keep it on the table for discussion
    - (3) Evelyn – there are missed opportunities to feature more of the offerings of the center
    - (4) Don't want to risk alienating the other group
    - (5) There is a C3 presence across all social media, but more so facebook
    - (6) Becoming more robust on all is a goal
- e) Family group dance changed to Dance Fusion
  - i) Kait, instructor, was not informed until 5<sup>th</sup> class that kids were not allowed
  - ii) Could not explain why
  - iii) Was not clearly marked/communicated to passholders

## 10) Adjournment