



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.

AGENDA

Community Center Complex Advisory Board February 18, 2020 7:30pm

1. Attendance: Tony Hammaday, GlennAnne Chabala (GA), Chris Levy, Greg Waks, Deena Newman, Karen Huller, Ben Eyer, Sharon Davis, Paul Kubler, Evelyn Ankers, Terry Stevens
2. Pledge of Allegiance
3. Approval of minutes
 - a. December 17th - Sharon moved, Chris seconded - Approved
 - b. Jan 21st - Chris moved, Sharon seconded - Approved
4. Staff Report
 - a. Roof project
 - i. Will be pausing membership during those months
 - ii. There is money in the budget for a grand re-opening
 1. Bids are substantially less than last time
 - a. \$1.69M
 - b. With \$1M grant
 2. Procured a roof for 3.5 years for \$69K after all is said and done
 - iii. Might be able to get more done if it's closed
 1. Child watch updates
 2. Other updates?
 3. Install the rock wall? (Pending BCA grant)
 4. Gerry Testa proposed that he would like to do some projects
 - a. Re-doing floor
 - b. Other maintenance
 - ii. After bid approved, an updated schedule will be provided
 - iii. Sharon – why can't we attend the pre-approval meeting
 1. Not scheduled – Thursday the BOS will approve contract to Detweiler
 2. Maybe 3 weeks later will have meeting
 3. Contractor has to get his bonds in order
 4. Staff is making plans

5. This board is talking about mitigating circumstances
 - a. Ease the pain
 - b. Deena – Not interested in paying monthly if she can't use the facility
 - c. Went in between closing and not closing
 - i. Looks like there will be some closing
 - ii. Hoping it's very limited
 - d. Figure out full scope of project before any good decisions can be made
 - e. This board is not the general public, so it would be better if we could be informed before we get asked as representatives to answer questions
 - f. A lot of assumptions right now, but there will be more details later
6. It will be during the day
7. Not sure details about staging are relevant to us
8. Not prohibiting board attendance
 - a. Perhaps we could send a representative
9. Easier for them to prepare an outline
10. They will determine delivery date
11. Sharon isn't asking about construction
12. There is a committee spending time preparing, charged with easing pain, but without details needed not much can be pre-emptively be devised
13. Greg informs us promptly, as soon as next day
 - a. Board is as much in the know as other boards are in their areas (with a couple exceptions)
 - b. Information is not being kept from the board
 - c. Not opposed to a board rep going to construction meeting
 - d. Might be valuable
 - e. Ceiling handprint project
 - i. Time to repackage, further clarify
 - ii. BOS doesn't spend a lot of time at the community center
 - iii. They may not know the current state of the roof
 - iv. It would be better if we can show the other BOS members what the roof looks like, and what it will look like
 - v. There is more than enough space to do it
 - vi. It won't look as far away as it is probably imagined
 - vii. Even Greg is sometimes not fully updated
- iv. Deena - Talked about some kind of court/tennis at the pool
 1. Greg – doesn't think that tennis would have been approved
 - a. Could repave what's there now
 - b. Multi-purpose courts
 2. Evelyn - Do the residents know how close the trail will be to their house?
 - a. Greg - There have been a lot of public meetings

- i. Some have attended
 - ii. Mixed support
 - 1. A lot of public resistance to trail connecting Heuser to VF behind Glenn Rose townhomes
 - 2. They have come around
- b. Pool feasibility
 - i. Met for 1st meeting
 - ii. The consultants toured the pool complex and were provided with pictures
 - iii. They were surprised about some of the conditions, not as bad considering age
 - 1. Bathroom
 - 2. Vending
 - iv. Fact-finding mission
 - 1. What is community interested in
 - 2. Nothing was completely off the table
 - a. Talked about looking at additional locations
 - i. Heuser seems to be a natural progression
 - ii. It's not off the table
 - iii. Parking is the problem with most options at this site
 - iv. Does this fit in with 2nd phase of Heuser
 - 1. Not if riverfront happens
 - v. Hypothetically, if it costs \$4M to redo this location, would it cost \$6M to develop a new site?
 - 1. Hopefully what the study will help us understand
 - vi. When the BOS agreed to fund the study, they were thinking the site would stay here
 - vii. If it's within the scope of what we paid for, not sure how Councilman-Hunsacker would feel about it
 - viii. It's our duty to get the most for our money
 - ix. Greg to Tony – Will have to poll the board about how they feel about alternate locations
 - x. Board is still deciding what to do with Heuser
 - xi. The consultants seemed to fine with exploring alternate sites
 - xii. There is a not-to-exceed contract
 - b. Evelyn – FB comments – if it's possible that we go with current footprint, but not room for splash pads (several comments,) splash pads could at least be a compromise
 - i. Deena – ECDC thinking about a splash pad next to community garden
 - ii. It's not all or nothing
 - iii. Heather has schematic about indoor/outdoor pool
 - iv. How they connect
 - v. What specs would be needed for a bubble – indoor enclosure
 - vi. Public can't access the splash pad if it's here
 - vii. Absolutely need zero grade entry
- 3. GA procured/shared original community center sub committee report

- a. Indoor/outdoor pool was discussed
 - 4. Meeting March 4th and will review various ideas
 - 5. Public meeting
 - a. Put up bulletin boards, put different amenities on stickers to let people put different color stickers on boards that represent what they want
 - 6. Ideas from Paul Salamy
 - a. 2nd floor over bathrooms to have event space
 - b. Deck on baby pool vs. hill
 - 7. Losing a little bit of back footprint by bocce ball because of wetland; had to adjust slope related to trail
 - a. This board was not notified
 - b. Gilmore notified Dan, and Dan notified GA right before the meeting
 - c. Trail comes out to house on Gen Maxwell
 - d. You'd be walking right along property line; this might generate additional interest
- c. Summer Camp Preview Feb 6
 - i. Well attended, generated many registrations
 - ii. Positions posted for leaders
 - iii. Moving full steam ahead, and will be able to work around roof project
- d. Passholder update
 - i. 2839 passholders
 - ii. 159 since Jan 1st
 - iii. Revenue to-date \$68,445
 - iv. Last year to-date \$59,256
- e. Pool member update
 - i. 210 registered
 - ii. Revenue to-date \$17,337
 - iii. Last year to-date \$172k
 - iv. Revenue last year to-date \$11,300
- f. BCA grant
 - i. Paul still wants to collaborate with the Senior Center
 - 1. Terry – Dick doesn't seem to want to
 - 2. We get more if we do it together
 - 3. He does not disclose any plans
 - ii. Heather is looking at nothing physical for pool
 - 1. Mostly due to feasibility study
 - 2. Would like to offer community CPR
 - 3. Greg can bring up at April or May business meeting
 - iii. Does Dennis need anything for camps?
 - 1. GA – no
 - 2. Well supplied
 - iv. Bouldering Wall
 - 1. May make sense to ask for one thing vs. several things
 - 2. Evelyn – we've been talking about it so long; it's time to move forward
 - 3. Refer to it as bouldering wall vs. rock wall – something different

4. When they added spinning, it was revealed that it was actually cycling
 - a. We are now a spin studio; have to use spin program
 - b. Can't repurpose for cycling
 - c. Could disassociate
 - d. Classes are still filling up
 - i. Turning people away
 - ii. People are booking bikes an hour before class
- v. What is the next "hot" thing?
 1. Barre classes
 2. Goat yoga – actually currently looking at doing it outside
 3. Most things come from California and move Eastward
 4. Cat café
 5. We caught pickleball craze at the right time

4. Board of Supervisors Liaison Report

- a. Some Pickleball balls are better than others
 - i. The ones we have never break
 - ii. There's never no balls, only no good balls
 - iii. They don't break because no one likes playing with them
 - iv. Once they break, you can't play with them
 - v. Hard to see (orange)
 - vi. At GreenValley, they sell physical balls
 1. Can't expect current staff to sell balls, especially during busy times
 2. Evelyn – What if we have a pickleball vending machine
 3. More agreeable use for the vending machines
 - vii. \$8100 per year for the good balls
 1. \$39/dozen in bulk
 2. Can find deals
 3. \$10 for sleeve of 3, at least
 4. 3-4 balls can break in one game
 5. Takes time to re-stock
 - viii. There is a lot of donating, walking off with balls – it's pretty even
 - ix. Suggestion from player
 1. Start a collection and leave the box at the front desk
 - a. Will it be secure?
 - b. Should we say, when it reaches \$X it will be emptied?
 - c. Not opposed to buying a lock box
 - d. No record keeping
 - e. Something like the suggestion box
 2. No one wants to collect the money
 3. Justin donated 100 balls, and they are all gone already
 4. Most are happy to contribute \$1-2 box every time they come in
 5. Former tissue box, pickleball contribution box
 - a. Won't raise thousands, maybe hundreds
 - b. Non-passholders who pay court fee won't want to donate
 6. Proceeds may also go toward a net
 - a. New nets have been ordered

- x. P&R provides recreational quality equipment
 - xi. Could try another pickleball tournament to raise money for balls
 - b. In March, we will have opportunity to present the low-income access program
 - i. Define criteria for how the sponsorship would be awarded
 - 1. Free school lunch, rent rebates
 - 2. Concern is someone might claim discrimination
 - 3. Referred
 - 4. A certain # per year
 - 5. Essay?
 - ii. Need a strong reason/need, demonstrate they would use it
 - iii. A membership doesn't cost the township anything
 - iv. Profile of potential users and demonstrate why income isn't a great criteria
 - 1. Students
 - 2. Older resident
 - 3. Parent
 - v. Good idea to come back to the comments and re-package hands on ceiling program
 - vi. Can walk them through here on their own
 - vii. Decision needs to be done sooner
 - viii. Invite them while we are there
 - 1. Take a look at some mock ups
 - 2. Tie a family to the facility
 - 3. They'll come back for years
 - 4. Charter passholders
 - 5. Just like the high school ceiling tiles
 - 6. Can Michael get a picture of the middle school ceiling?
 - 7. Contractor knows that they are required to accommodate this project
 - a. They will work with them
 - b. Get it on April meeting
 - c. BCA
 - i. Deadline 4/1
 - ii. More money available than last year
5. Park and Recreation Advisory Board Liaison Report
 - a. Brian Schlorff
 - i. Soccer programs adding aid groups
 - ii. 3 levels
 - b. Schuylkill River access
 - i. No date
 - ii. Retaining wall needed
 - c. DCNR – Dan is talking to them about 2 different grant opportunities
 - d. Dog park update
 - i. \$25K budgeted
 - ii. Engineering firm proposed \$8K and another \$7K to oversee project, which doesn't leave enough for construction/amenities
 - iii. Consider other estimates, possibilities
 - iv. Dan will talk to Tony
 - v. Dog show to raise money

- e. Any courts being rehabbed will have pickleball lines
6. Senior Center Representative Liaison Report
- a. Had successful Valentine's Day party with about 90 people
 - b. Having a mardi gras party
 - c. Something wonderful happening on patio
 - i. Moss growing in all cracks
 - ii. Will mitigate weeds
 - d. Umbrellas are being enjoyed
7. Old Business
- a. How is staff responding to free membership –
 - i. About 36% using it
 - ii. They felt valued
 - b. Usage from other communities
 - i. Approximately 1.2% membership freeze in the summer
 - ii. 6 passholders from West Conshohocken - .2%
 - iii. 195 passholders from Bridgeport – 6.86% (out of 4198)
 - 1. Some of them could be UM residents with UM addresses (Wayne, too)
 - iv. Terry - How are we advertising?
 - 1. Bulletin boards in township building
 - 2. Sharon - Might want to promote the low income program there
 - 3. Are we including these other communities?
 - a. We plan on attending and presenting at meetings
 - b. No cost
 - c. Builds community
 - d. Transportation
 - i. Swedeland and Swedesburg is further
 - ii. Will include that question in the application
 - 1. Not a no, but a qualification that they have to explain how they will get here
 - 2. What would form look like?
 - 3. Karen will update the slide
 - c. Still no fitness room attendant, questionable aged youth using machines
 - i. There are two on during busier times
 - ii. If there is a class, it happens where the instructor can keep their eyes on the machines, usage
 - iii. Have to be 18 to be gym attendant
 - 1. Not in favor of lowering it
 - 2. Hard enough to have authority
8. New Business
- a. Each board member, staff member should have talking points about roof
 - i. Consistency, one voice
 - ii. Board members should not address press
 - iii. There is a P&R plan for press (Public Information Officer)
 - iv. Do we need to bring a professional in?
 - v. Figure out by next meeting where we stand

- b. Long time program instructor brought to attention that there are others who are training here without insurance
 - i. As instructor, she gets assigned facility usage and storage for equipment
 - ii. There are some gentleman training for basketball
 - iii. They say that they are not; they feel harassed
 - 1. Working with young men
 - 2. Not an official program
 - 3. All members
 - 4. No money being seen changing hands
 - iv. She has been told that there are no obvious violations, that they have investigated, no actions will be taken against them, and that she is not to approach them anymore
 - v. It's not about taking her business; she feels that there is a standard
 - vi. Sharon – they deserve our protection and should be made to feel welcome
 - 1. Would be bad if it escalates or is misrepresented to public
 - vii. Venmo is one way that payments can be found, not that we should be prying or investigating that far; not an issue
 - viii. Where is the line?
 - 1. They are not preventing other people from using the courts
 - 2. A dad coaches/trains his D1 daughter
 - 3. What is the difference?
 - ix. If we see this (people training without causing issues), ask people to sign a waiver to release liability
 - 1. Everyone who uses the facility signs a waiver
 - 2. Solicitor would have to see if this would be covered by waiver
- c. Teens running through classes
 - i. Throwing balls at broken basket
 - ii. Were given friendly reminders
 - iii. They persisted
 - iv. Gym attendants have been told that we can't create a culture where disruption of others' enjoyment is allowed
 - 1. They are empowered to ask interrupters to leave
 - 2. If parents dropped them off, they have to sit in lobby and await pick up
 - v. Conflict between teens, gun threat, actively being investigated by police
 - vi. One gym attendant
 - 1. Evelyn – reconsider?
 - 2. GA – a matter of hiring, not money
 - a. Having issues hiring gym attendants
 - b. Busier times 2 are scheduled when possible
- d. Complaints from people on track from pickleball
 - i. Put up a sign on the railing for court where paddles get lined up
 - ii. Seeing runners get annoyed
 - iii. No one playing pickleball wants to act like police
 - iv. Not trying to be rude, but just accidentally needing to be on track
- e. Teen lounge
 - i. Friends interested becoming gym attendants?
 - ii. Couches
 - iii. Game systems

1. Games procured may be more for male gamers
2. Trivia games?
3. Dance Dance Revolution? Younger
4. Wii
- iv. Sharon - Kids look for places to go do homework together
- v. Attracting female teens –
 1. Would not use lounge, but would come for sports
 2. Selfie station
 - a. Green screen
 - b. Geofilter at grand opening
 - i. GlennAnne liked it, but was one of the few
 3. Programming
 - a. Makeover night
 - b. Makeup samples
 - c. Girl night
 4. At staff meeting, what do we do to channel energy
 - a. Movie night
 - b. Lounge is a place they'd want to go
 - i. Board game
 - ii. Magazines
- vi. Charging station?
 1. Security considerations
 2. Multiple outlets, at a minimum
- vii. As it's available, suggestions might come in the box

9. Adjournment

- a. Karen moved to adjourn
- b. Deena seconded
- c. Adjourned