

**TOWNSHIP OF DERRY**  
**BOARD OF SUPERVISORS PUBLIC MEETING-RECREATION CENTER**  
**JUNE 27, 2017**

**CALL TO ORDER**

Chairman John W. Foley, Jr. called the June 27, 2017 Public Meeting of the Township of Derry Board of Supervisors to order at 5:35 pm in the meeting room of the Township of Derry Municipal Complex, 600 Clearwater Road, Hershey, PA. He advised that all public meetings are recorded for providing accurate notes. After the Pledge of Allegiance, a roll call was conducted.

**IN ATTENDANCE:**

**SUPERVISORS**

John W. Foley, Jr., Chairman  
Susan Cort, Vice Chairman  
Justin C. Engle, Secretary  
Matthew A. Weir  
Marc A. Moyer

**ALSO PRESENT:**

James Negley, Township Manager  
Jill Henry, Assistant Township Manager  
Jon A. Yost, Township Solicitor  
Matthew Mandia, Director of Parks and Recreation  
Julie Echterling, Recorder

**Public in Attendance:**

The following were in attendance: Charles Huth, Rich Gamble, Elvira Ebling, Dale Holte, Sheri Fackler, Gwendolyn Weller, Katrina Briddell, John Deily, Kathy Kaylor, Pamela Ruddle, Snardthel Parker, Bill Woodring, Emily Clough, Diana Hair, Sheilah Borne, Jennifer Mysel, Aura Hill Bunn, Elaine Maloy, Greg Fastrich, Julie & Jon Cisacsca, J. Confer, G. Peters, C. Leonard, Jack Storm, Erin Peds, Randy Fackler, Kelly Fickett, Caitlynn Weeden, Kevin Ferguson, Shiela Barley, Kathleen Ryland, Jamie Kulasinsky, Julie Tafuto, Todd Fenton, Holli & Dan Hugendebler, Ben & Luke Musante, Dan Serfass, Lisa Kurcina, Beth Wonko, David Minnich, Rebecca Sweigart, Mae Rader, Zach Jackson, Anne Shadis, Deb Lotier, Mary Crossett, Robert Naeye, Matthew Twomey, Ted Maloy, Robert Kline, Clara Hess, Ann Barnhart-Mazur, Jeff & Sue Garrett, Mary & Richard Dague, Terry Singer, Scott Dover, Eswdle Kytnardt, Matthew Pray, Andrew G, Chris Drexley, Melissa McMullen, Mark Brace, Crystal Oyerly, Cali Oyerly, Nicole Paul, Tommy Paul, Tim Dugar, Georgina Rampack, Judy Woodring, Howard B. Naybe, Janet Maynard, Dan Clough, Ed Hain, Jason Reifemooon, Austin Crawford 183-48, Matt Svirbely 249, Derrick Powell 234, Kristin Argento, Jack Bishop, Melissa Weigle, Ron Julian, Steve Ramis, Doris & Frank Bolduc, Chris & Matt Lutteral, Stacey Price, Doug Nicotera, Marie McAndrews, Anne Reynolds, Fernando Navarro, Milenn Bogvrovic, Julie Neal, Tony Porter, Beth Shaw, Aimee Lim Graybash, and Greg Graybash.

**PRESENTATION-NEW COMMUNITY CENTER PLANNING UPDATE:**

Mr. Mandia thanked everyone for coming to the meeting tonight. He stated the goals for this meeting are to provide a background of the planning for the new center and an opportunity for the community to be involved.

**Introduction/History**

He provided a history of the current Recreation Center. The Facility was dedicated in memory of Milton S. Hershey in 1963. It was sold for \$1 to the Township on September 13, 1979. It has been owned and operated by the Township for the community and has served as the hub for community recreation. The community recreation center is significantly limited with no addition of programming space on the site in 54 years. The center is the home of the Hershey High School Swim Team, hosts community events, a multitude of ongoing aquatics and recreational programming throughout the year. The center is adjacent to the School District property, which helps with after school programs.

**Current Challenges**

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He discussed the following challenges with the current center:

1. Limited indoor program space ó currently the front lobby is partitioned off for meeting space and the front desk area is small compared with the volume for the Center.
2. Gym size ó the current gym size is ¼ the size of normal gyms.
3. Limited pool space and the age of the pool ó the current center has six indoor lanes and during the summer there is the outdoor pool. The pool is very busy all day during its operational hours of 5:30am to 8pm. During peak hours, the pool isn't available because of programs using the pool.
4. Accessibility issues ó the building meets all the ADA regulations but new technologies would allow better and easier access. He spoke about the current levels of the Center and the challenges accessing those levels for some.
5. Aged structure, plumbing and HVAC ó He showed pictures of the behind the scenes maintenance rooms, HVAC, pipes and other structures which are very old and aging. He credited his staff with keeping the Center operating and functioning all these years.

Planning Process

In October 2014, the Stakeholders Committee was established. This Committee consisted of Derry Township School District, Mohler Senior Center, Swimming Community, HMC, Milton Hershey School and citizens at large. He discussed the importance of each member of the Committee. In 2015, Ballard King was brought in for an overview market analysis. He spoke about the two listening sessions for the Community held at the Recreation Center. Based on the suggestions from the sessions, they divided their analysis into several areas, including Aquatics, running, Senior Area, Active and Passive uses. Based on this input they proposed 105,000 square feet would be needed. The Stakeholders continued to meet and were able to size down the estimated need to 86,000 square feet. This month the Board of the Supervisors approved an operational analysis looking at various options. This analysis should be ready at the end of July.

Jim Bogrette – Kimmel Bogrette Architecture

Mr. Mandia introduced Mr. Bogrette who has been our consultant guiding us through the conceptual phase of our planning process to date. He will provide an up to date review of the projects conceptual status.

Mr. Bogrette spoke about preparing the program summary. He spoke about the process. They looked at an aerial of Hershey in 1932 and patterned the new Center around that shape in 1932. He showed an aerial of the current center. They want to maintain the current parking area, Cocoa Castle and the tennis courts. He stated the Center will be like a giant spoke branching to other areas. He spoke about an outdoor garden, outdoor greens and a war memorial. He spoke about the following new elements for the Center:

- Receiving area - added a new element of a separate receiving area to keep trucks restricted to one area versus the public area.
- Main entrance ó is positioned evenly between the parking area for easy accessibility.
- Senior Center area - will have restrooms available in the area.
- Community Living Room with a fireplace based on the feedback they received.
- Changing rooms - will be private versus the open concept changing rooms.
- Child Watch Area ó including a child gym/play area which keeps the smaller children safer and away for more active larger children.

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- Game room including ping pong tables.
- Office areas with vending areas.

He spoke about the second floor which would include the following: Wellness center, community living room, elevator, walking track, stretch cardio area, internal room for yoga/multi-purpose room. He stated the building will look like a two-story building.

Greg Koussis – Capital Construction Management, LLC

Mr. Mandia introduced Mr. Koussis who will share some insights on his work evaluating various construction comparisons for the project.

Mr. Koussis spoke about three cost scenarios based on the very early conceptual plans and programs. Below are the scenarios and estimated costs:

1. New construction of approximately 86,000 square feet of space = \$25,660,178 or \$298.46 a square foot.
  - a. To make the pool from 25 meters to 50 meters would be estimated \$3.8 million additional cost to the new construction costs.
2. Add additional square feet to the current building with needed upgrades =\$26,457.263 or \$307.73 per square foot. This estimate would bring the current building up to the desired 86,000 square feet.
3. Renovate the current building of 32,000 square feet and bring it up to code =\$10,919,658 or \$342.31 per square foot. He stated there would be many challenges and structure issues as the systems are at the end of their useful life.

He stated the costs he spoke about are only construction costs and don't include operational costs. He spoke about the potential timeline which would include a 14-month timeline with the potential of the new Center opening in May 2020.

Lou Verdelli – RBC Capital Markets LLC

Mr. Mandia introduced Mr. Verdelli who will discuss some potential strategies of how a project such as this may be funded. Mr. Verdelli spoke about the possibility of state funding through grants, a capital fund drive, and traditional financing. He stated there would be two impacts to the Township's budget for this project which would be debt services and operating costs (staff and utilities). He stated it is too early to figure out the financing for this project.

**BOARD COMMENTS:**

Supervisor Moyer asked about the aquatics for the proposed Center. Mr. Bogrette stated there would be two indoor pools. One for leisure swimming and play area. The second would be competition pools with 10 lanes versus the current six lanes and would include a diving board with spectator space on the sides. He spoke about the outside leisure pool with a check-in area and concession area. Supervisor Moyer spoke about the hard work that has gone into this plan and thanked Mr. Mandia, Mr. Jackson, Stakeholders and outsiders for their work. He stated once we figure out the operating costs we can figure out how it will impact the general and capital funds. He believes the public input is needed for this project.

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Supervisor Weir spoke about how Hershey is a great place to live and how the Board is looking for direction from the public. He stated the days of receiving things for free are in the past. He spoke about walking through the current Center and seeing the outdated facilities. They want to know if people are willing to pay for what they want so they can make an informed decision. He believes everyone involved has done an excellent job.

Chairman Foley reiterated the comments already expressed by the Board members. He stated this is an important project for the Township.

Supervisor Cort thanked everyone for coming and the Stakeholders involvement in the planning. She stated this won't be the last time the public will be involved. She spoke about looking at the operating costs which needs to include revenue generated from the Center.

Supervisor Engle thanked everyone for coming and the team who has been planning this Center. He spoke about the conceptual plan and stated based on the potential operating analysis the conceptual plan could change.

**PUBLIC COMMENTS:**

Mr. Howard Mailer asked what the population of the Township was and Chairman Foley stated it was around 25,000 people. Mr. Mailer asked how many people use the Recreation Center. Mr. Mandia stated in 2016 there were about 42,000 visits which includes repeat visits and around 3,000 members. He stated these numbers are with a 6-lane pool and small gym and he anticipates more participation with a larger facility. Mr. Mailer asked about how many entities will be served by the new Center versus a private gym. Mr. Mandia stated as many as possible and they have tried not to exclude anyone.

Ms. Ann Barnhart-Mazur, Tallyho Drive, asked about pickle ball as she didn't see any dedicated space indoor or outdoor for this fast-growing sport. Mr. Mandia stated there are two outdoor spaces setup that can be used. Also, the new gym will have multiple lines on it which can be scheduled and use for pickle ball. She thought it would be nice to see an outdoor basketball court for the kids.

Mrs. Julie Neil, 820 Zermatt Drive, asked if there would be an increase in fees for pool passes and as part of the Mohler Center with the construction and operation costs. Mr. Mandia stated they sent the fee structure to the consultants and will be part of the operational analysis should help answer how much and what fees will increase. Mrs. Neil asked about summer camps and thinks it is important that the public know about potential costs and increases. She would hate to see the summer camps be unaffordable. Mr. Mandia stated they partner with the School District property and hopes this relationship continues.

Ms. Stacy Klase, 215 West Chocolate Avenue, said this proposed pool would be helpful for the Special Olympics and agrees with the larger pools. She grew up in Hershey and appreciates seeing the larger pool for them to accomplish more with Special Olympics.

Mr. Jack Bishop, President of Senior Center Board, spoke about working with the Township on the senior center. He stated they will set their fees and are in the process of applying for construction grants to help with the center.

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Mr. Kevin Ferguson, 1338 Quail Hollow Road, supports Stacy's comments about the pool. He likes the design of the pool. However, currently the pool is 50 meters and the design isn't. The Olympic pool is 50 meters and the competitive swimming needs 50 meters to train. Mr. Mandia spoke about the operational analysis looking at the base design and will look at the 50-meter pool and potential revenue generation.

Mr. Rich Gamble, 39 Hockersville Road, thinks the concept is great. However, out of 25,000 residents we have 3,000 members. He recommends doing a survey and how many would support this plan and ask why or why not they support this project. He believes the survey would give a better idea of what is needed and what they want. Vice Chairwoman Cort stated she is not a member of Center but does use the Center. She spoke about the service provided and the responsibility to provide them just like the library.

Mr. Jack Storm stated we are bringing in the Mohler center which has 700 members, which will add to the 3,000 members of the center. It will take a lot of work and people working together and thinks the community is smart enough to make it work.

Supervisor Moyer stated if anyone has ideas on how to fund it, please let the Board know. Vice Chairwoman Cort spoke about Capital Funds and Grants and asked residents to reach out to Mr. Mandia or Ms. Zumbrun if they want to be part of them. Chairman Foley asked for a show of hands of residents in favor of the center and the majority of the room raised their hand. He asked for those who oppose the Center and no one raised their hand.

**ADJOURNMENT:**

The meeting adjourned at 7:10 pm.

**SUBMITTED BY:**

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Justin C. Engle  
Township Secretary

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Julie Echterling  
Recorder