

TOWNSHIP OF DERRY
BOARD OF SUPERVISORS SPECIAL MEETING MINUTES
APRIL 21, 2020

CALL TO ORDER

On March 30, 2020, PA Governor Wolf put Dauphin County under a Stay-at-Home Order. In order to ensure public safety during the COVID-19 crisis, the April 21, 2020 meeting was held by audio and video conferencing via a Zoom Virtual Webinar and shown live on YouTube on the Derry Township YouTube page.

Chairman Abruzzo called the April 21, 2020 Special Meeting of the Township of Derry Board of Supervisors to order at 7:07 p.m. via video conferencing with a Zoom Virtual Webinar through the on-line Meeting Room. He advised that all public meetings are recorded for providing accurate notes. After the Pledge of Allegiance, a roll call was performed. He noted the emails sent prior to the meeting would be part of the records.

IN ATTENDANCE:

SUPERVISORS

E. Christopher Abruzzo, Chairman
Natalie L. Nutt, Vice Chairwoman
Carter E. Wyckoff, Secretary
Richard D. Zmuda
Susan M. Cort

ALSO PRESENT:

Christopher Christman, Township Manager
Matthew Mandia, Director of Parks and Recreation
Zachary Jackson, Assistant Director of Parks and Recreation
Chuck Emerick, Director of Community Development
Patrick Armstrong, Township Solicitor
Brian Blahusch, IT Director
Julie Echterling, Recorder

In addition to the Supervisors and Staff, the following consultants were in attendance: Louis Verdelli, Jon Trump, Ben Kapenstein, Scott Shearer, Bill Tafuto, David Gassert, Greg Koussis, Jim Bogrette

VISITOR/PUBLIC COMMENTS:

Mr. Daniel Serfass, 279 Jacobs Creek Drive, is the President of the Hershey Aquatics Club. He read the letter he submitted to the Board for the record – refer to pages 11-12.

Mr. Kevin Ferguson, 1338 Quail Hollow Road, stated if the pool goes to a 25-yard pool, you are squeezing out the community to use the pool. He noted that the six-lane pool was not adequate for the swimmers. He believes they will lose revenue based on clubs paying per lane per day. He spoke of the uses of the pools for the clubs, schools, and options of how they would be impacted with a smaller pool. He does not think they will get swim meets with a 25-yard pool. He noted the SFA report showed that the fitness center provides revenue to help with the pool costs. He spoke about people being unable to afford a private fitness center and this Center can allow them access. He spoke about the issue with the foundation and not bidding the micropile option. He hopes the pandemic is not being used as an excuse, as its not permanent like the Recreation Center would be.

Mrs. Judy Cooley, 1080 Stoney Run Road, thanked the Board for approving the previous design in December. She asked the Board to consider the amount of money that will be spent on the redesign, which will cost more to get less.

Mr. Brian Peda, 998 Greenlea Road, is very disappointed that this is up again and the potential cost for redesign. He thought they had a good design and a good solution, which will need to last for the next 50 years. He spoke about the Hershey West Development and the additional tax revenue and new residents coming into the Township. He asked them not to use the pandemic as an excuse to change the plan. He noted that modifying the plan will cost more. By changing the design, the contract will be affected,

TOWNSHIP OF DERRY
BOARD OF SUPERVISORS SPECIAL MEETING MINUTES
APRIL 21, 2020

which will result in additional costs and delays. He asked that they do this together and build a Center that will meet the needs of our community for years to come.

Mr. Greg Cook is the Director of the Harrisburg Hershey Sports and Events Authority, which is under the Dauphin County Commissioners. He agrees with the previous comments provided tonight. He noted that a 35-meter with the bulkhead will allow multi-uses of the water. He works to bring events into Dauphin County, and many want to come to Derry Township. He is in contact with several swimming organizations and noted USA Artistic Swimming – who has committed by email that if this pool meets their needs, they will immediately commit to a meet. This meet could bring in \$1million of economic development into the Township. He believes a 25-yard pool will be outdated. He spoke about the economic impact of tourism for this town. He believes the economy will rebound from this pandemic.

Mrs. Gwendolyn Weller, 671 Pheasant Run Road, is on the Board for the Aquatics Club. She read a letter that was sent to the Board today. Refer to page 18 for the full letter.

Mr. Rich Gamble, 39 Hockersville Road, believes the taxpayers need to be put first in this process. He believes there is a need for a new Recreation Center. He spoke of the pandemic with the economy and noted that no one knows how long it will last. He does not want to see the outdoor pool reduced as the community uses this pool. He wants to see the Board keep taxes low. He noted we should not be competing for fitness with other businesses. He noted some have a fee of \$10 a month and there are 6-8 fitness places in the area. He spoke about the instability of the economy. He does not want his taxes to go up to benefit those who don't live here.

Mrs. Chris Luttrell, 254 Cedar Avenue, noted she has been in the Aquatics club, a swimmer and coach all her life. She spoke about all the options for meets with a 35-meter pool. She spoke about how important seating is for the meets and asked them not to cut the seating. She asked the Board not to lose sight of the revenue available with a 35-meter pool.

Mrs. Ann Zaprazny, 302 McCorkel Road, is on the Joy of Sports Board. She noted the support that they gave for the 35-meter pool. She spoke about the School District and their sporting events and the quality of the schools. She spoke about the superior athletic fields that are available versus the water/pools available. They put their support behind the 35-meter pool because it is for all the community from infants to seniors to athletes. She is not sure there has been transparency with the cost savings for the reduction of the pool. The Hershey Aquatics and Hershey High School has had great success with inadequate resources, and it would be nice for the community to recognize their contributions.

Mr. Jay Franklin thanked the Board for looking into this issue again. He knows it is not an easy decision. He noted the Board just extended the taxes for the community. He believes this pandemic crisis is real. He spoke about the 2008 recession and the 2011 flood and noted there are times when the community may need help in the future. It looks like a lot of Hershey events will not happen and revenues will be lost. He believes they need to do whatever cost savings possible. The school district had to withdraw its financial support. He noted there is a possibility of a commercial pool being built in our community. He said kids will still learn to swim with the 25-yard pool. He does not see the projected fitness revenues being achievable. He does not believe they are delaying the project as the state is on a lockdown for construction. He thanked them for considering this decision.

Mr. Wayne Rivers noted the second design costs were waived. The Center is for everyone and then the Aquatics Club threaten to take back their support and pledges. He noted there are three pools, which is

TOWNSHIP OF DERRY
BOARD OF SUPERVISORS SPECIAL MEETING MINUTES
APRIL 21, 2020

more than we have previously had. He said a bowling alley would be used by more kids than a pool. He believes this pandemic is real and will be an impact to the economy. He knows the school district is having issues and the hotel taxes will be lower. He believes taxes will go up. He believes people should stand up and support it because it is better than what we have had.

Mr. Dan Clough noted that lane counts do not let you know what they can be used for. He noted that there was 16,000 square feet of pool in the prior Center. Four of the lanes are for specific use and not for all activities. He noted the 35-meter pool can allow several activities to take place at the same time. He said the \$90,000 deficit between the pool sizes can be made up by the revenue with the 35-meter pool.

Mr. Dave Weaver has asked several times to see the debt service included in the losses of the Center. The true financial loss of the Recreation Center should include the debt services. He has heard people talk about the pandemic and some do not believe it will have an impact. He noted that Warren Buffet is not buying, but hoarding cash. He thinks now would not be a good time to spend money.

NEW BUSINESS:

DERRY TOWNSHIP COMMUNITY CENTER PROJECT OVERVIEW:

Chairman Abruzzo stated on March 5, the notice to proceed with the project was given. During the March meeting, we spoke about potential change orders and asked for this special meeting. He noted the goal of this meeting is to deal with any outstanding change orders to get to the contractor. He spoke about the Board meeting with Staff, School District, and the Aquatic Club to try and finalize financial commitments before this meeting. He stated the meeting with the school district in early March was encouraging. However, the School District notified them that because of this pandemic, they are facing a \$2.5 million tax shortfall and cannot make a financial commitment at this time. He was encouraged by the Aquatic club meeting and support, prior to receiving their letter today of potentially pulling their support. He stated he's concerned and does not want any more tax increases for this project. Now we are in the middle of a pandemic and no one can predict how the economy will and when recover. He spoke about the potential losse of revenue from the entertainment and parking taxes, which is budgeted at \$2.3 million. There is concern as there is not an opening day for them as of today. He noted since mid-March, 1.5 million Pennsylvanians filed for unemployment. He spoke of not knowing when the stay at home order will be lifted.

Capital Campaign:

Supervisor Cort spoke about the School District and Aquatics Club being good partners in this project since 2014. She noted they continue to be committed to this project. She noted the Capital Campaign started in 2018 and has \$2,741,024 pledged to date. She noted they have been on hold for a few months. To date \$507,261 of the pledges has been paid. They lost \$35,000 in pledges when the pool went from 50-meters to 35-meters. She believes they will lose an additional \$60,000 in pledges if the size of the pool is reduced. She noted it has been hard to get momentum with the potential changes looming as she has spent a lot of time doing damage control for the campaign.

Debt Services:

Mr. Lou Verdelli, RBC, spoke about the December update provided to the Board outlining the borrowing, including breaking up the debt into two phases. He spoke about locking in the bond rates last year for the first debt of \$14.5 million. He spoke about the second financing which was projected for the summer of 2020 to the second draw down of approximately \$14 million less the Capital Campaign and grants. He noted the delay in construction may allow the second drawdown to happen in 2021 versus this summer. This would give more time to see how the economy is and this would also help with debt

TOWNSHIP OF DERRY
BOARD OF SUPERVISORS SPECIAL MEETING MINUTES
APRIL 21, 2020

services. He showed the Board a chart of the debt services with existing Township debt and the Recreation Center debt is about \$3.3 million per year through the year 2041. The current financial situation does allow for changes if needed for the second drawn down. He noted the second drawdown was budgeted in the Township's current year budget.

Vice Chairwoman Nutt asked if there was a reduction in costs for the project, do they have to draw down the \$14 million for the second draw. Mr. Verdelli noted the second drawdown decision for the amount is up to the Board and can be any amount. Chairman Abruzzo asked if there were any costs to reducing. Verdelli spoke about the hedge with locking rates and it would depend where rates are when they borrow.

Operational Analysis

Mr. Mandia went over his power presentation. He spoke about the previously conducted operational studies, which were done at various stages of the project timeline. These prior analyses included the 50-meter pool. SFA (Sports Facility Advisory) prepared four different models including the current design. He noted the SFA models did not contain the operations of the outdoor pool. He and his department compiled a number of adjustments to the models based on their knowledge of the Center and its usage for the past 27 years. He noted they used conservative numbers for their analysis.

In 1995, the Township's contribution to the Center was \$282,789. After 23 years of maximizing revenue with the features of the building, those contributions were approximately \$800,000 in the last three years. He went over, in detail, the schematics of the proposed building, the location of each component of the Center and the outdoor pool. He noted the following swimming laps for each of the different models:

	Winter Lanes	Summer Lanes	Total Lanes
Current Recreation Center	6	9	15
25 Yard	14	6	20
35 Meter	18	6	24

There are currently four models for review including the size of the pool (35-meter versus 25-yard) and fitness area (8,000 vs. 6,500 sq. ft). He discussed the assumptions used in his analysis including 3% wage increases and not including the Hotel Rebates until a contract is in hand. He included the assumption that the entire Community Center would be Township operated. They made changes to the revenues and the expenses based on experiences and expectations. Based on those adjustments, below are the four models with the revenues and expenses for the second full year of operations (2024):

Pool size & Square Feet of Fitness	Revenues	Expenses	Deficit
35-Meter with 8,000 -70 cardio machines	\$2,733,635	\$3,490,199	(\$756,564)
35-Meter with 6,500-40 cardio machines	\$2,597,108	\$3,453,324	(\$856,216)
25-Yard with 8,000 -70 cardio machines	\$2,684,335	\$3,350,891	(\$666,556)
25-Yard with 6,500-40 cardio machines	\$2,547,808	\$3,314,016	(\$766,208)

Supervisor Zmuda asked why he used year two as the horizon and did he think it would be fully matured at that the time. Mr. Mandia stated the Center would not be fully mature at year two. Year one would not be a good example as the warranties are still valid. His hope is that the deficits would go down as they go to years 3-5.

Vice Chairwoman Nutt asked about the fitness models and if they included other items like physical therapy as an option. She and Supervisor Cort asked if they needed to decide tonight or could it wait.

TOWNSHIP OF DERRY
BOARD OF SUPERVISORS SPECIAL MEETING MINUTES
APRIL 21, 2020

Mr. Mandia discussed the different models and number of machines that could be used for each. If they select the 8,000 square feet, they could use 6,500 for fitness. The additional square feet could be used for physical therapy or martial arts type of programming. He noted the fitness area would not be glitzy but rather have machines you can work out on with no personal trainers. Mr. Koussis stated the most important understanding is that the building envelope is not changing with this decision. This is more roughing out the utilities for the different square footage. He noted the most critical is that there are no changes to the structure or foundation. Supervisor Zmuda discouraged them from cutting the square footage and leave it at 8,000. He noted they can determine the programming later.

Vice Chairwoman Nutt asked about the depths of the indoor pools. Mr. Mandia explained the depths and how the pools are used differently. He also discussed the temperatures of the pools and their usages. She asked what size pools are used for the PIAA meets. Mr. Mandia said they use 25-yard for their meets. She asked what the operating differences were for the 35-meter to 25-yard. Mr. Mandia stated it would be about \$90,000. It can change with utilities and revenues and being creative to reduce costs. She asked what the maintenance costs long term would be between the two sized pools. Mr. Koussis stated they looked at the difference long term capital asset and stated the units are smaller with less pool.

Chairman Abruzzo stated they heard tonight that a smaller pool will have been outgrown or will outgrow very soon. Mr. Mandia stated the competitive community has grown over the past few years and are now scattered in different locations. He noted they have had a 6-lane pool, strictly coming from a community center first, we have been able to accommodate the competitive pool community. To have two pools, gives him comfort to be able provide for the competitive community than they have had and let them grow moderately. He stated they would have to be more creative with the 25-yard pool.

Supervisor Zmuda asked if it comes down to programming. Mr. Mandia stated the size pool available determines the programming. Supervisor Zmuda spoke about the opportunities of the bulkhead and the 35-meter pool. Vice Chairman Nutt noted that the bulkhead adds additional costs. Supervisor Cort spoke about the concerns that the community had with getting time in the water. She spoke about a letter of concern with the 25-yard pool and the groups having to be creative about getting into the pool. Mr. Mandia spoke about the creative scheduling they can do with some of the groups and they will have more options than they had at the previous Center. He is confident they can accommodate what they had at the previous Center. Supervisor Cort spoke about the growing community and ensuring they all have access. Supervisor Zmuda believes if the 35-meter pool is approved it will be immediately filled.

Operational Analysis Overview By PFM:

Mr. Ben Kapenstein, PFM, stated Mr. Mandia asked them to look at the numbers and analysis they did. They looked at the mathematic accuracy of the analysis. They said they did a great job. He noted they didn't look at the assumptions.

Design Team-Projected Change Orders:

Mr. Koussis discussed the change orders.

Alternative E5: He noted that this is a requirement for the building for the Addressable fire alarm speakers which are required by code review. He noted this is a change order and needs to be voted on by the Board.

Alternative E4: Level of Community Fitness – He noted as they had previously mentioned, they just need to know the footprint is the same to proceed and they can make changes to the use of the room later.

TOWNSHIP OF DERRY
BOARD OF SUPERVISORS SPECIAL MEETING MINUTES
APRIL 21, 2020

Alternative Foundation System (Aggressive Piers and Rigid Inclusions or Micropiles): He spoke about the three types of foundation that could be used. He went over the history of the bids and design. He stated with the ongoing conversations with ARM about the foundation, they have provided a fourth alternative to the foundation, which would be a hybrid of the previous designs.

Mr. Bill Tafuto, ARM engineer, spoke about the original design they reviewed, which was a 2-story 50-meter pool having a heavier load (nearly 3 times) than the current design. He stated with the changes to the building, the micropiles wasn't the only design. They worked on a design to help deal with the sediment, settlement and help with the risk of sinkholes. The hybrid design includes aggregate Piers with micropiles. He went into detail of how this would help the foundation. He noted that nothing is fool proof for eliminating sinkholes, but the micropiles help reduce the risk of sinkholes. Mr. Koussis spoke about working with ARM on all the options for the foundation. He noted that the original cost for the aggregate piers would be approximately \$728,000. Adding the micropiles option would add around \$200,000 to \$250,000 and would be a change order and would require the structural engineer to do a new design. He doesn't see this change delaying the project since they haven't started demolition. Vice Chairwoman Nutt asked if this hybrid (aggregate piers and micropiles) was recommended by ARM. Mr. Tafuto stated they are recommending this system. The only way to be risk free of sink holes is micropiles. He noted they have spoken with the Township and they understand there are still risks. He noted how important the onsite inspections and quality control testing are for the project. He spoke of broken utilities that have caused sinkholes, which have happened in the Township. Mr. Dave Gassert, ARM, noted that the micropiles around the perimeter can help if there is a sink hole. He went over an example which can buy time to repair it while the building is still operational.

Competition Pool Size (35M or 25Y):

Mr. Jon Trump, Kimmel Bogrette, spoke about the potential changes to reduce the pool from a 35-meter to a 25-yard pool. It would be a 5,700 square foot change. He noted the spectator seating would be reduced by 80 seats to 338 seats. He showed the Board the two sketches between the pools. He showed the difference between the pools including doors, seating, changing rooms and other changes between them.

Vice Chairwoman Nutt asked what the range of cost savings would be with the 25-yard pool. Mr. Koussis stated they could do an estimate if they would have been priced at the same time. He noted it wouldn't net out with the same savings. The Aquatics consultant said the potential savings could be \$1 to \$1.5 million. He discussed the reason why there would be differences in actually bidding the option and the change order. Mr. Trump stated they probably wouldn't have numbers until mid-June because the design needs to be done and reviewed by the various engineers. The contractor would then need to obtain costs for the change. Mr. Koussis noted there should be a cost savings. Supervisor Cort noted that if they realize a \$1million savings spread over the life of the project it would be \$20,000 a year. She thinks they can't make decisions without the actual numbers.

Chairman Abruzzo asked about the pandemic and the delays with the project. Mr. Koussis noted that construction companies can start on May 11. It will take one week to organize with 4 weeks for demolition and then start work on the foundation and the building. Vice Chairwoman Nutt asked about the bleacher seating. Mr. Trump stated they can address that change later as the Township is purchasing the seating through Costars.

TOWNSHIP OF DERRY
BOARD OF SUPERVISORS SPECIAL MEETING MINUTES
APRIL 21, 2020

Supervisor Wyckoff made a motion to approve the change order for Alternate E5 the addressable fire alarm speakers required by the code review. Vice Chairman Nutt seconded the motion. **Motion carried 5-0.**

Supervisor Wyckoff made a motion to approve and accept the foundation system recommended by ARM. Supervisor Cort seconded the motion. **Motion carried 5-0.**

Supervisor Wyckoff made a motion to change the competition pool to 25 yards. Vice Chairwoman Nutt seconded the motion. Supervisor Zmuda moved to table action on this until there are numbers on this change. Solicitor Armstrong noted that there is a motion on the floor that needs to be voted on.

Supervisor Cort stated she is at a loss for words and has been in support of this project since 2014 and has worked hard on the project. She knows the concerns about the economy are real. This project isn't just about today but for the next 40-50 years. This needs to serve us for the future. She understands the concerns and noted all these changes come with a cost. She will support whatever comes out today but believes the 35-meter pool is the best option. Supervisor Zmuda doesn't see how they can move forward on this.

Vice Chairwoman Nutt stated they need to look at any cost savings available. She stated they can't take every dollar that comes into the Township and spend it on this project. This decision can reduce the cost of the project and the yearly costs. She hopes the pandemic is short lived and we come back strong. We need to ensure we are spending in the best interest of the Township. This project has 3 pools and has more than we have now.

Supervisor Wyckoff didn't like this plan and believes three pools is excessive. He noted their job is to provide public safety and infrastructure for the Township. He thinks this is the first of many difficult decisions and there is a concern about essential services.

Chairman Abruzzo spoke about the time he spent working with partners for the approved project. He was encouraged by early discussions by the School District as he felt they needed to be a partner. He spoke about the two tax increases for this project. This Center will be the jewel of the Township. He understands a 35-meter pool will allow more swimming. He doesn't want a Center where the community can't enjoy the pools versus all the programming and meets taking up the space. He looks down the road and is concerned about both entertainment and property taxes. He noted this is a public project and if times were different, he could vote for the 35-meter pool. In the next budget season, they may have to look at services, staff and possibly raise taxes because of this pandemic. It was difficult to receive the Aquatics Club letter saying they will send a letter about the \$2 million grant for the project. He is concerned about what is coming down the pike, especially with what the School District did, and not make changes. He believes the majority of the stakeholders are getting what they want. He appreciates the emails and understands what a difficult decision this is. He believes this will be a great Center.

Motion carried 3-2. Supervisor Cort and Zmuda voted in opposition to the motion.

VISITOR/PUBLIC COMMENTS:

Mrs. Jessica Demopoulos, 204 W. Areba Avenue, thanked the Board but is saddened to hear about the pool size being reduced. She asked if there is a way they could plan for expansion with the mechanical room – so maybe later they could have room to expand the pool.

TOWNSHIP OF DERRY
BOARD OF SUPERVISORS SPECIAL MEETING MINUTES
APRIL 21, 2020

Mr. Kevin Ferguson stated they threw out the SFA consultants' analysis and created your own. He asked the Board how much money was saved by reducing the pool size. The Board doesn't understand how the pools are utilized. He thinks blaming the pandemic is an excuse. He believes this is an irresponsible decision as this will cost money. He spoke about a prior vote on the Fire House where taxes were increased. The Board has no idea what the savings are and doesn't know if the changes are worth the savings.

Mr. Rich Gamble thanked the Board for doing the right thing and helping the taxpayers. He was curious why the consultants didn't provide numbers versus the Supervisors. He thanked them again for thinking about the taxpayers.

Mr. Brian Peda is disappointed with the decision. He said making a final decision without the number doesn't seem right. He said this may delay the project and it will cost the Township. He doesn't think they will get the savings they are hoping for since it has already been bid.

Mr. Jay Franklin thanked the Board for the meeting. He thanked them for making a hard decision. There are a lot of people who think any savings will be beneficial. He believes it is the right decision especially with so many families signing up for free meals recently.

Mr. Wayne Rivers thanked the Board for the curious vote. He thinks contractors will want the work because he believes companies will be gun-shy to build or expand because of the pandemic. We need to rely on Mr. Koussis and Mr. Christman to ensure this gets done and it is saving us money.

Mrs. Linda Eyer, 2321 Raleigh Road, stated vision sometimes require making the hard decisions.

ADJOURNMENT:

Supervisor Cort made a motion to adjourn the meeting at 11:05 p.m. Supervisor Zmuda seconded the motion. **Motion carried 5-0.**

SUBMITTED BY:

Carter E. Wyckoff
Township Secretary

TOWNSHIP OF DERRY
BOARD OF SUPERVISORS SPECIAL MEETING MINUTES
APRIL 21, 2020

Below are the public comments received by email prior to the meeting:

From: [Lindsay, Kristin](#)
To: [Christopher Christman](#)
Subject: Community Center Plans
Date: Sunday, April 19, 2020 3:55:10 PM

As a taxpayer and property owner with multiple properties in Derry Township, I urge you to maintain the current and approved Community Center plans. Downsizing the pool to 25m x 25y will have a significant impact on the functionality and everyday use of the pool. It will also deter any revenue generating aquatic competitions from occurring at the pool, placing the township in a worse financial situation.

Do what is right for the future of the township and build a pool that can service the community into the future for many years to come!!

Kristin Lindsay

From: [Nicole Tunks](#)
To: [Christopher Christman](#)
Subject: against pool resizing
Date: Sunday, April 19, 2020 6:08:02 PM

Please keep the new community center's indoor pool sized at 25 yards x 35 meters. A reduction in the size of the pool will only further limit its use. We have a sizable youth swim community in Hershey, in addition to a greater community need for swim lessons. The larger size pool will allow more flexibility for the Aquatic Club to rent the space for youth competitive and recreation swimming, while also keeping time available for the community to use the pool for fitness, water safety, and learn to swim programs. It is already near impossible to get swim lessons- the pool needs to be able to expand these offerings to residents of the town.

The pool size should also accommodate the needs of a competitive team, along with recreational opportunities for those who want to 'play' the sport at a less intense level. I have an older daughter who swims for HAC and three others who would love to swim for a recreation league while they are younger and not yet ready for high level competition. But this is currently not an option and will continue to not be an option in the future if you limit the pool size.

Furthermore, the larger size allows the community center to bring in revenue by hosting swim meets. This revenue is important to covering the costs of the pool as well as bringing in revenue to the town through visitors.

I believe it would be a mistake to short-change the community with a tiny pool that is not large enough to meet its needs or wants. This should be a pool for all, not a pool for some. And it certainly should not end up being a pool for none and a waste of money because it is inadequate to meet the needs of all of the potential users. I think downsizing the pool would have this effect. Please keep it as planned and move forward!

Please put this in the public record.

Nicole Tunks
1185 Stonegate Rd
Hummelstown, PA 17036

TOWNSHIP OF DERRY
BOARD OF SUPERVISORS SPECIAL MEETING MINUTES
APRIL 21, 2020

From: [Chip Dye](#)
To: [Chris Abruzzo](#); [Natalie Nutt](#); carterwycoff@derrytownship.org; [Susan Cort](#); [Rick Zmuda](#); [Christopher Christman](#); [Matt Mandia](#)
Subject: Change orders to the previously approved community center project
Date: Sunday, April 19, 2020 10:02:21 PM

April 18, 2020

I am sending this correspondence on behalf of Elaine Dye 51 Woodland Ave. Hershey PA and Angie and Chip Dye 405 Elm Ave. Hershey PA. We understand a unique format of a Township special meeting will occur Tuesday April 21 to vote on change orders to the plan for a new Community Center.

We hope the township avoids recreation of the inadequately sized lap pool that operated in the past. Such a change order would ignore favorable revenue aspects of the previously approved 35-meter pool plan. Further evidence for unsound logic with such a change order exists at the Friendship Center in Lower Paxton, where their seven lane lap pool and a separate warm water pool have reached maximal programmatic space constraints and cannot fulfill needs of the surrounding community or achieve maximal revenue potential.

If a change order removing the 35 meter pool from the plan is issued by the Derry Township board of Supervisors Tuesday night April 21, please be aware the Dye families wish return of previously gifted funds solicited for a different project that promised to provide what the community needs for years to come. We look forward to your deliberations and actions over the next two days and hope return of our \$50,000 contribution is unnecessary.

Sincerely,
The Dye families.

From: [Diane Cerminara](#)
To: [Christopher Christman](#)
Subject: Pool Project
Date: Monday, April 20, 2020 8:05:33 AM

Dear Supervisors:

I am writing regarding the pool project. In this atmosphere of economic uncertainty I feel it is your fiduciary responsibility to serve the majority of the taxpayers in Derry Township. To that end, a 25 yard pool would serve the majority of the residents and community. The need for a 35 meter pool would serve a minority. The economic fall out from this pandemic is unknown and it will take some time for businesses and individuals to recover. Please do not add to their hardship by putting us at risk for years to come.

Sincerely,
Diane Cerminara 717-
512-4998

TOWNSHIP OF DERRY
BOARD OF SUPERVISORS SPECIAL MEETING MINUTES
APRIL 21, 2020

From: [Dan Serfass](#)
To: cabruzzo12@gmail.com; [Christopher Christman](#); chrchristman@derrytownship.org; [Carter Wyckoff](#); [Natalie Nutt](#); [Rick Zmuda](#); [Susan Cort](#); [Matt Mandia](#)
Cc: [Gina Colarossi](#); [Dr. Mary Colman](#); [Julie Moore](#); [Wendy](#); [Tom Leonard](#); [terri martin](#); [Greg Fastrich](#); pascdu@yahoo.com,
Subject: Derry Township Community Center
Date: Monday, April 20, 2020 8:18:18 AM
Attachments: [Community Center-HAC Position 4 20 2020.pdf](#)

Good Morning Derry Township Community Leaders,

Attached please see the Hershey Aquatic Club's position paper provided as input to the community center decision making process.

Please note that it outlines the key issues associated with pool sizing from the aquatics community perspective.

Thank you for your diligence and commitment to making the best decision possible on behalf of the Derry Township Community.

Dan Serfass
Hershey Aquatic Club Board
President

April 20, 2020

From: Hershey Aquatic Club (HAC) Board To: Derry Township Board of Supervisors
Subject: Financial and Programmatic Impact of Community Center Pool Options

As a result of extensive consultation with HAC membership, extended Derry Township aquatic user-residents, and Derry Township Parks and Recreation leadership, we felt compelled to summarize the most noteworthy discussion points of the remaining two pool options, 25 meter (smaller) and 35 meter (multipurpose). It is recognized the work that all parties involved have put into the community center design process in an effort to make the optimal decision for the taxpayers of Derry Township. In this regard these primary points are most significant in the final analysis.

A. Within our Derry Township Community, aquatics activities have the highest participation rate across all age groups, infant learn to swim through senior aquatic fitness. This was reported by Derry Township taxpayer funded SFA analysis in March 2019 and PFM research of July 2019.

B. The capacity and township demand must be considered in the decision regarding pool sizing. The 25 meter option is only incrementally larger and functionally similar to the inadequate pool of the past. It fails to meet the present demand and would provide no capacity for growth or to meet the Community's diverse, overall need for water. In other words, Community programming has outgrown the smaller pool option before it would open for use.

C. Redesigning to a smaller pool will result in further delay and negatively impact programming and revenue. The real potential for increased costs to the community construction project with a potential risk to millions of dollars from the capital campaign and RAC-P funding must be considered. Full support with financial contribution is committed today for the 35M pool option.

TOWNSHIP OF DERRY
BOARD OF SUPERVISORS SPECIAL MEETING MINUTES
APRIL 21, 2020

D. Hershey Aquatic Club projected revenue contributions for the two pool options:

<u>Size Pool</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
25 X 25	\$66,850	\$81,050	\$81,050	\$81,050 (Fixed)
35 Meter	\$108,650	\$147,850	\$172,750	\$197,650 (Growth)

- Notes: (1) revenue for the smaller pool option remains fixed at year three and beyond due to pool capacity limitations.
(2) with the 25M option, HAC and other community aquatic activities will need to use other venues to meet aquatic needs due to size limitations thereby increasing cost to participants, impact on family time and parent fitness due to logistics.
(3) revenue projections of the 35 M pool well exceeds the difference in operating and maintenance costs between the two pool options. These projections do not include revenue streams for other aquatics activities and their associated growth potential

Thank you for your consideration of the Hershey Aquatic Club's support for the 35 Meter pool option as, clearly, it best meets the programming and financial needs and growth potential for the Derry Township community.

Hershey Aquatic Club Board

From: [carole pasquini](#)
To: [Christopher Christman](#)
Subject: Pool
Date: Monday, April 20, 2020 3:55:51 PM

At this time, it is fiscally irresponsible to spend more than necessary for the township swimming pool. The smaller size pool will be just fine for swim meets etc. We can't count on tax revenue that we have had prior to the pandemic.

Carole

From: [Tim Gehron](#)
To: [Christopher Christman](#)
Subject: New supervisors.
Date: Monday, April 20, 2020 7:43:10 PM

At the Nov election We were informed by the new elected supervisors they were not in favor of this project. We were told if they were elected they would have enough vote with one still on the board to deny the project. What happened?

Sent from my iPhone

TOWNSHIP OF DERRY
BOARD OF SUPERVISORS SPECIAL MEETING MINUTES
APRIL 21, 2020

From: [Brenda F Kephart](#)
To: chriscristman@derrytownship.org; [Carter Wyckoff](#); [Natalie Nutt](#); [Susan Cort](#); [Rick Zmuda](#); [Chris Abruzzo](#); [Matt Mandia](#)
Cc: [Christopher Christman](#)
Subject: Meeting 4/21/20 - Community Center Pool
Date: Monday, April 20, 2020 10:22:03 PM

Gentlemen and Ladies:

My husband Gary and I have been Derry Township residents and homeowners since 1981. Our two daughters grew up in Derry Township and graduated from Derry Township School District. As adults, they are both residents of Derry Township and property owners. We all pay real estate taxes.

It is my understanding that a Special Meeting of the Derry Township Board of Supervisors is scheduled for Tuesday, April 21 for the purpose of business as it relates to the Community Center project. It is also my understanding that the discussion will include downsizing the pre-determined 35m x 25y pool to a 25m x 25y pool.

Downsizing the pool will have a huge impact on the functionality of everyday pool use along with the attraction of any type of aquatics competition. Let's provide our residents with a pool that provides multiple opportunities and not settle for a pool that is outdated from the start.

A vote was taken to have the 35m x 25y pool be a part of the Community Center project. Please honor that vote. If anything, the pool should be 50 meters, but a compromise was previously reached. Let's move forward.

Brenda F. Kephart 95 JMR
Circle
Hershey, PA 17033
717-645-2557 cell
bfkephart@comcast.net

From: [Julie Larkin](#)
To: [Christopher Christman](#)
Subject: special meeting
Date: Tuesday, April 21, 2020 8:07:56 AM

Please please don't waste our taxes. We need to be responsible and not let this pool continue to bleed our community.

Our community needs a pool but..... we only need a 25 yard pool. Now more than ever, we need to think of the entire community and be fiscally responsible.

Thank you

Julie Larkin
Derry Township resident

TOWNSHIP OF DERRY
BOARD OF SUPERVISORS SPECIAL MEETING MINUTES
APRIL 21, 2020

From: [Robert Van Der Werf](#)
To: [Christopher Christman](#)
Subject: Comment on Community Ctr Project
Date: Tuesday, April 21, 2020 8:58:08 AM

To the Derry Township Board,

In much more favorable economic times, the cost of the Community Center project became a very divisive issue for our township. Now that we are experiencing a major economic downturn and rising unemployment, pursuing the community center project at this time is not only cost prohibitive, but places an inordinate burden on the taxpayer.

In addition, COVID-19 requires each one of us to continue to practice social distancing, and until there is a cure or a vaccine place, social distancing makes the construction of this community center unprofitable, and illogical to pursue.

We as concerned Derry Township residents, strongly support the decision to terminate this project.

Sincerely,
Robert and Gail VanDerWerf - Derry Township

From: pamjrudd@aol.com
To: [Natalie Nutt](#); [Carter Wyckoff](#)
Cc: [Christopher Christman](#)
Subject: Community Center and meeting this evening
Date: Tuesday, April 21, 2020 11:47:03 AM

I am choosing to reach out to you regarding proposed changes to the Community Center. I am deeply concerned with the suggestion that you are considering shrinking the size of the competitive pool. I realize that COVID-19 has created a stressful situation that has us all feeling unbalanced. I am heartbroken that due to this uncertainty the decision made in December and then again at the beginning of March to move forward with a 35-meter pool is again in jeopardy. How can this happen? How are those of us who have been fighting for a new competitive pool within the Community Center suppose to understand that this item within the scope of the whole project will be drastically changed?

You might ask how the reduction of 10 meters drastically changes this piece of the project; and my answer to that question is simply put – **it changes everything**. Here is a list of things that will be lost by shrinking the size of the competitive pool:

<!--[if !supportLists]-->□ <!--[endif]-->There will not be an opportunity for multiple users to be using the water at the same time. If an aquatics team is practicing, there will not be enough room for any other swimmers to be using the water.

<!--[if !supportLists]-->□ <!--[endif]-->The Hershey High School swim team will not be able to practice as a team at the same time. The number of high school swimmer participants prevents the entire team from sharing the water of a 25-meter pool safely. This group will once again be split into two separate groups. A 35-meter pool allows the entire team to practice together -- as a team.

<!--[if !supportLists]-->□ <!--[endif]-->The Hershey High School divers, also a part of the Hershey High School Swimming and Diving Team, will not be able to practice right after school while their swimmer teammates are practicing.

TOWNSHIP OF DERRY
BOARD OF SUPERVISORS SPECIAL MEETING MINUTES
APRIL 21, 2020

<!--[if !supportLists]-->□ <!--[endif]-->Special Olympic swimmers will have to wait until late at night to practice.

<!--[if !supportLists]-->□ <!--[endif]-->The synchronized swim team will have fewer opportunities to use the water.

<!--[if !supportLists]-->□ <!--[endif]-->Derry Township residents will not be given the space to lap swim if there is a swim team practicing. Again, forcing them to wait until late at night for free lanes.

<!--[if !supportLists]-->□ <!--[endif]-->It provides fewer opportunities for children living in this township to learn to swim. A larger pool allows more children to be given the opportunity to learn to swim, which we all agree is a lifesaving skill.

<!--[if !supportLists]-->□ <!--[endif]-->A smaller pool prevents larger swim meet competitions that can draw swimmers and families to Derry Township. Having enough seating for these competitions would also be important. These families will then be supporting our local businesses in food and lodging, which is a win-win for the businesses in our town.

<!--[if !supportLists]-->□ <!--[endif]-->The whole “**Programing of Aquatics**” will once again be under the strict confines of not enough water. Everyone will be again competing for its share of limited water, with no winner among the various entities competing for it.

What I really don't understand is how you can consider throwing away the opportunity for the revenue stream associated with the larger pool? How can we, the residents of Derry Township, begin to understand why the Supervisors would disregard one of the biggest motivators for a larger pool? Revenue is a means for paying for the Community Center. Covid 19 does not diminish that the revenue opportunity remains unchanged: more water equals greater revenue earning power!

I know that Supervisor Cort knows that I served on the Capital Campaign committee, but you may not know this. What you also may not know is that the Aquatics group brought in approximately \$353,828 in campaign gifts from residents – not businesses. I had several more families ready to write checks until the 50-meter pool was tabled due to the bidding results. We have had two families pull their sponsorships when the move was made to shrink the pool to 35-meters (a \$20,000 loss). If you target the competitive pool and reduce its size you risk more of those pledges and payments being pulled. It may not seem like a lot in the scheme of a \$31 million dollar project, but it is a nice amount of money donated by Derry Township citizens towards the project that you should not want to lose.

Please do not let Covid 19's short term effects hamper Derry Township's long-term goals.

I don't fault you for taking a moment during this uncertain time; however, I implore you to keep your **vision** on the long term uses for our community and not alter the competitive pool area. Our community needs the flexibility that the additional water provides. Our economy will bounce back. It may be bumpy, but Derry Township is in it for the long haul, and our community center must be able to meet our growing township's future needs. You only get one chance at this. The time is now. Stay the course. Keep the vision alive.

Thank you.

Pam Ruddle

TOWNSHIP OF DERRY
BOARD OF SUPERVISORS SPECIAL MEETING MINUTES
APRIL 21, 2020

From: [Robert D. Welsh CPA](#)
To: [Chris Abruzzo](#); [Natalie Nutt](#); [Susan Cort](#); [Carter Wyckoff](#); [Rick Zmuda](#); [Christopher Christman](#)
Subject: FW: Special Meeting Tuesday, April 21, 7 pm

Date: Tuesday, April 21, 2020 12:01:12 PM
From: CARS of Derry Township [mailto:carsofderry@gmail.com]
Sent: Tuesday, April 21, 2020 9:08 AM
To: Robert D. Welsh CPA
Subject: Re: Special Meeting Tuesday, April 21, 7 pm

Hello Bob,

Of course, you're right!! Please send an email to the supervisors to let them know there are issues beneath the surface they need to acknowledge. Thanks for your support! On Tue, Apr 21, 2020 at 7:29 AM Robert D. Welsh CPA <welshcpa@mindspring.com> wrote:

Other B-I-G factor: Real estate transfer tax as a "trickle down" issue. Even IF the new pool were not a hot discussion item, the need to project revenues and costs is paramount. Bob

From: CARS of Derry Township [mailto:carsofderry@gmail.com]
Sent: Monday, April 20, 2020 9:07 PM
To: CARS of Derry Township
Subject: Special Meeting Tuesday, April 21, 7 pm

Hello Everyone,

We hope everyone and their families, friends and neighbors are safe and adjusting to the times.

Here is the agenda for tomorrow nights special meeting of the Derry Township Board of Supervisors. We're also including the information to view and participate in the meeting.

<https://www.derrytownship.org/wp-content/uploads/2020/04/04.21.20SpecialMtgAgendaREVISED.pdf>

A Special Meeting of the Derry Township Board of Supervisors is scheduled for Tuesday, April 21, 2020 at 7:00 p.m. for the purpose of conducting business as it relates to the Derry Township Community Center Project.

In order to ensure public safety during the COVID-19 crisis, this meeting will be held by audio and video conferencing via a Zoom Virtual Webinar and shown live on YouTube on the [Derry Township YouTube page](#).

For those interested in watching the meeting who do not plan to provide public comment, please watch the live stream of the meeting on our [YouTube channel](#).

If you think you may want to comment during one of our two public comment sessions, you may participate using the following link or telephone numbers. You will need to enter your full name upon entering the meeting. Please note that in order to inform The Board that you wish to speak, you must first [raise your hand](#) in the Zoom meeting. Upon speaking please share your full name and address and limit your comments to three minutes.

When: Apr 21, 2020 07:00 PM Eastern Time (US and Canada) Please

click the link below to join the webinar:
<https://zoom.us/j/99910606882>

Or iPhone one-tap :
+13126266799,,99910606882# or +16465588656,,99910606882#
Or Telephone:
877-853-5257 (Toll Free) or 888-475-4499 (Toll Free)

TOWNSHIP OF DERRY
BOARD OF SUPERVISORS SPECIAL MEETING MINUTES
APRIL 21, 2020

You might want to test your computer or tablet before the meeting by clicking on the link for the meeting. As you all know, during the special meeting back on March 5th, 2020, the Board of Supervisors voted to proceed with the construction of the Hershey Community Center. There was an open discussion at that time of submitting changes to the plans. Mr. Christman stated that they needed to be discussed and submitted timely. The time frame given was 4 - 6 weeks. Remarks were made about the size of the fitness center, the size's of pools, the room needed for spectators, the senior center and the foundation, just to name a few.

In the recent edition of The Sun newspaper, there were a few things to be concerned about in regard to the Derry Township School District. One official said that the district would be hurting for revenue due to the lack of funds from the usual sources (amusement tax and earned income tax to name two. The paper named the hotel tax - however, the school does NOT get revenue from that source). They said attempts are being made to try and cut costs but there's not a lot of "wobble room." That's great they're looking!!! However, when reading the article, one can't help to think that there's another tax increase on the horizon especially when a preliminary budget is due next month with final approval in June.

Well, the Township is in the same boat when it comes to a reduction in revenue for the same reasons as the school PLUS a drop in the hotel tax revenue. HOWEVER, the Township has wiggle room. We've heard that the Supervisors are certainly looking at the scope of the overall project where costs can be reduced without violating the contracts. GOOD FOR THEM!!

Regarding the hotel tax, those taxes are used to pay the debt on the Giant Center and parking garages and intermodal transit center. But, with things shut down, there might be a 'taxpayer obligation', where under normal circumstances there is none. In short, with less revenue to pay these obligations, we could all be subjected to higher taxes for this area alone!!

Speaking of the school district, what's their commitment to the Community Center? We're hearing there's not much, even though the school would certainly benefit from the use of a new pool. Shouldn't the school make a public commitment on how much money they plan to contribute to the center which benefits SOME student athletes? Or, is the School District not planning to use any pool built by the Township?

None of us knows what's in store for us from day-to-day once the pandemic is over. Will we see tourism flourish like it has in the past which generates MILLIONS of dollars for the Township? How quickly will jobs be coming back to inject much needed tax dollars into the system?

Here is a link to the recent assumptions on the yearly cost of running the Center. Absolutely mind boggling. When the facility was operating, it was losing over \$700,000 a year. Even though our taxes were not reduced for the three quarters of a year it is closed. These numbers show very similar assumptions. Add in the loan payments, this is crippling. BEST case scenario shows the facility losing almost \$667,000 a YEAR!! Add in the loan payments and it totals North of \$3,000,000. Can anyone name a Township that has THREE pools? Do you know of any Township that is willing to max out its legal borrowing for a want instead of a need?

<https://www.derrytownship.org/wp-content/uploads/2020/04/Derry-Township-Community-Center-41820Final.pdf>

TOWNSHIP OF DERRY
BOARD OF SUPERVISORS SPECIAL MEETING MINUTES
APRIL 21, 2020

There are MANY questions with few answers. We're not playing the role of Chicken Little here. But, isn't it time to be a little more prudent on what we're spending tax payer dollars on? Needed essential services versus a want to benefit some.

Please make it a point to send your support to the Supervisors in making the hard choices in reducing costs with not only the Community Center but also throughout the Township.

chrisabruzzo@derrytownship.org; natalienutt@derrytownship.org; susancort@derrytownship.org;
carterwyckoff@derrytownship.org; rickzmuda@derrytownship.org

--

Please keep spreading the word and passing on our email for people to request inclusion.

carsofderry@gmail.com and our website <https://sites.google.com/view/carsofderry/home>

Virus-free. www.avast.com

From: [Dan Serfass](#)
To: cabruzzo12@gmail.com; [Christopher Christman](#); chrischristman@derrytownship.org;
[Carter Wyckoff](#); [Natalie Nutt](#); [Rick Zmuda](#); [Susan Cort](#); [Matt Mandia](#);
christopherchristman@derrytownship.org
Cc: [Tom Leonard](#); [Julie Moore](#); [Dr. Mary Colman](#); [Gina Colarossi](#); pascdy@yahoo.com ;
[Wendy](#); [Greg Fastrich](#); [terri martin](#)
Subject: HAC Reevaluation of Support for RACP
Date: Tuesday, April 21, 2020 12:38:21 PM

Derry Township Community Leaders,

Based on our conversation regarding downsizing of the new community pool from the approved 35 Meter design to a much smaller and less useful 25 yard design, the Hershey Aquatic Club (HAC) needs to reevaluate our current support of the Redevelopment Assistance Capital Program (RACP) grant request of \$2,773,550.

As background, on March 5, 2019, the HAC sent a comprehensive letter of support to the RACP. This letter specifically supported the grant of \$2,773,550 for the construction of three pools as part of the Hershey Community Center project. One of these pools was to be a 50 meter design. Our support for this original design was backed by comprehensive research and knowledge of area, regional and national aquatic needs. Regarding the 50 meter aquatics portion of the facility, HAC knew from regional and national experience that more indoor developmental water brings more year-round opportunity for all members of the community along with opportunity to reach more community members of all backgrounds, ages, and abilities with safe aquatics instruction.

When the design was decreased to 35 Meters we felt we could still support the RACP in the amount that was granted. Based on current conversations with township supervisors and as part of our due diligence, we feel that with any design of less than 50 Meters RACP has the right to know that their funding will no longer be used for the granted purpose. As such, we have a fiduciary duty to inform RACP that the 50 Meter pool, which the grant was based on, is no longer an option and that the RACP funds for the Hershey Community Center Project are not an appropriate use of Commonwealth funds under the Capital Budget Itemization Act. As part of this, HAC is also evaluating whether to continue to offer support for any Township grant request to RACP for any design other than the approved 35 Meter pool.

Additionally, by the Township's own numbers there appears to be no support for the notion that the limited, undersized design can generate any economic impact rising to the spirit of the RAC. The 25 yard design, and

TOWNSHIP OF DERRY
BOARD OF SUPERVISORS SPECIAL MEETING MINUTES
APRIL 21, 2020

its leisure and fitness components, is simply insufficient in capacity and design even for the future needs of the Township. HAC is currently evaluating whether to withdraw our complete endorsement and let the RACP funds be redirected to a project in line both the letter and spirit of the RAC should the facility be reduced below 35M.

Hershey Aquatic Club Board

From: [John BN Dunn](#)
To: [Chris Abruzzo](#); [Christopher Christman](#); [Susan Cort](#); [Natalie Nutt](#); [Carter Wyckoff](#); [Rick Zmuda](#)
Subject: PLEASE HIT THE PAUSE BUTTON!
Date: Tuesday, April 21, 2020 12:52:13 PM

April 21, 2020

Dear Township Supervisors,

UNPRECEDENTED TIMES NO ONE HAS EVER SEEN BEFORE. The Coronavirus has gripped to the core our economy and financial well being from top to bottom. In Derry Township unprecedented lines providing food to families who never in their lives needed assistance. And, one of the Township's primary revenue streams, Hershey Entertainment & Resorts, balking at taking advantage of 2% discounting on their real estate taxes signaling stress. And, there also has to be doubt in collecting the anticipated Earned Income Tax, Occupation Taxes and Amusement Tax that feeds the financial health of Derry Township. And, we have heard that the School District is estimating they are anticipating minimally a \$2.5 million shortfall in their revenue stream due to COVID-19.

With all this very troubled backdrop of uncertainty and the true threat of instability within our municipality for the foreseeable future, on the table happens to be the largest borrowing in the Township's history for the Community Center project. The Supervisors have the financial fiduciary responsibility to measure the risk proceeding and weighing that risk to assure it does not compromise the health and welfare of the Township and act accordingly. At this juncture, it does not make any financial sense in proceeding with this project with all of the financial unknowns that beset Derry.

Please **HIT THE PAUSE BUTTON!** However, if you elect not to do so, there are other steps that can be taken to significantly trim back the financial magnitude of this project which will reduce the Township's exposure to obligated DEBT. This truly is not the time to be maximizing the Township's Debt Service close to its legal limits when so many open-ended questions remain out there on the assuredness of the various revenue streams that will be funding this Community Center project.

Sincerely, John BN

Dunn
712 Linden Road
Hershey, PA 17033
jbndunn@comcast.net (717) 533-3627

TOWNSHIP OF DERRY
BOARD OF SUPERVISORS SPECIAL MEETING MINUTES
APRIL 21, 2020

From: [Randy Fackler](#)
To: [Christopher Christman](#)
Subject: FW: April 21st Meeting
Date: Tuesday, April 21, 2020 4:00:07 PM

Randy Fackler, CPA Principal

Brown Schultz Sheridan & Fritz (BSSF),
CPAs 210 Grandview Avenue, Camp
Hill, PA 17011 T: 717.975.2173 F:
717.737.6655
RandyFackler@bssf.com - www.bssf.com

Visit the [BSSF Blog - Keeping You Checked & Balanced!](#)

CONFIDENTIALITY NOTICE: This email and any attachments may contain confidential information for the use of the named addressee. If you are not the intended recipient, you are hereby notified that you have received this communication in error and that any review, disclosure, dissemination, distribution or copying of it or its contents is prohibited.

If you have received this communication in error, please notify us immediately by replying to this email or by telephone at 717-761-7171 and delete this email.

From: Randy Fackler <RandyFackler@bssf.com>

Sent: Tuesday, April 21, 2020 3:56 PM

To: 'carterwyckoff@derrytownship.org' <carterwyckoff@derrytownship.org>; 'natalienutt@derrytownship.org' <natalienutt@derrytownship.org>; 'susancort@derrytownship.org' <susancort@derrytownship.org>; 'rickzmuda@derrytownship.org' <rickzmuda@derrytownship.org>; 'chrischristman@derrytownship.org' <chrischristman@derrytownship.org>; 'mattmandia@derrytownship.org' <mattmandia@derrytownship.org>

Subject: April 21st Meeting

As we all live through this unusual time in our Country, we are seeing the family unit come back to the center of life. That creates a time where we should not be looking to reduce the size of any aspect of our Community Center; as this facility will become an even more important part of our Community Life.

The last two weeks has been a time for businesses receiving funding through the Paycheck Protection Program and as a result they need to bring employees back to work to qualify for loan forgiveness under this program. There may be contractors that are part of the Community Center project who received these loans and need projects such as this to get their employees back to work. From a business perspective, the Supervisors should be working with those contractors and negotiating the pricing for the project as approved in December 2019.

The fact that consideration is being given to reduction in size of the facility and amenities, I find fiscally irresponsible and lacks vision for the future of our Community.

If you are not familiar with the Paycheck Protection Program, I would be happy to discuss this program.

Thanks

Randy Fackler, CPA
Principal

TOWNSHIP OF DERRY
BOARD OF SUPERVISORS SPECIAL MEETING MINUTES
APRIL 21, 2020

Brown Schultz Sheridan & Fritz (BSSF),
CPAs 210 Grandview Avenue, Camp Zill,
PA 17011 T: 717.975.2173 F:
717.737.6655
RandyFackler@bssf.com - www.bssf.com

Visit the [BSSF Blog](#) - Keeping You Checked & Balanced!

CONFIDENTIALITY NOTICE: This email and any attachments may contain confidential information for the use of the named addressee. If you are not the intended recipient, you are hereby notified that you have received this communication in error and that any review, disclosure, dissemination, distribution or copying of it or its contents is prohibited. If you have received this communication in error, please notify us immediately by replying to this email or by telephone at 717-761-7171 and delete this email.

From: [Wayne Rivers](#)
To: [Chris Abruzzo](#); [Natalie Nutt](#); [Susan Cort](#); [Carter Wyckoff](#); [Rick Zmuda](#); [Christopher Christman](#)
Cc: [John Dunn](#); [Linda Eyer](#); [Chuck Crandall](#); [Linda Crandall](#); sara03sara@verizon.net
Subject: Community Center Meeting
Date: Tuesday, April 21, 2020 2:50:33 PM

Good Afternoon All,

Hope you're all safe and healthy during this challenging time!!

As you prepare for tonight's special meeting, I hope you have been able to spend some time in reviewing the revenue shortfalls the Township is going to experience in the short and long term. I know you cannot predict exactly what those numbers are going to be but, one thing is for sure, it's going to be big.

Earned Income for many families will be less. That's 27% of the township revenue and who knows what kind of hit that's going to take? The occupation tax is another 12% of the revenue. How many people will not earn \$12,000 this year? You've already extended the payments for real estate taxes. The amusement tax and parking tax are already taking it's toll due to no activity for concerts, Bears games, Spring Time in the Park, etc.. And, we're slowly approaching the busy season. How many people are going to be staying home this year because they don't have the funds even for a day trip up from Maryland? Will people still feel it's better to stay home? The hotel tax has taken a nose dive. Are the residents going to be on the hook to pay for the Giant Center, the intermodal and parking garages? Do you know how long it will take for hotels to see the occupancy levels we've experienced in the past? Of course not - no one knows.

I'm sure you know that the school is also experiencing similar shortfalls that's gong to be into the millions. I have no doubt they will increase your taxes and mine when they vote for the final budget in June.

So, now we're down to the funding for a community center that has not raised nearly the amount projected in the capital campaign. There's been no presentations for any other revenue streams beyond raising taxes. The projections for the annual operation of the center is absolutely shocking!!! Yes, it's similar to the yearly deficits from recent years but, we were not paying millions of dollars in loans each year either.

TOWNSHIP OF DERRY
BOARD OF SUPERVISORS SPECIAL MEETING MINUTES
APRIL 21, 2020

No one accurately predicted the current world crisis and the kind of impact that it's had on people along with the economy. It's different times and we must act differently. Will there be another pandemic this time next year?

In closing - I hope the five of you along with Mr. Christman's guidance, make changes to the construction of the facility that will trim millions off the final burden to what is surely going to be increased taxes on us all. I've received many comments from our members that maybe the whole thing should be scrapped.

Maybe that is the best thing to do right now? Like me, each of you probably feel that Hershey isn't like other townships and municipalities and we're probably immune to setbacks. With today's headline's is that reasonable thinking?

Thanks for your time and service.
Wayne

From: [Chuck Crandall](#)
To: [Chris Abruzzo](#); [Natalie Nutt](#); [Susan Cort](#); [Carter Wyckoff](#); [Rick Zmuda](#); [Christopher Christman](#); [Wayne Rivers](#)
Cc: [John Dunn](#); [Linda Eyer](#); [Linda Crandall](#); sara03sara@verizon.net
Subject: Re: Community Center Meeting
Date: Tuesday, April 21, 2020 4:29:25 PM

Wayne,

I am in agreement with your assessment and opinion on the Community Center. We are in unprecedented times and with the unemployment rate skyrocketing in Pennsylvania and across the country, I do not see Hershey being the tourist hot spot for the foreseeable future. As society begins to emerge from lock down, I don't think people are going to want to be in a crowd, at least not for a while. While I don't believe this is the new normal, this experience sends a very clear message - we need to plan better for the future, immediate and long-term.

The current plan does not cut it.

Chuck Crandall

On Tuesday, April 21, 2020, 02:50:31 PM EDT, Wayne Rivers <terpfan0@yahoo.com> wrote:

Good Afternoon All,

Hope you're all safe and healthy during this challenging time!!

As you prepare for tonight's special meeting, I hope you have been able to spend some time in reviewing the revenue shortfalls the Township is going to experience in the short and long term. I know you cannot predict exactly what those numbers are going to be but, one thing is for sure, it's going to be big.

Earned Income for many families will be less. That's 27% of the township revenue and who knows what kind of hit that's going to take? The occupation tax is another 12% of the revenue. How many people will not earn \$12,000 this year? You've already extended the payments for real estate taxes. The amusement tax and parking tax are already taking it's toll due to no activity for concerts, Bears games, Spring Time in the Park, etc.. And, we're slowly approaching the busy season. How many people are going to be staying home this year because they don't have the funds even for a day trip up from Maryland? Will people still feel it's better to stay home? The hotel tax has taken a nose dive. Are the residents going to be on the hook to pay for the Giant Center, the intermodal and parking garages? Do you know how long

TOWNSHIP OF DERRY
BOARD OF SUPERVISORS SPECIAL MEETING MINUTES
APRIL 21, 2020

it will take for hotels to see the occupancy levels we've experienced in the past? Of course not - no one knows.

I'm sure you know that the school is also experiencing similar shortfalls that's going to be into the millions. I have no doubt they will increase your taxes and mine when they vote for the final budget in June.

So, now we're down to the funding for a community center that has not raised nearly the amount projected in the capital campaign. There's been no presentations for any other revenue streams beyond raising taxes. The projections for the annual operation of the center is absolutely shocking!!! Yes, it's similar to the yearly deficits from recent years but, we were not paying millions of dollars in loans each year either.

No one accurately predicted the current world crisis and the kind of impact that it's had on people along with the economy. It's different times and we must act differently. Will there be another pandemic this time next year?

In closing - I hope the five of you along with Mr. Christman's guidance, make changes to the construction of the facility that will trim millions off the final burden to what is surely going to be increased taxes on us all. I've received many comments from our members that maybe the whole thing should be scrapped. Maybe that is the best thing to do right now? Like me, each of you probably feel that Hershey isn't like other townships and municipalities and we're probably immune to setbacks. With today's headline's is that reasonable thinking?

Thanks for your time and service. Wayne

From: [Richard Gamble](#)
To: [Christopher Christman](#)
Cc: [Natalie Nutt](#); [Susan Cort](#); [Carter Wyckoff](#); [Rick Zmuda](#)
Subject: Fwd: Wants versus Needs - Stop Needlessly Spending Taxpayer Dollars
Date: Tuesday, April 21, 2020 4:10:21 PM

I totally concur with the comments presented by Mr. Trout

Sent from my iPhone

Begin forwarded message:

From: data_unlimited@aol.com
Date: April 21, 2020 at 2:47:12 PM EDT
To: "ChrisAbruzzo@DerryTownship.org"
<ChrisAbruzzo@DerryTownship.org>, "SusanCort@DerryTownship.org"
<SusanCort@DerryTownship.org>, "NatalieNutt@DerryTownship.org"
<NatalieNutt@DerryTownship.org>, "CarterWyckoff@DerryTownship.org"
<CarterWyckoff@DerryTownship.org>, "RickZmuda@DerryTownship.org"
<RickZmuda@DerryTownship.org>
Cc: "CChristman@derrytownship.org" <CChristman@derrytownship.org>,
"mattmandia@derrytownship.org" <mattmandia@derrytownship.org>,
"ChuckEmerick@DerryTownship.org" <ChuckEmerick@DerryTownship.org>,
"JenelleStumpf@DerryTownship.org" <JenelleStumpf@DerryTownship.org>,
"GWWarner@DerryTownship.org" <GWWarner@DerryTownship.org>,
"TomClark@DerryTownship.org" <TomClark@DerryTownship.org>

TOWNSHIP OF DERRY
BOARD OF SUPERVISORS SPECIAL MEETING MINUTES
APRIL 21, 2020

Subject: Wants versus Needs - Stop Needlessly Spending Taxpayer Dollars Reply-To:
data_unlimited@aol.com

Wants versus Needs - Stop Needlessly Spending Taxpayer Dollars

Dear Supervisors:

Please incorporate the following into the record and fully consider and evaluate such prior to any decision making at the 21 Apr 2020 Board of Supervisors Meeting:

Please reject any options or proposals that would further increase expenditures for the “wants” (i.e., unnecessary pleasures or desires) of a very few that are not true “needs” (i.e., necessities for survival) of the vast majority of Derry Township Taxpayers.

Please recognize it would even be a better decision to forfeit \$3M once to cancels all existing contracts to construct a new Hershey Community Center (HCC) in lieu of costing Derry Township Taxpayers over \$3M/year for each the next 20 or more years (>\$60M) to fund and operate a new HCC when other facilities are already available to meet both the “wants” of the few who have expressed desires for a grandiose HCC using other peoples money.

Please further recognize that there is absolutely no need for 3 HCC public swimming pools or any other HCC facilities or services to be operated at a loss and at taxpayer expense that would be in competition with other existing profit making facilities or commercially available services.

As I have documented in previous submissions to the Board of Supervisors, there are many other nearby indoor and outdoor swimming pools that can be used at equivalent or lesser costs to any user that are not supported by Derry Township Taxpayer dollars. There are numerous existing physical fitness and recreational facilities already available, as well as Township parks, rivers, streams, and bike and pedestrian trails. The Hershey Public Library is also available as a place for those students that must remain after school. Those students may further learn and better exercise their minds at that library until working parents can take them home.

Competitive swimming events at a new HCC to garner greater profits for HERCO and hotels and restaurants is not an acceptable reason for more than doubling the Township's outstanding debt. Increasing revenues for such businesses is not an obligation of Derry Township Taxpayers. These businesses are obviously already successful, otherwise there would not be additional permits being sought and approved for additional hotels, restaurants, recreational, physical fitness, convenience stores, and other businesses..

The Derry Township Taxpayers should not be funding facilities for the Township to operate at a loss that will in competition with other profit making businesses.

Sincerely,

Dennis A. Trout, PhD, PE, CCM (retired)

From: data_unlimited@aol.com
To: [Christopher Christman](#)
Subject: Wants versus Needs - Stop Needlessly Spending Taxpayer Dollars
Date: Tuesday, April 21, 2020 5:29:31 PM

Wants versus Needs - Stop Needlessly Spending Taxpayer Dollars

Dear Supervisors:

Please incorporate the following into the record and fully consider and evaluate such prior to any decision making at the 21 Apr 2020 Board of Supervisors Meeting:

TOWNSHIP OF DERRY
BOARD OF SUPERVISORS SPECIAL MEETING MINUTES
APRIL 21, 2020

Please reject any options or proposals that would further increase expenditures for the “wants” (i.e., unnecessary pleasures or desires) of a very few that are not true “needs” (i.e., necessities for survival) of the vast majority of Derry Township Taxpayers.

Please recognize it would even be a better decision to forfeit \$3M once to cancel all existing contracts to construct a new Hershey Community Center (HCC) in lieu of costing Derry Township Taxpayers over \$3M/year for each of the next 20 or more years (>\$60M) to fund and operate a new HCC when other facilities are already available to meet both the “wants” of the few who have expressed desires for a grandiose HCC using other peoples money.

Please further recognize that there is absolutely no need for 3 HCC public swimming pools or any other HCC facilities or services to be operated at a loss and at taxpayer expense that would be in competition with other existing profit making facilities or commercially available services.

As I have documented in previous submissions to the Board of Supervisors, there are many other nearby indoor and outdoor swimming pools that can be used at equivalent or lesser costs to any user that are not supported by Derry Township Taxpayer dollars. There are numerous existing physical fitness and recreational facilities already available, as well as Township parks, rivers, streams, and bike and pedestrian trails. The Hershey Public Library is also available as a place for those students that must remain after school. Those students may further learn and better exercise their minds at that library until working parents can take them home.

Competitive swimming events at a new HCC to garner greater profits for HERCO and hotels and restaurants is not an acceptable reason for more than doubling the Township's outstanding debt. Increasing revenues for such businesses is not an obligation of Derry Township Taxpayers. These businesses are obviously already successful, otherwise there would not be additional permits being sought and approved for additional hotels, restaurants, recreational, physical fitness, convenience stores, and other businesses..

The Derry Township Taxpayers should not be funding facilities for the Township to operate at a loss that will be in competition with other profit making businesses.

Sincerely,

Dennis A. Trout, PhD, PE, CCM (retired)

From: [Pat Sheldon](#)
To: [Christopher Christman](#)
Subject: Community Center Public Comment
Date: Tuesday, April 21, 2020 5:44:05 PM

I apologize if this is a duplicate e-mail. The first e-mail is not listed in my "sent" folder, and I want to make sure my comment was sent.

Please accept my public comments regarding potential design changes to the new Community Center.

I would like to begin by saying that I consider the compromise the prior Board reached in July 2019 to be an example of local government at its best. At the time, CARS member Linda Eyer was quoted as being “pleasantly surprised” by the compromise reached by the Board, despite having some continued concerns. <https://www.pennlive.com/news/2019/07/derry-township-supervisors-land-on-compromise-approve-plans-for-new-community-center.html> Similarly, while the compromise did not meet all the needs of the swimming community, senior community, etc., those communities were pleased to finally move forward with the new community center. Simply put, the July 2019 compromise was an example of a representative government body protecting its taxpayers by taking all the concerns and interests from across its constituency into account to reach the solution that was best for the community and acceptable (not ideal) to everyone. It

TOWNSHIP OF DERRY
BOARD OF SUPERVISORS SPECIAL MEETING MINUTES
APRIL 21, 2020

resolved literal years of contention within the community, and I believe finalized the community center design issues in the eyes of most voters.

Despite that, I must write to express my support for the approved and successfully bid community center design, including a 35-meter competition pool. For the last several years the pool in the old recreation center was open, we took our youngest son to swimming lessons at Penn State Harrisburg or the Friendship Center, not for superior programming or convenience, but due to the lack of available swimming lessons at the recreation center. We quickly learned that there were many families from Derry Township taking their children to swimming lessons at those other locations for the same reason. It was clear that pool in old recreation center was inadequate, and I thank you for acknowledging that fact.

The approved and successfully bid 35-meter competition pool will provide taxpayers throughout Derry Township with more opportunities for swimming lessons, as well as activities such as water aerobics and lap swimming. Those activities provide physical and social opportunities for residents of all ages, and the 35-meter competition pool maximizes those opportunities. In contrast, a 25-meter pool is barely an improvement over the pool in the old recreation center. Similarly, the approved and successfully bid fitness center design maximizes physical and social opportunities for all residents of the community, whereas the smaller fitness center does not.

Because there is apparently no scenario in which property taxes will not increase in conjunction with the new community center (absent a heretofore unspoken willingness by the Board to address what I consider to be the woefully inadequate amusement tax of \$0.85 per admission), I believe it is imperative to maximize the opportunities available to Derry Township residents at the new community center. The design compromise reached by the prior Board in July 2019 achieves the goal of maximizing those opportunities. The more limited design that is now being proposed fails to maximize the opportunities available to Derry Township residents, and it also fails to properly consider and balance your constituents' issues and concerns in a manner that protects all of your taxpayers.

Thank you sincerely for your time, Patrick
Sheldon
821 Twin Oaks Drive
Hummelstown, PA 17036 (Derry Township)

From: [Pam](#)
To: [Christopher Christman](#)
Subject: Proposed changes to the Community Center
Date: Tuesday, April 21, 2020 7:04:50 PM

I would like to know what the cost is to the proposed changes? 1) What cost "savings" is there to shrinking the pool by 10 meters? What are the fees to the architects to make new design changes? The public should know these facts.

Pam Ruddle Sent from [Mail](#) for Windows 10

From: [lou paioletti](#)
To: [Christopher Christman](#)
Subject: April 21, 2020 Special Township Meeting on New Community Center
Date: Tuesday, April 21, 2020 10:15:46 PM

Dear Supervisors,

Please include my comments in this evening's meeting minutes.

TOWNSHIP OF DERRY
BOARD OF SUPERVISORS SPECIAL MEETING MINUTES
APRIL 21, 2020

It was my intent to speak via Zoom during the meeting, but after hearing some of the comments, both in favor and against and changes to the current project, I have decided to submit my comments in writing. And for the record, in my opinion we have heard some very good arguments from both sides.

I will be the first to admit, as I have mentioned to several township officials, that I am torn on this issue. While I was a vocal opponent to the initial design, which I think would have been a disaster on several fronts, I was somewhat at peace with and accepted the current compromised plan. The current design actually looks more like a community center should look, as opposed to one which resembled an Olympic training facility. The one area which I continued to be firmly against was the fitness center portion, as I believed that this would contribute to greater than projected annual operating losses, a position which I still hold today.

While I have been a proponent of greatly reducing the fitness center to an area adequate for use by the senior center, I also spoke with several new township supervisors and expressed my opinion that a reduction in scope should not be made simply because of a campaign promise -- especially since the contracts had already been signed in December of 2019. I did, however, suggest that any reduction in scope which could be accomplished without a major redesign, without significant cancellation fees and without significant delay should be considered. This also is a position which I continue to hold today.

We must, however, consider the economic impacts facing us today. One major argument that I made in 2018 was against coming too close to our debt ceiling, as the township needs to be adequately prepared for the unexpected. We are experiencing the epitome of the unexpected with the current pandemic, therefore, we must consider all options available to us regarding the community center.

For the record, I am not explicitly proposing the reduction of the 35 meter pool or the warm water recreational pool without looking at the total cost projections, of which I hope to learn more this evening. But I am proposing that everything be considered, not only for the short term but also for the long term. And I reiterate my opposition to the fitness center, as I cannot see how this can be successful with the numerous other low cost fitness centers in the area. The township was in the fitness center business before.

The effects of this pandemic are real and are long term. Anyone suggesting otherwise is foolish and ignorant. Earned income tax makes up approx. 27% of the township's revenue. I cannot accurately gauge the tax revenue reduction in earned income tax due to the pandemic, but it could be significant. Occupational tax is another potential revenue stream which could be impacted. Real estate tax, I will agree, likely won't be impacted. The amusement tax, which accounts for eight percent of our revenue at \$1.5 million a year, and the parking tax of approx. \$800,000 are in fact in jeopardy for 2020 and, quite possibly, for well into 2021, depending on events and attendance levels. On a somewhat related note, this doesn't include the amusement tax revenue reduction to the school district of \$1.5 million.

Based on the above factors, I do urge the township to carefully consider all reasonable options to reduce cost, including annual operating costs.

Thank you. Sincerely,
Louis Paioletti
156 West Areba Avenue
Hershey, PA 17033
717-903-9203