

East Hempfield Recreation Authority
1700 Nissley Road, Landisville PA
November 24, 2020 6:30pm In person meeting

The East Hempfield Township Recreation Authority held their regular meeting in person at the East Hempfield Township Building 1700 Nissley Road, Landisville PA. The meeting was called to order at 6:30pm by Chairman, Ryan Lundy.

Members in attendance:

Attending in person: Dan Trump and Tom Bennett

Attending via zoom: Ryan Lundy, Dave Lounsbury, Mike O'Brien and Steve Ulrich

Others in attendance:

Cindy Schweitzer, Township Manager and Joe Robinson, Finance Director.

Visitors Business: none

Committee Reports:

Lease Negotiation Committee – Mr. O'Brien and Mrs. Schweitzer updated the Commission on the status of Blue Collar and the renovation progress. It was noted that the window room has been stripped down to the studs. Blue Collar is working on architectural plans so they can file for their building permit. They have also applied for the liquor license transfer (11/16/2020). The Township had a structural engineer take a look at the former exterior wall to provide assurances to Blue Collar that the wall is stable. They requested this because the wall shows some minor cracking along the mortar joints. The structural engineer, after viewing the wall, did not feel there were any significant issues but his official report will follow.

Action Items:

2021 draft budget review – Mr. Robinson reviewed the proposed 2021 golf course budget and noted the significant change for next year is that the golf fund is projected not to require operational funding support from the Township General Fund. Motioned by Mr. Bennett, seconded by Mr. Trump and unanimously carried to recommend the Board of Supervisors adopt the 2021 budget for the golf course, as presented.

Old Business:

Golf Operations report – Mr. Micilcavage's monthly report was provided. Mr. Lundy inquired as to the status of the snack bar inventory. Mrs. Schweitzer explained that the snack bar is closed and that any stock that could be moved was moved to the pro shop for sale to golf patrons. This can be done (at least in terms any beer sales) until the liquor license has been transferred. The snack bar coolers have been emptied and will be returned to the vendors. Mrs. McMullan inquired if the liquor license has been sold. It was explained that the license is in the process of being transferred to Blue Collar. Mrs. Schweitzer noted that the license is not like other liquor licenses in that it holds no value on the open market. The license is outside of the quota system of the LCB and only has

value if used at the golf course. Should the sub-lease be vacated, the liquor license would be returned to the Township/Four Seasons.

Micro Cell Tower – It was reported that the attorney for Liberty Tower is still working on the wording of the sub-lease which will be going back to Mr. Mincarelli for review and then to the Commission. Liberty Tower has not yet applied to the Zoning Hearing Board. Questions on the location of the tower seemed to indicate that the preferred site is just off the 14th hole. Mrs. Schweitzer will check the minutes for any prior action by the Commission in terms of the tower location.

HVAC – Staff met onsite with Paragon Engineering to discuss the project and timing. Paragon will be concentrating their initial efforts on configuration of the units above the window room and convey that information to Blue Collar so they can use the information to configure the duct work. Timeline was discussed and while Paragon will try to have the project designed before year end, however with bidding requirements, contract award and then delivery schedules the units may not be in place until February. Blue Collar is willing to work with us in terms of opening if we are willing to work with them on lease payments. Bid documents will be set up to specify Trane with other units considered as alternates. Current roof top units are limping along and could be used if there is some significant delay in the delivery of the rooftop units. Mr. Lounsbury suggested waiving the requirements for unit submittal review if the specifications will have unit specifics listed in the bid documents. This approach could save some valuable time.

New Business:

2021 Meeting Schedule – Motioned by Mr. Ulrich, seconded by Mr. Lounsbury to authorize advertising the 2021 meetings at the Township building, generally on the 4th Wednesday of each month beginning at 6:30pm.

Development process for Golf Course – Mr. Bennett would like the Commission to begin discussion on the next phase of maximizing the use of the golf course property. The initial goal was to get the course out of the red and the course is well on its way with the banquet sub-lease and the potential for the micro tower sub-lease. The idea of discussing additional revenue generators will be placed on future agendas.

Reappointments – Mr. Lounsbury and Mr. Bennett's terms will be up for reappointment consideration. Both have indicated their willingness to continue for another term. Motioned by Mr. O'Brien, seconded by Mr. Ulrich and unanimously carried to recommend to the Township Supervisors that Mr. Lounsbury and Mr. Bennett's terms be extended. Mrs. Schweitzer confirmed that the appointments to the Commission are staggered terms.

December Meeting – Mrs. Schweitzer questioned the need for a December meeting. All agreed that if there is no new business to discuss in terms of Blue Collar or the Tower Sub-lease that the meeting be cancelled.

Minutes:

Motioned by Mr. Lounsbury, seconded by Mr. O'Brien and unanimously carried to accept the minutes of October 20, 2020 as presented.

Public Comment:

Susan McMullen – Mrs. McMullen questioned the cart fees, noting that it appears the cart fees for 9-holes and 18-holes appear to be the same and she does not feel that makes sense. Also, as a Township resident she asked why are there no discounts for Township residents on annual pass rates. She desires to better understand how the fees are established. She noted the ladies league ended their play at the end of October but there were some ladies that wanted to continue to play and she was surprised that they were charged more than the league rate, one week later. She noted that the men appeared to do the same extended play and were provided a discount. She wants everyone to be treated fairly. She reiterated the need to post rates in the pro shop, indicating that if you look hard enough you can find a rate sheet but feels rates should be more prominently posted for all to see. She did try to compare rates to other course and feels that Four Season rates should be competitive with other course. She acknowledged the outstanding condition of the course, above and beyond any other public course. She feels this should be promoted and reflected in the rate structure.

Adjournment: Motioned by Mr. Lounsbury, seconded by Mr. O'Brien and unanimously agreed to adjourn the meeting.

Submitted by: Cindy Schweitzer
Township Manager/Secretary