

**East Hempfield Recreation Authority**  
**Four Seasons Banquet Facility**  
**September 23, 2020 6:30pm In person meeting**

The East Hempfield Township Recreation Authority held their regular meeting in person at the Four Seasons Banquet Facility, 949 Church Street, Landisville PA. The meeting was called to order at 6:30pm by Chairman, Ryan Lundy

**Members in attendance:**

Attending in person: Dan Trump, Tom Bennett, Doug Brubaker, Mike O'Brien

Attending via zoom: Ryan Lundy, Dave Lounsbury and Steve Ulrich

**Others in attendance:**

Frank Mincarelli, Blakinger Thomas, Cindy Schweitzer, Township Manager, Joe Robinson, Finance Director

**Visitors Business:** Michael Hofe, Rich Lemanowitz, Esq. (Liberty Power) and Susan McMullen.

**Committee Reports**

Lease Negotiation Committee – Mr. O'Brien explained where the committee was in their negotiations with Blue Collar Distilling Co. Discussion was held regarding the cost per square foot, the liquor license, parking lot, positive progress on their bank financing. Blue Collar is anticipating \$350K-\$400K in improvements to the facility. They are proposing a deck extending over the pro shop entrance. Members of the Commission did present conceptual ideas to the Supervisors at their 9/16 meeting and received supportive comments. Next step is lease drafts (ground lease amendment, lease and concession lease) will be finalized and presented to the Supervisors at their 10/7 meeting.

Mr. Robinson questioned the status of the snack bar in 2021. Mr. O'Brien explained that the square foot total includes the snack bar/storage area. Mr. O'Brien hopes for a smooth transition from the Authority control to the lease. Discussions with Blue Collar indicated that transition will also be necessary with the snack bar service. It is the vision of Blue Collar that ultimately patrons will be able to order online and it would get delivered or picked-up at the bar. Blue Collar will work closely with Jim in developing outing packages.

**Old Business:**

Golf Operations – The Authority was provided with the most recent monthly financial report.

Macro Tower – Mr. Hofe and Mr. Lemanowitz reviewed the location, height and coverage extensions if a 170 foot macro tower were built on the golf course. Two sites were reviewed, one bordering the sod farm (B) and the other, and favored location, is at the edge of the Nissley Road property/golf course (A). Access to the site would come from Nissley Road. At 170 feet it is feasible to have 3 providers locate antennas on the tower. They

realize they need a variance from the Zoning Hearing Board and would be seeking the support of the Authority and Board of Supervisors. Stealth provisions were discussed, Mr. Hofe indicated it is possible and can be looked at but many times stealth designs draw attention rather than hide and blend in but discussions can occur to see what is feasible. Next steps would be to gain support from the Authority in terms of a location and then present to the Supervisors to gain support for the same.

Motioned by Mr. O'Brien, seconded by Mr. Bennett and carried by a vote of 6-1 (Mr. Lounsbury – nay) to provide a recommendation to the Board of Supervisors to support the build of a 170' macro tower on the golf course at location A (near Nissley Road).

HVAC replacement project – On hold until a signed lease is secured.

**New Business:** none

**Minutes:**

Motioned by Mr. Ulrich, seconded by Mr. Lounsbury and unanimously carried to accept the minutes of August 19, 2020 as presented.

**Public Comment:**

Susan McMullen had several questions and concerns:

1. No agenda or draft minutes posted on the website – Mrs. Schweitzer apologized for the oversight with the agenda posting but added that draft minutes are never available ahead of the meeting.
2. She expressed concern regarding a sewage smell from the ladies restrooms in the proshop, from the drains in the floor.
3. She expressed concern regarding the upcoming outing for Sunday where 72 players are anticipated. Restroom facility are always difficult and many times during an outing the upstairs restrooms are used. She questioned if this practice will be continued when the space is leased. Mr. O'Brien indicated that in all likelihood the lease will be handling the food service so yes the facilities would be available for the outing. She questioned further if the restrooms would be available at all times that the golf course was open and the answer was no.
4. She noted that the Men's Lanco League events are not held at the course due, she feels, to the lack of support from management.
5. She expressed her concern that not all patrons are treated equally, particularly for the cart charge. She noted her personal experience with the \$10 cart charge and also what she has heard from some of the Ladies League member, some were charged the fee and others were not.
6. She expressed her dismay of no signage in the proshop stating the rates at the golf course and feels it would be prudent for a business to have advertised rates.
7. She questioned why the fee for a cart is not listed on the website. Mr. Lundy did offer that perhaps there was no need to reserve carts and therefore no rate listing but Mr. Micilcavage would have to address that concern.
8. Mrs. McMullen also questioned the discrepancies in rates charged:

Rates with cart for 9-holes and senior rate with card for 18-holes were both \$12.00. The Authority expressed a desire to work with Jim to make sure the published vs. posted vs. online rates are consistent with each other.

9. Mrs. McMullen feels that the Pro should be in attendance at all tournaments and to have a bag drop during tournaments.
10. Mrs. McMullen concluded by stating she hopes the restaurant will have more open hours when the course is open as now the hours for the snack bar are very limited.

**Adjournment:** Motioned by Mr. O'Brien, seconded by Mr. Lounsbury and unanimously agreed to adjourn the meeting at 7:44pm.

Submitted by: Cindy Schweitzer  
Township Manager/Secretary