

East Hempfield Recreation Authority
January 25, 2023 7:00pm In person and zoom meeting

The East Hempfield Township Recreation Authority held their regular meeting in person and zoom at the East Hempfield Township Building, 1700 Nissley Road, Landisville PA. The meeting was called to order at 7:00pm by Chairman, Ryan Lundy.

Members in attendance:

Attending: Ryan Lundy, Mike O'Brien, Dave Lounsbury, Dan Trump, Tom Bennett, and Steve Ulrich.

Others in attendance:

Joe Muha, Superintendent, Jim Micilcavage, General Manager, John Sanchez, Golf Services Manager, Jeanna Johnson, Finance Director, and Cindy Schweitzer, Township Manager.

Addition to the Agenda – Motioned by Mr. Bennett, seconded by Mr. O'Brien and unanimously carried to add the Authority reorganization action.

Reorganization:

Motioned by Mr. Bennett, seconded by Mr. Ulrich to nominate Ryan Lundy as Chairman.

Motioned by Mr. Trump, seconded by Mr. O'Brien and unanimously carried to appoint Ryan Lundy as Chairman.

Motioned by Mr. Trump, seconded by Mr. O'Brien and unanimously carried to appoint Thomas Bennett as Vice-Chairman. Mr. O'Brien had declined to continue in this position.

Motioned by Mr. Ulrich, seconded by Mr. Trump and unanimously carried to retain Dan Trump as the Treasurer and Steven Ulrich as the Secretary.

Committee Reports:

Lease Negotiating and Real Estate Committee (O'Brien, Ulrich, Trump)

Blue Collar – The Blue Collar lease changes will be discussed in executive session at the end of the meeting.

Rezoning – Mrs. Schweitzer indicated that the survey has been completed and DM/A is doing in-house work and will prepare a draft Ordinance for consideration.

Finance and Operations Committee (Bennett, Lounsbury, Lundy) – The amended and restated ground lease is listed below as an action item. It was noted that with the amendments, there was no longer a need to have either an employee or O/M lease since the amended lease incorporates what is necessary.

Action Items:

Amended and Restated Ground Lease – Motion by Mr. Bennett, seconded by Mr. Ulrich and unanimously carried to adopt resolution #2023-01, adopting the Ground Lease as presented.

Check signing – With the change to the officers of the Authority it was decided to amend the check signatories. Motioned by Mr. Bennett, seconded by Mr. Trump and unanimously carried to

remove Mike O'Brien as a signatory and add Thomas Bennett. Signatories are 2 of 3 (Mr. Bennett, Mr. Trump and Mr. Micilcavage).

Old Business:

Maintenance Equipment – The Authority reviewed the equipment schedule. Mrs. Schweitzer explained that per Mr. Muha, equipment replacement years could be adjusted as the budget allows. The sprayer is the crucial piece of equipment that needs to be ordered. A late 2024 or early 2025 delivery is anticipated. Mr. Muha will verify with the vendor that if ordered now the pricing will not change. Motioned by Mr. Ulrich, seconded by Mr. O'Brien and unanimously carried to authorize Mr. Muha to order the Toro Multi Pro 5800 sprayer at the quoted pricing of \$81,941.38, and to authorize the sale of the 2010 Toro, one of the 2023 Cushman and the Toro Reelmaster 2000D. Mr. Muha explained he uses Mahut Trading Company to market the pieces that will be sold. The Company takes a percentage of the sale. The Recreation Authority will research the Company for their satisfaction/clarification.

Golf Operations update – Mr. Micilcavage reports the course finished 2022 strong and January has turned out as a positive month.

2023 Golf Rates – Mr. Micilcavage reports that he is doing his research and will be able to present the rates at the February meeting. The rates are not effective until April 1st.

Golf Bag Drop – Mr. Micilcavage had no update on the drop off area other than to note more improvements can not be done until there are changes to the parking lot.

Goals and Objectives for the Property – no further discussion

New Business:

Church/Nolt Recreation Draft Plan – The Authority reviewed the draft master plan for the fifty acres at the corner of Church and Nolt. Mr. Bennett noted that discussions will continue at the Board level for the next several meetings to allow public input into what they would like to see on this tract of land.

Minutes:

Motioned by Mr. Ulrich seconded by Mr. Trump and unanimously carried to approve the minutes from November 11, 2022, as presented.

Public Comment: none

Executive Session and Adjournment: Chairman Lundy called an executive session to discuss changes to the Blue Collar lease. The regular meeting adjourned at 7:58pm and the Authority entered an executive session. The executive session concluded at 9:04pm with no further action taken.

Submitted by: Cindy Schweitzer, Township Manager