



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 WAKS
CHAIRPERSON

CAROLE KENNEY
VICE-CHAIRPERSON

TINA GARZILLO
WILLIAM JENAWAY, PhD
GREG PHILIPS

ACTING TOWNSHIP MANAGER/ SECRETARY-TREASURER

SALLY SLOOK

TOWNSHIP SOLICITOR

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

MINUTES

Community Center Complex Advisory Board June 18, 2019 7:30pm

- 1) Pledge of Allegiance
- 2) Attendance: Hal, Greg Waks, Randy Ostrow, Paul Salamy Jr., Paul Salamy Sr., Evelyn Ankers, Terry Stevens, Chris Levy, Paul Kubler, Heather Melck, Karen Huller
- 3) Approval of May 21st minutes - Approved
- 4) Staff Report
 - a) Roof update
 - i) All bids over budget – will reject bid
 - ii) BOS July 11 Workshop agenda includes the roof – everyone is invited
 - (1) Dan Russell or a P&R rep will attend
 - iii) Will go out to rebid
 - (1) No rush to put the rebid out right away; Work will wait out busy fall/winter months
 - (2) Start in early spring before pool opens
 - (3) Will discuss bid specs.
 - iv) Paul –
 - (1) Hear why there wasn't bids
 - (2) From pre-bid and bid, why was there only one?
 - (3) Hal - If it was a straight roofing job, no problem with budget
 - (a) More than just a roof project; need a contractor
 - (b) Made it undesirable to bid
 - (i) Caulking of existing locations on exterior
 - (ii) Underground storm water system added to west side due to flooding
 - (iii) Downspout locations
 - (iv) Redoing insulation and duct work on west wall to stop leaking there
 - (v) 8' Overhang designed in
 - (vi) Covered walkway to allow full access to track

- (4) Union roofers generally don't go for municipal work
 - (a) Union rep walked out of pre-bid meeting; none of his people showed up
 - (b) Steps would have to be taken in order for them to be able to be allowed to work with operations continuing
- v) Chris is afraid that we might have to settle for someone who isn't the right person
 - (1) How can we make it more attractive?
 - (a) Bidding it in the winter will help it
 - (b) Many roofers and contractors fill their summer calendar
 - (c) Might make those extras bid alternates
- vi) How do we endure another winter without a new roof?
 - (1) Tarps?
 - (2) Rain is the issue, not the snow, and we've been handling it well
- vii) If we shut the facility down and they could work round the clock, how long would it take?
 - (1) Hal is not sure – maybe 2 weeks
- b) Passholder update
 - i) 565 new passholders YTD
 - ii) 235 renewals
 - iii) 2608 total
 - iv) Pool – 1963 members
 - (1) At this time last year had 458
 - (2) Early bird special and weather has been helping
 - (3) Had 2169 by end of the season last year; 2180 in 2017
 - (4) Plan to offer pool memberships from August 1 through the end of the pool season at a discounted price
 - (a) We don't have the pricing info just yet
 - (b) Parks and Recreation will start promoting the discounted membership mid-to-end of July
 - (c) YTD Revenue \$152,976; 2018 YTD was \$143,652
 - v) YTD Revenue: \$224,003; 2018 YTD was \$197,876
- c) Pool feasibility study
 - i) Hal will let the 3rd firm know about availability to have them do their presentation
 - ii) We only get pricing from the firm we recommend
 - iii) Would rather have the firm we are more comfortable with
 - iv) It's going to end up being a solution based on input
 - v) Potential of asking the two other firms to come back in a limited fashion
 - (1) Can also schedule at the same time as the 3rd interview
 - (2) Just bring in that key person who was missing from their teams
 - (3) Give them 15 minutes to talk and then 15 minutes to ask questions
 - vi) RFQ that went out had a suggested timeline
 - (1) We are on schedule
 - (a) Announcement of short list to be June 11th
 - (b) Doing due diligence with short list
 - (c) Have not acquired dollar proposals from them and they would have to be reviewed and go to BOS
 - (d) Timing of questions
 - vii) Will be hard to get it done this year
 - (1) 3rd RFP presentation is not going to be before July workshop meeting

- (2) Maybe the middle of August, but more likely next year
 - (3) Winter is a good time to have community meetings
 - (4) People aren't away on vacation
 - (5) Evelyn – It's harder to reach the users while they aren't at the pool
 - (6) Reasonable to expect that BOS can review in September and they can work in the winter
- viii) Presentation analysis (#1 - Phillips Donovan; #2 – Seiler & Drury)
- (1) Evelyn –
 - (a) Knows and likes Phil (#2)
 - (b) She loves the splash pad
 - (c) Liked #2 better; seemed to be more focused on our needs
 - (2) Paul K –
 - (a) #2 - Likes vast experience with grants
 - (b) Good PR
 - (c) More engaging
 - (3) Hal – Mark (#1) spoke engineering
 - (4) Chris –
 - (a) Felt better when John started speaking; liked what he heard
 - (b) They did rely on Ann who we could not meet
 - (c) Had the feeling that the 1st group seemed to go over the top [exceed budgets on projects]
 - (d) Liked that #2 mentioned surveying those who have never been here, or were here and left
 - (e) Notes that bringing residents in is key
 - (5) Deena –
 - (a) Very different perspectives – change everything vs. reuse
 - (b) Will the corner property be included as feasibility study?
 - (i) Greg –
 - 1. Neither RFPs demonstrated research was done
 - 2. Definitely didn't review previous minutes or public property records to see recent property acquisition
 - 3. 10-15 years down the road, plan to acquire all of those homes
 - (6) Sharon –
 - (a) 1st team were trying to go above and beyond proposal
 - (b) 2nd one started more basic
 - (7) Karen –
 - (a) confirmation bias will go into filtering data
 - (b) The 1st team seemed to be a bit biased against 6 lanes
 - (8) Paul Sr. –
 - (a) Liked how they were outside the box
 - (b) Had me for a little bit
 - (c) Neither map included the sloped part of the property
 - (i) Hal: The line is moveable
 - (9) Paul Jr. –
 - (a) Liked 2nd option
 - (b) #1 underestimates the connection the people have to it
 - (c) #1 didn't research the menu; there are "adult" options
 - (d) Likes the food truck option, but wouldn't want other food trucks

- (10) Heather –
 - (a) The 1st team discredited the fact that the pool attracts teams from all over; 50m pool is a huge draw
 - (b) Felt better about the fact that the 2nd team were swimmers
- ix) Vote –
 - (1) 4 to 3 to invite #1 to come back with principal and marketing person for no more than 20 minutes
 - (2) All agree to bring back #2 local programming guy and aquatics person
 - (3) When? Next meeting; July 16th 6:30; Township building (there's a swim meet)
- 5) Board of Supervisors Liaison Report
 - a) This Thursday BOS voting on having a teen liaison as a non-voting member
 - i) They would have all the roles and responsibilities
 - ii) Expect it will pass
 - iii) They still have to go through the interview process
 - iv) Something will go out about multiple community vacancies
 - v) They don't have to be UM students, but have to be a teenager
 - vi) 1 year of service
 - vii) Bulletin board at pool and individuals can recruit
 - viii) Usually a recommendation
 - ix) Ask front desk, ask around at pool
 - x) Requirements:
 - (1) Teen who is at UM high school
 - (2) Living in Upper Merion Township
 - (3) Center passholder
 - b) UMF will be voting to authorize \$3K to help these families requesting membership
 - i) They have to be UM residents to receive those funds
 - ii) Coming directly from school district counselor
 - c) This Thursday going to announce next Township Manager
 - i) Won't be appointed til July 11th
 - ii) Effective July 15th
 - iii) Name will be mentioned in chair comments
- 6) Park and Recreation Advisory Board Liaison Report
 - a) Demo on Mullen tract is done
 - b) Gerry put on pickleball lines at Bob White and someone pulled them up within a week
 - i) Hoping signage will do the trick
 - c) Soda machines removed from Heuser
 - d) Soccer will start doing practices at Baxter for younger kids
 - e) Discount rates for community center
 - i) Rob was concerned about school district employees pay less than senior rate
 - ii) They get a corporate rate because they bought 50 memberships
 - iii) Board has not discussed [this year] discounted rates for township employees
 - iv) Comes back around budget season
 - v) It would help if a P&R rep brought it up again
 - f) Focusing on 3 parks
 - i) Walker
 - ii) Heuser

- iii) Township building
- g) She is working on costs
 - i) Paul brought up looking at transportation, Rambler and Connector how it could be used
 - (1) Rambler run by Greater VF Tourism Management; have to contact them
 - (2) Doubts Connector will do because it has a streamlined route
 - (3) The Rambler goes past the pool
 - (4) A couple parents decided not to join the swim team because there's no way to get from camps to pool
 - (5) Tina said Rambler usage is low
 - (6) How can they turn things around and find new ways to use the Rambler
 - (7) Kids from middle school can walk escorted
 - (8) Greg- Sure a requested stop would be added for many kids
- 7) Senior Center Representative Liaison Report
 - a) Trash issue resolved - Someone gave them a composter
- 8) Old Business
 - a) Rock wall – Waiting on GlennAnne
 - b) Teen activities
 - i) Potential to use multi-purpose rooms for gaming
 - ii) Evelyn – has had several people talk to her about teen programming
 - iii) Will be recruiting teen liaison to help us
 - c) Catalyst Experiential –
 - i) Board still has to decide what they are interested and not interested in
 - ii) Will make decision in next 2-3 months
 - iii) Will work out zoning
 - (1) There are ways to ensure there is not a free-for-all
 - (2) Ordinances have to be drafted
 - iv) Have to decide what amenities, what locations?
 - v) 1-2 monument designs
 - vi) What would be appropriate for that 202 (Halloween shop) spot?
- 9) New Business
 - a) Paul Sr. –
 - i) Swim team being treated like 2nd-hand citizens with parking
 - ii) Will not put signs up to prohibit non-passholders from parking; that will be up to P&R
 - b) Resident (who left) and three other friends were new members
 - i) Wants own area with own chairs without kid traffic
 - ii) Was turned down
 - iii) There is adult swim time and pockets of space that are not traveled by kids
 - c) Paul Salamy Jr. –
 - i) Pool building - renovations end where snack bar starts
 - ii) No renovations have been made to snack bar
 - iii) Reached out to Dan without a response
 - iv) Greg – advise Heather to include in next year's budget
 - v) It would have to be discussed in budget time

- vi) Heather agrees
- d) Rambler –
 - i) Can it be chartered to help raise funds/revenue?
 - ii) Can it be rented by township for big evens like 4th of July?
 - iii) Can we file for a BCA grant application to charter it?
 - iv) Can the Sting Rays use it?
 - (1) Team's budget doesn't cover a bus
 - (2) Offer to visiting teams?
 - (3) Have people park up at Caley
 - (4) Trail will help people park at middle school
 - (a) 3 minute walk. Can drop off and do that
 - (b) Yoga classes will also be able to park
 - (5) Big invitational – Police come in for that
 - (a) You can park in the street; it's legal on once side
 - (b) Doesn't like people parking on Maxwell
 - (c) Put signs up and give them a map
 - (d) Offer Caley and middle school
 - (e) Picket Post is small
 - (f) UMLY is big but they don't bring everyone
 - (g) Only 4 meets per summer
 - (h) Have been fewer complaints
 - (i) Tell own team to carpool
 - (j) Can't park on 23; it happened previous years

10) Adjournment