



# UPPER MERION TOWNSHIP

## BOARD OF SUPERVISORS

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### BOARD OF SUPERVISORS

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ANTHONY HAMADAY

### TOWNSHIP SOLICITOR

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

## Minutes

### Community Center Complex Advisory Board

July 21, 2020

7:30pm

1. Attendance – Evelyn Ankers, GlennAnne (GA) Chabala, Ben Eyer, Greg Waks, Paul Kubler, Deena Newman, Chris Levy, Sharon Davis
2. Pledge of Allegiance
3. Approval of June 16th minutes
  - a. Evelyn moves
  - b. Deena 2<sup>nd</sup>
  - c. Approved
4. Staff Report
  - a. Roof project
    - i. Has gone amazingly
      1. There every day
      2. Working every day
      3. End of August will be closeout
      4. Interior roof in first week of August
      5. A good bit of leaking through 2 major storms
      6. Change orders
        - a. Maybe one on senior patio side
        - b. Not sealed correctly where cement came up
        - c. Water was coming up and through
        - d. Will cut a foot of concrete, re-flash it, drive it
        - e. Will re-direct water
      7. Gerry is checking on warranty
        - a. Without a storm we won't know if it's been done right
    - ii. P&R IG and FB posts – announced not opening due to maintenance projects
      1. Storm water project

2. Wood floor - end of July/August after interior of roof
  3. Interior of roof this week
  4. Construction team will clean inside
  5. Exterior site work to be done
  6. Pickleball and badminton lines will be painted
    - a. Tape left residue
    - b. Hard to remove
    - c. Didn't make sense time and costs
    - d. \$2500 and once and done
    - e. Spot painted
    - f. Disinfection
  7. No projected re-open date
    - a. At least mid-August
    - b. Depends on mandates
  8. Tony has reopening plan
    - a. Need 2 weeks to get staff back and trained
    - b. New procedures
    - c. Can't train all at one time
      - i. Accommodate schedules
      - ii. Social distancing
    - d. All PT people furloughed
      - i. HR needs time to un-furlough
    - e. Fitness center needs time to do thorough cleaning, mark floors
  9. Paul – any way to accelerate opening, projects we can move
    - a. All capital projects have been removed as projects this year
    - b. Budget has been cut \$1M
    - c. Greg – budget cuts all around
  10. Front desk has been shielded
    - a. Branded masks available (UMPR)
      - i. Can we sell the masks?
    - b. Gloves available
- b. Summer Camp
- i. Swedeland and Heuser
    1. 10-12 kids
    2. Not ideal
  - ii. Consortium was decimated – no virtual
  - iii. Are doing visual arts camp with 10 at Walker
  - iv. Teen Leadership Camp – 8 in that
  - v. Working on fall programs
    1. Capacity is half
    2. What do our members want
    3. What are they comfortable with?
- c. Passholder update
- i. 2780 passholders
  - ii. 81 passholder cancellations
    1. When payments are reinstated that may change

- iii. Refund update
    - 1. Another \$19K in refunds has been distributed back to passholders
- b. Pool member update
  - iv. 1406 members
  - v. ~2500 last year
  - vi. 19 day passes per day (allow 30 – new)
  - vii. Has reached close to 275, a daily limit Heather set below Department of Health limits
  - viii. On weekends, selling out day passes
  - ix. 4<sup>th</sup> of July – went fine
    - 1. Deena was there
    - 2. Weekends are insane
    - 3. Crowded in the pool
- c. Pool feasibility
  - x. Heather’s generating revenue every possible way
    - 1. Fully rented through August 6-11 AM
  - xi. 4 pool options
    - 1. 50m
    - 2. 2 have lazy rivers
    - 3. Some slides
    - 4. Ranged from 8-11M
    - 5. Will meet again to figure out what components we would like to keep
    - 6. 50m brings the most revenue
      - a. Many more rental options
      - b. Rented every day
    - 7. Add fence around baby area with age limits
    - 8. Lazy river for older children
    - 9. Slide may take away too much of the green area
      - a. Don’t want to lose so much table space/green footprint
  - xii. 1500 Survey respondents
    - 1. Lazy River was most requested feature
    - 2. Not pool related > least desired
      - a. Basketball
      - b. Volleyball
    - 3. Gaga was very popular
  - xiii. Ben – his friends would probably not come anyway
    - 1. They wouldn't come for the slides
    - 2. That’s where they would be if they did go
    - 3. They would be on the basketball court
  - xiv. Still need to talk to people at the pool to see what they want
    - 1. Want to put features out to community as a whole to see what they pick – bulletin board idea?
    - 2. Discussed making the bathhouse 2 floors
      - a. Maybe a teen area, party space, deck for watching meets
      - b. Renovated support building was included, but not detailed out
      - c. Hot tub (jetted features in some models)

3. Designs do not leverage corner property
  - a. Would give extra space
  - b. Not sure how it would be used
  - c. Parking is the biggest issue that doesn't change with remodel
4. Next steps
  - a. Greg- Aspirational right now
  - b. \$10M a lot to come up with
  - c. Not sure if taking a bond is best use of funds
    - i. Rentals could offset the cost of the 25-year bond
    - ii. In a non-pandemic year, what would this pool draw compared to current pool?
      1. Current rental revenue?
      2. Rental revenue would be the same
      3. Not if upgraded with new rental space
      4. Band/electric plug in
      5. Game room
    - iii. Increase in membership with new features
    - iv. Bathhouse not air conditioned – extra cost
    - v. Cost/benefit analysis
  - d. Just trying to make a budget for next year
  - e. Goal to get it on a BOS workshop agenda
5. Board of Supervisors Liaison Report
  - a. 2<sup>nd</sup> BCA open period
    - i. 8.1 – 9.15
    - ii. New application will be online soon
      1. Don't open last application
      2. \$33k to give
      3. Only grants
      4. No scholarships
      5. Will probably focus on organizations stretched due to COVID
      6. No harm in resubmitting previous application
        - a. Greg - It doesn't hurt to be on the BCA's radar
      7. Deena – child watch area is more important than rock wall
        - a. \$15K for child watch renovation
        - b. With fewer people, more turnover in gym is needed
        - c. Capacity (if open, within guidelines) is 6
          - i. Have to wear masks if over 2
          - ii. Maintain social distancing
        - d. Need more space
        - e. Not sure can do child watch with current restrictions
      8. Deena - Can we just knock down the wall between the lounge and the child watch?
        - a. Finishing it safely would have a cost
        - b. Lounge would be blocked off anyway
        - c. GA - Could find a way to do it so that it's one step of the plan done

- i. She'll have someone evaluate it
      - d. Tile is unforgiving and parents complained
        - i. Put in the interlocking foam
    - b. BOS approved Crow Creek Trail – put out bid
      - i. Bid specs interesting
        1. Parsed bid into 6 separate bids
        2. If a portion of the trail comes in under a reasonable amount, can go forward with that portion of the trail, but not the whole trail
        3. Could be constructed in phases
        4. Multiple bids possible in the future
        5. Will see how many of the phases are bids on and how many are reasonable.
        6. Schuylkill River Trail was constructed that way
        7. Could reject all 6
        8. 4-5 weeks for bids to come in
    - c. Some acquisition targets not available/ some still available
6. Park and Recreation Advisory Board Liaison Report
  - a. Dan is meeting with school district to use schools to safely run some programs
    - i. Biggest concerns are meeting safety guidelines
    - ii. Dennis Rudzinsky is putting together the safety plans
  - b. Park maintenance
    - i. Gerry Recupido – getting bids replace Baxter field's building roof
    - ii. Getting certified in pest control to do turf control in-house
    - iii. Sealmaster - training to do line painting in-house
  - c. Ross Road
    - i. A lot of negotiation with builder
    - ii. Builder did not want to meet all requirements
    - iii. Got them to agree with wish list
7. Senior Center Representative Liaison Report (none)
8. Teen Liaison Report
  - a. Inquired about re-opening
    - i. No date
    - ii. Will be members and programs only
    - iii. No day passes/open gym
    - iv. Will makes sure members can be accommodated first
9. Old Business
  - a. Complaint from community member about health foods
    - i. Life guards are given frozen pops
    - ii. Bag of lollipops was visible
    - iii. Sent us health information
    - iv. Diabetics can feel left out
    - v. These treats are popular with kids and adults
  - b. GA did check into the equipment rental
    - i. Reached out through various groups and schools

- ii. Cost and risk of not getting it back
- iii. Didn't find anyone doing it
- iv. Would need an inventory program
- v. Would need to acquire another set of everything

#### 10. New Business

- a. Gerry Vatimo asked about sponsors to do a grand re-opening
  - i. Did not want to have an opening where we had to tell people to social distance
  - ii. Prefer that 5<sup>th</sup> anniversary 9/2021 is the next event to look forward to

#### 11. Adjournment.

- a. Chris moved to adjourn
- b. Karen 2nd
- c. All in favor - adjourned