

**UPPER MACUNGIE TOWNSHIP
PARKS AND RECREATION BOARD
Monthly Meeting Minutes
September 28, 2017**

the Upper Macungie Township Recreation Board meeting held on September 28, 2017 at UMT office building had the following Recreation Board members in attendance: Katie Shade, Andrea Russell, Dave Kentner, Stephanie Rauch-Mannino, Bret Spangler, April Navarra, Jen Szukics. Also present: Recreation and Events Coordinator Lynn Pigliacampi Matula, Park Leader Jim Soltis, Deb Soltis, Dean Haas, Eric Nogami, Jayson Schweyer, Richard Kerrick. Absent Recreation Board members: Karla Trumbauer and Brian Kresge who runs our pick-up basketball program on Thursdays.

Dave called the meeting to order at 7:08 PM. He asked all present to join him in the Pledge of Allegiance to the Flag of the United States of America.

PREVIOUS MINUTES:

Bret motioned to approve the August minutes pending the correction of Katie Shade actually being absent. April seconded. All approved.

PUBLIC COMMENT:

REPORTS:

COMMUNITY PROGRAMS:

- Tennis- 3rd Session ended with 25 registrants; \$2,483 (twp keeps \$496.60, which goes toward maintenance of courts)
- Indoor pickup basketball/volleyball- have begun
- Get Prepared Parkland- New “Emergency Preparedness Day” – will be held at Lone Lane from 11-3 on 9/30. Lynn has to coach a Cedar Crest tennis match and cannot be there. Bret and Karla will volunteer. Times of shifts need to be determined.
- Barktoberfest- scheduled for 10/7, currently have 42 vendors, 8 sponsors of different amounts or of items \$2,420. The sponsor amount is on target for this event. Lynn needs Rec Board volunteers for the event- Deb Soltis and daughter will volunteer. Lynn sending email to see if anyone else can commit.
- Hunter Trapper- October 8, 9am-4pm, Independent Park
 - All set. Registration still going
- Lauri Moore- November 9, 7:00pm, Independent Park
 - All set, but might need a volunteer for registration table
- Kid’s Noon Year’s Eve- many vendors committed, but will promote to get more and more sponsors. Still working on this event

UNFINISHED BUSINESS: Due to the Community Center Evaluation agenda item, discussions for some unfinished business items were postponed to the following meeting.

- Kite Day- will look at trying to set this up for Spring
- Moving Rec Board Meeting- Stephanie motioned and April seconded that the Recreation Board monthly meeting move to the third Thursday of each month beginning in January 2018.
 - Recreation Bi-laws will need to be updated to reflect this change
- Small Games of Chance- Lynn will share the response from the township solicitor via email
- Farmer's Market- Lynn will follow up with the BOS and or Daren Martocci for direction on this item.
 - **Reference from August minutes:** "the Rec Board agreed that we still want to move forward with an appeal to the Zoning Hearing Board."
- Photo Scavenger Hunt- no discussion
- Friends- no discussion

NEW BUSINESS:

- Tree Donation Program- no discussion

OTHER BUSINESS:

- Independent Park Community Center Rentals:
 - September 2017- 10 bookings, \$5,525.00 (2 free rentals to Parkland Library)
- Pavilion Rentals:
 - September 2017- 42 bookings, \$4,350
- Upper Macungie Township Recreation fund balance: \$1,462,694.48
- Friends of Upper Macungie Parks and Recreation, Inc. fund balance: \$27,308
- Park and Grant updates: No discussion
- Interest in volunteering for the Comprehensive Plan Steering Committee- Lynn invited anyone interested in being part of the Steering Committee for the Comprehensive Plan to let her know.

Evaluation of Community Center preliminary designs and cost analysis for 2018 budgeting purposes:

Dean Haas, Eric Nogami, Jayson Schweyer, and Lynn Pigliacampi spoke to the Rec Board presenting 5 possible building options with their respective design and construction costs, as well as possible operating expenses and revenues. It was explained this information was being presented with the goal of the Rec Board recommending a particular building design for the purpose of budgeting properly for any progress in 2018. It was explained that the costs are all estimates, and change to these numbers is likely. They are not set in stone, but they are a good way to gauge what each building design could cost.

There was much discussion as the Recreation Board looked at each design option, how much each building option could cost, and the length of time each building option could take to

construct. Several rec board members had questions for Dean as to how he got the building construction architecture, and finishing costs for each option. Dean explained there are industry standards of what certain facilities will end up costing per square depending on the structure and material, as well as the finishing costs for different amenities like a hard wood gymnasium versus the finishing of an office area. Dean factored in current construction wages and architectural costs, and some permitting as well. Dean also noted in his cost analysis the time frame of permitting, and actual construction. So in addition to designing and planning, it will take a certain amount of time to get the necessary permits, and a certain amount of time to construct each building option. The board understood the timelines for the different buildings according to Dean's sheet.

The building images presented were not finished in terms of the interior. They were created to show a more aesthetically pleasing exterior and shape of the building options. The focus of this discussion was to be deciding which sporting amenities would combine to make the best building to meet the needs and wants of residents, so the BOS could properly budget in 2018 for any progress towards that building. The images lead to lengthy discussions about what the interior should look like; size of locker rooms and fitness center, locations of offices, number of workout rooms, and location of concession stands etc. Lynn pointed out that the Rec Board was given other site designs with measurements showing how big those amenities could be. Lynn got those designs from her office and provided the board with those print outs to reassure them that the interior will be designed properly, when it is time to focus on that. Lynn reminded the Rec Board what the focus of the discussion was. There were many good design ideas such as revising a two-story design, which should be revisited. Since the design has changed from the original pole barn building, Dean and Eric N. mentioned that building "up" could be just as cost efficient as building "out" now. So a second floor might not be too much more, and afford a better designed building.

The conversation went back and forth from what sporting amenities the survey indicated were most important to residents, to interior design, to the financing options. The board wanted to know if the BOS was truly open to financing. They do not want the building to take a long time to be built. Lynn mentioned that to her knowledge, the BOS also do not want the construction of the building to take a tremendous amount of time, and are open to discussing financing, which is why there was a document provided by Bruce Koller showing financing for the different building options. The group reviewed the document while continuing to debate these items. During the financing discussion, it was mentioned a tax increase is still being avoided. The subject of fundraising or a capital campaign was brought up. Lynn mentioned the BOS is open to the idea of utilizing a professional organization to run a true capital campaign. The Rec Board was pleased to hear donations and sponsorships will be sought after. Lynn mentioned she was looking into these organizations and gathering information and recommendations from other contacts who have been a part of these types of campaigns.

The conversation went back to the interior design, what amenities best addressed the needs of the township, the cost of the options. There was debated about an indoor pool vs an outdoor pool. All members and staff are aware of the cost challenges an indoor pool presents; maintenance, the tripling of staff, but still feel it is what the township wants/needs. To help with this debate, Jen mentioned looking at the cost difference on Dean's sheet between 2 certain options; Option 3a (indoor pool only) and Option 4. Lynn explained Jen was referring to Opportunity Cost. Jen mentioned if you are already spending a certain amount of money for certain amenities, the cost difference of adding the (outdoor pool) could be worth it at that point. She felt the difference in price was worth providing a building the residents would be happy with. Jen also mentioned the turf cover idea. That a building the size of Option 4 allows you to offer

such things as a gym with a turf surface, allowing for additional revenue. Lynn mentioned she and Dean looked into that, and mentioned it may cost about \$40,000 to purchase that. Jen and other rec board members discussed what their kid's teams and organizations pay to use almost the exact same surface at other clubs, and that it would be a great way of offset facility costs.

The discussion circled back to- which building design do we think will best fit the needs of the township based on Survey results. The Rec Board decided to go through each Building Option ruling out the Options they do not feel meet the needs of the township.

The Rec Board evaluated the design Options as follows:

- **Option 1- Two Gymnasiums**
 - Other possible amenities- small locker rooms, small fitness center, 1 multipurpose room, concession stand
 - Unanimously voted this option does NOT meet the needs of the township residents

- **Option 2- Three Gymnasiums**
 - Other possible amenities- locker rooms, fitness center, multipurpose rooms, concession stand, rentable party rooms
 - Unanimously voted this option does NOT meet the needs of the township residents

- **Option 3a- Three Gymnasiums & an Indoor Pool**
 - Other possible amenities- separate entrance, wet and dry locker rooms, fitness center, several multipurpose rooms, concession stand, a couple rentable party rooms
 - Could meet most needs of the township residents, but not without the outdoor pool
 - "Vote" was that this option is still viable in their opinion

- **Option 3b- Three Gymnasiums & an Outdoor Pool**
 - Other possible amenities- separate entrance, wet and dry locker rooms, fitness center, several multipurpose rooms, concession stand, a couple rentable party rooms
 - Unanimously voted this option does NOT meet the needs of the township residents
 - Felt it was better than option 1 and 2, but that if there is only one pool, an indoor pool will better address township needs

- **Option 4- Three Gymnasiums, an Indoor Pool & Outdoor Pool area**
 - Other possible amenities- separate entrance, wet and dry locker rooms, fitness center, several multipurpose rooms, concession stand, several rentable party rooms
 - Unanimously voted this option will best meet the needs and wants of the township residents
 - They felt the difference in price to add an outdoor aquatic area to a building with an indoor pool, such as Option 3a, was worth it
 - They suggested design modifications such as looking at a second floor instead of building out lengthwise, larger fitness center and work out rooms.
 - Could end up being more cost efficient, and visually appealing to have some amenities on a 2nd floor

Conclusion: The Recreation Board did not feel Options 1, 2, or 3b fit the needs of the township. They felt a year-round indoor pool would better address needs than a seasonal outdoor pool only. For that reason, they voted that Option 3a is still a viable building option.

However, the board feels an outdoor pool is both wanted and needed by residents, and for that reason, they voted Option 4 as the building option that best fits the needs of the township. They are of the opinion that the added cost of completing the full build out and adding an outdoor pool is worth it. They are open to the outdoor pool being added when funding is available, but want it included in the designs being presented to donors if a capital campaign is launched. They also would like for their interior suggestions (second floor design, size of additional amenities) to be evaluated in the next round of more detailed building images.

MOTION: For the purpose of establishing the 2018 budget for progress on the Community Center building, the recommendation from the Recreation Board is to budget for option 4 with modifications to the design. It best meets the needs of the growing community. Jen Szukics Motioned, Andrea Russell seconded, the Board voted unanimously in favor

PUBLIC COMMENT:

ADJOURNMENT

A motion was made at 9:43PM by Dave Kentner Karla and seconded by Bret to adjourn the meeting, and all were in agreement. Next month's meeting is scheduled for October 27, 2017 at 7:00 PM at the Upper Macungie Township building.

David Kentner, Chairman

UMT Parks and Recreation Board