

East Hempfield Recreation Authority
August 23, 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, Dave Lounsbury, Dan Trump, Tom Bennett, and Steve Ulrich.

Others in attendance:

Jim Micilcavage, General Manager, Don Bechtel, Asst. Superintendent, Joe Muha, Superintendent, Cindy Schweitzer, Township Manager, and Jeanna Johnson, Finance Director.

Committee Reports:

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

Verizon Tower – Mr. Trump gave an update on the status of the agreements with Verizon. He noted he had the RA attorney add back into the agreement the option for colocation on the tower. The Authority is awaiting Verizon's final review. An access drive easement was developed between the Township and Verizon which is also under review. The concept of a cell tower was discussed briefly at the Board of Supervisors meeting, which no issues raised.

Blue Collar – We have heard nothing further from Blue Collar and any plans to continue forward motion of the deck project.

Finance and Operations Committee (Bennett, Lounsbury, Lundy)

Budget to Actual report – Mrs. Johnson reports she continues to work with the new software vendor for budget to actual reports. She did, however, provide June and July reports from the old system which is being run along side of the new software. She noted that the new reports will have a full bottom line.

Action Items:

Cash Requirements Report – Motion was made by Mr. Ulrich, seconded by Mr. Bennett and unanimously passed to accept the report and authorize payments for included invoices.

Blue Collar Event Form – Mrs. Schweitzer explained after last month's meeting she discussed the idea of making the outside event process easier for BC. The way the ground lease and sub lease are written, sign off is needed from the Board of Supervisors and the Recreation Authority and becomes cumbersome given time between meetings. An event form has been created that provides for sign off by the General Manager of Four Seasons and the Township Manager. Motioned by Mr. Lundy, seconded by Mr. Lounsbury and unanimously carried to approve the conduct of special events on property leased from the Township on the conditions that the vent sponsor submits a qualifying application which is acceptable to the Township and approved by the Township Manager and Recreation Authority's Golf General Manager.

The next event, Mactoberfest is scheduled for 9/23 from 2-6.

Old Business:

Golf Operations update – Mr. Micilcavage noted the new POS system is in full operation and reporting is much better than the previous system. Course is in excellent shape. Members of the RA also noted they have heard positive comments about the greens. Greens will likely be aerated in November.

Snack Bar hours – Discussion was held about the limited hours of the snack bar and options to improve the situation. Lease Committee will reach out to Blue Collar to discuss options and/or improvements to hours of operation.

Goals and Objectives for the Property – The Authority requested course goals for 2024. Avenues to increase revenues, course redesign, updates to irrigation...

New Business:

Nolt/Church Park Plan – Mr. Bennett noted the Board of Supervisors did adopt the master park plan which will include four baseball fields, meadow areas, pavilion, playground, dog park, parking, trails and restrooms. There is no timeline on any of the improvements, noting that the improvements will be based on community need/interest and could very well take 25+ years to develop. It is possible there will be discussions with the Township regarding maintenance needs.

Indoor Pickleball – Mrs. Schweitzer did indicate she has conversations with an individual that is doing due diligence on creating an indoor pickleball facility, possibly on the corner lot (Church/Stony Battery). Very preliminary discussions but an interesting concept.

Minutes:

Motioned by Mr. Ulrich seconded by Mr. Bennett and unanimously carried to approve the minutes from July 26, 2023 as presented.

Public Comment: none

Meeting was adjourned at 7:49 pm by Mr. Lundy and seconded by Mr. Lounsbury.

Submitted by: Cindy Schweitzer, Township Manager