



## UPPER MERION TOWNSHIP BOARD OF SUPERVISORS

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### BOARD OF SUPERVISORS

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GREG WAKS

### TOWNSHIP MANAGER/ SECRETARY-TREASURER

ANTHONY HAMADAY

### TOWNSHIP SOLICITOR

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

# MINUTES

## Community Center Complex Advisory Board January 21, 2020 7:30pm

- 1) Attendance: Sharon Davis, Chris Levy, Greg Waks, Terry Stevens, Deena Newman, GA Chabala, Karen Huller, Paul Kubler
- 2) Pledge of Allegiance
- 3) Reorganization
  - a) Temporary Chair – Sharon Davis
    - i) Nominations – Chair
      - (1) Karen Huller nominates – Paul Kubler
      - (2) Seconded – Chris Levy
      - (3) All in favor
    - b) Nominations – Vice-Chair
      - i) Karen Huller nominates – Chris Levy
      - ii) Seconded – Deena Newman
      - iii) All in favor
    - c) Nominations – Secretary
      - i) Chris Levy nominates – Karen Huller
      - ii) Seconded – Deena Newman
      - iii) All in favor
    - d) Chair is still Paul Kubler
    - e) Vice-Chair is still Chris Levy
    - f) Secretary is still Karen Huller
  - 4) Approval of December 17<sup>th</sup> minutes
    - a) Adjustments requested to protect anonymity of human resources candidates
    - b) Adjustments requested to not compromise potential strategic positioning
    - c) Minutes will be revised and presented for approval at February 18, 2020 meeting
  - 5) Staff Report

- a) Roof project – questions on bids
  - i) 8 roofers showed up
  - ii) Given questions they must answer
  - iii) 1/28 bids due
  - iv) Gen Contractors and Roofing contractors submitting separate bids
    - (1) General Contractor does everything that's not the roof, window, penetrations, etc.
    - (2) GA – Hal did say in pre-bid meeting, general contractor is the person on-site in charge
    - (3) Paul – is Hal going to be the general foreman?
      - (a) Greg – haven't decided
  - v) Hal will decide and represent the center and will be doing site visits to make sure things are done to spec
  - vi) Deduct alternate that they must provide
  - vii) Paul: Recalled that last time the bid included too much, now separated
    - (1) Only got 1 bid and it was too much
    - (2) Estimates based on in-house people and can be high or low
  - viii) Chris – is concerned that both vendors may not coordinate well
  - ix) Timeline
    - (1) Approve at February board meeting
    - (2) Construction in the spring
    - (3) 10 days to start from notice to proceed, provide shop drawings and propose a schedule
    - (4) Notice to proceed – 150 days to substantial completing
  - x) Gym will be closed for the duration; Presents many challenges
    - (1) Will have to see what contractors propose before the center knows how it will manage staying as operational and accessible as possible
    - (2) Scaffolding was a big concern
    - (3) Total roof tear off, not until everything is on site
    - (4) Back parking lot will be full of supplies, equipment
    - (5) All crane work will have to come through the back side
    - (6) Heard bulk of closing will be July/August
    - (7) What would members want?
    - (8) Losing 3 moths of memberships for month to month people = \$120Kish
    - (9) GA – Deena said she'd be losing \$265 of value with her annual membership with the center closed
  - xi) Where will drop off be for ADC2?
  - xii) Terry - Any discussions with Dick?
    - (1) GA – gave Dick the bare bones update back when we did this before
    - (2) Make sure that as soon as there are dates Dick knows
  - xiii) Hesitant to give any definite completion date
    - (1) GA – There was some # of times that opening was delayed
    - (2) We want to know for sure how this will go and when we'll re-open
- b) Potential loop hole if passholders sign up for passholder now and get early bird on pool?
  - i) They go after people who cancel their memberships to get discount
  - ii) There's not a lot of input we can have to mitigate inconveniences – there will be many
- c) Paul - What is average daily attendance, when is it lowest, so that it can be passed on to contractors

- i) Greg – not sure that we can tell the contractors to consider it, but we do know that the center is not as active in the summer
- d) Passholder loyalty ideas
  - i) Terry – Township building discussion?
    - (1) Might attract people who are not passholders
  - ii) No budget for anything
    - (1) If bidder comes in under bid, or if the BOS decides to add to the budget, the BOS has to discuss it
    - (2) Budget for roof - \$1.8M
    - (3) Chris- why can't we put this in that budget
    - (4) Greg – budget's already been passed
  - iii) Chris had mentioned a last hurrah – party plus open forum
  - iv) Deena – pool
    - (1) Nighttime pool event?
    - (2) Bring the scanner with us!
    - (3) Far fewer people at the pool in August, maybe that's a good time to have the party
    - (4) Township party for community center members – not open
  - v) Greg – maybe have something at Workhorse
    - (1) Not everyone drinks
    - (2) Workhorse – 2 drinks, would workhorse reduce price, or sponsor-in-kind
    - (3) Karen will reach out to Dan
  - vi) Chris – Would love if we can get something on t-shirts to give out
    - (1) T-shirt – Smaller population
    - (2) Hypothetically, need \$30K for shirts and event
    - (3) Hopes at least a few other supervisors would see the extra expenditure
    - (4) Could apply for a BCA grant, but getting a grant for that is unlikely
    - (5) We do have shirts – minimally \$5-6 per t-shirt for almost 3K
    - (6) “Raise the Roof” – Karen said
    - (7) “Raze the Roof” – Sharon suggested
    - (8) Upper Merion Community Center on shirt
    - (9) Not a park and rec shirt – a community center, because it's a special occasion
    - (10) It will help spark conversation and spread information
    - (11) We need to know what the t-shirt will look like and where the sponsors will be
    - (12) By next meeting, come up with a framework to propose
    - (13) GA can price it out; they have a couple t-shirt vendor and they make designs
    - (14) Charter passholder shirts were not all picked up
    - (15) If you come to this event, that's where the t-shirts, RSVP for a shirt
    - (16) 2758 members
    - (17) Maybe get 500 t-shirts – come to one event
    - (18) A give away for one event, and another giveaway for another event
    - (19) Put people on a list
    - (20) Blast e-mail, First 500 get shirts
    - (21) Deena – what % keep their memberships through the summer, so that we can say we have X members for t-shirts
  - vii) Get a sponsor on shirts?
    - (1) 30 sponsors for \$1K, e.g. Can get names on a flyer, banner at event

- (2) We have 2 \$4K sponsors right now
  - (3) Pertuccis and Angelos get hit up all the time
  - (4) Ask Gerri about Main Line Health, CHOP, Asthma and Allergy
  - (5) PECO hasn't sponsored anything yet
  - (6) Ease the pain
  - (7) Get sponsors along the way- lesser cost to a sponsor – you can sponsor X, or you can be the sole sponsor of X event
  - (8) Show your community center FOB, get a summer discount of 10%
  - (9) Trattoria on Henderson
  - (10) Not getting \$1K from businesses
  - (11) Where are the mom and pops?
  - (12) Typical sponsor for concert under the stars is \$250
  - (13) Offer the vendors in-kind sponsorships
  - (14) Terry - We do have a relationship with REI
- viii) In addition, not in place of the above
- (1) Paul- bundle opportunities
  - (2) Incentivize people to come to talk about this
- ix) Something for kids, who are also passholders –
- (1) Bouncy house or handprint
  - (2) Something at a park where there's a playground
  - (3) Special pre-party at Concert Under the Stars?
  - (4) Might attract same non-passholders
- x) Food event – could cost us food, drink
- (1) One workhorse event, one pool event, something at the end
  - (2) Pertucci's event, be constantly in front of them
- xi) Panel signing brought up in the pre-bid meeting
- (1) Greg likes the idea of handprints – 2 supervisors not on board yet
  - (2) Has to be re-presented to BOS
  - (3) Approach individually
  - (4) With home remodeling, people look forward to the upgraded facility
  - (5) Roof is not that interesting
  - (6) Not really pretty as it is now
  - (7) Could make it more aesthetic, better than it is now
  - (8) Helps people feel like a part of the improvement
- xii) Subcommittee for this –
- (1) Chris
  - (2) Paul
  - (3) Deena
- e) Summer Camp Preview Feb 6
- i) Instructors and camp provider
  - ii) Registration opens then
- f) Passholder update
- i) 2758 current
  - ii) 2727 - 2019 total
  - iii) 833 new
  - iv) \$476,080 revenue
  - v) \$111,080 over projection
  - vi) 32.8% over projection

- vii) 69 new this year
  - g) Pool member update
    - i) Last year – Revenue \$191,459 – 5% over projection
    - ii) To date – 77 people registered
    - iii) This date last year 50 people were registered
    - iv) Projection this year? Not here – it’s online in the budget
    - v) Township generally over projects expenses and under projects projections
  - h) BCA grant
    - i) Paul will send an e-mail to Dick and Heather to try to coordinate
    - ii) REI might have their own rock wall system and could sponsor equipment
    - iii) Karen is strongly in support of rock wall – kids still getting older
    - iv) Sport is taking off in a big way, jump on the trend
    - v) Deena will break the news about the benches moving to the pickleball crew
  - i) Pool feasibility study update
    - i) BOS approved agreement with MKSD at last meeting
    - ii) 2.6 is first subcommittee meeting, and Counselman-Hunsicker
    - iii) Will do tour in afternoon
    - iv) 6 PM meeting at community center
    - v) Wish list, focus groups that need to be included
    - vi) Nothing will be done this year
    - vii) Plan is for them to come to us by June with their study
    - viii) BOS will then see if there is a logistic viability
    - ix) This year’s budget is only necessary things for the pool
    - x) A couple of people on facebook commenting about the expense of a feasibility study
    - xi) Grander vision of the future
- 6) Board of Supervisors Liaison Report
- a) BCA
    - i) Money will go up substantially; won’t know exact amounts, but may know soon
  - b) Advancement in trails and parks this coming year
    - i) Crow Creek funded
    - ii) Saulin Blvd to King Manor delayed, but will be implement
    - iii) Trail to Valley Forge
- 7) Park and Recreation Advisory Board Liaison Report
- a) They reorged and it’s the same
  - b) Deena presented pickleball proposing outdoor for Heuser 2
    - i) Other community center members who are avid pickleball players expressed support
    - ii) Possible that could add more lines to Bob White in meantime
    - iii) Dan suggested to talking to school board –
      - (1) Alice Hope said they could put lines on the new high school tennis courts
      - (2) Sent it to architect
    - iv) Mike highlighted last years
    - v) Crow Creek
    - vi) Mullen tract
    - vii) Pond dredging
    - viii) Club houses
    - ix) Bat houses

- x) Shared maintenance and cameras at Heuser
  - xi) Schuylkill River trail
  - c) Dan had meeting with sports org about field usage
- 8) Senior Center Representative Liaison Report
- a) March newsletter will be done in February wanted to talk about roof and possible closing
  - b) It is never discussed, some believe it won't happen
  - c) GA – as soon as we have information, it will be shared
- 9) Old Business
- a) Wall decals look great
  - b) Concern with teen lounge by staff members in front
    - i) How will usage of video games be monitored
    - ii) Middle schoolers have caught running around and are disruptive
    - iii) Have purchased video games
      - (1) Madden
      - (2) Fifa soccer
    - iv) Plan is, in order to be a member or use the teen center, parents will have to sign an acknowledgement form stating that game systems can be signed out on loan
    - v) It is the person's responsibility to bring it back
    - vi) If it were to not come back or come back damaged, the parents are responsible for replacing it
    - vii) There is not a plan to make it a staffed room
    - viii) Paul – is there an age limit, high or low
      - (1) You can be in the center by yourself at 11
      - (2) Doesn't see a 7 year old going in there
      - (3) Sharon - An 18 year old and a 13 year old might be a problem for some parents
      - (4) Will have cameras
      - (5) Other policies will be developed
  - c) Child watch guidelines are being distributed to all child watch parents
  - d) Free membership program
    - i) Position will be advertised next month
    - ii) Consistent usage over 4 months
    - iii) Quantify
      - (1) 1/week by any family member
      - (2) 4x per month minimum
      - (3) Or is it a seasonal
    - iv) Membership on rolling basis
    - v) Limit to how many people or families can enroll – 20
    - vi) Doesn't require funding from foundation
    - vii) Vince O'Grady mentioned that he feels that transportation is a problem
      - (1) If they can't afford membership, can't afford transportation
      - (2) Not sure about rules regarding ages allowed to ride alone on Rambler
      - (3) There is a stop right outside center
      - (4) It's cheap, but not free, and there may be subsidies
      - (5) UM does not run the rambler, VF Tourism does
    - viii) Supervisors may feel this is a program that should be for residents only
      - (1) BOS may say the other municipalities don't pay for any overhead

- (2) No costs to residents to offer it to them
- (3) Rambler doesn't run in Bridgeport or West Conshohocken
- (4) Point is to build and enhance community relations with them
- ix) Other objections
  - (1) How do we make sure that it's utilized and not taken advantage of
  - x) Camp is provided to those who can't afford it (ADC will no longer be free)
  - xi) Take out? Discount is automatically applied
  - xii) Easier to manage that they get all the benefits of passholdership
  - xiii) Greg doesn't know what's on February agenda, ask Tony
  - xiv) Will ask first if it can be on in February and request a later time
- e) Wall spurred idea to have real plants - Karen
  - i) Can we add that responsibility to someone's current workload?
  - ii) Could have a girl scout troop come care for them
  - iii) There are plants that are good for the air that require minimal care/hard to kill
  - iv) Mother-in-law plant
  - v) Spider plants
  - vi) Karen will send information

#### 10) New Business

- a) It's uncomfortable for new people to play pickleball
  - i) GA – looking for thoughts on how to help people transition
  - ii) They had family times
  - iii) If some come at regular times, other courts could be open if they're open
  - iv) Beginners don't understand the etiquette, will play for the whole time
  - v) Would not encourage people to come on the weekend because it's the most busy and competitive
  - vi) Sunday morning is the most
  - vii) Tried the reverse 2 years ago
  - viii) 3.5+ on one court
  - ix) Some may not be honest in their judging
  - x) Too many lines, slide a lot on the other courts
  - xi) Get beginners to play together, put their paddles together, people were moving paddles so that they could play with who they wanted
  - xii) Could pickleball players do an intro/ambassador night – come to teach?
  - xiii) Do have a program for learn to play pickleball and have to commit to 6 weeks and it costs money
- b) Age of kids using the fitness center

#### 11) Adjournment - Paul moved, Sharon seconded; All in favor