

East Hempfield Recreation Authority
1700 Nissley Road, Landisville PA
January 27, 2021 6:30pm In person and zoom meeting

The East Hempfield Township Recreation Authority held their regular meeting in person and zoom at the East Hempfield Township Building, 1700 Nissley Road, Landisville PA. The meeting was called to order at 6:30pm by Chairman, Ryan Lundy.

Members in attendance:

Attending in person: Dan Trump, Doug Brubaker and Tom Bennett

Attending via zoom: Ryan Lundy, Dave Lounsbury, Mike O'Brien and Steve Ulrich

Others in attendance:

Cindy Schweitzer, Township Manager and Joe Robinson, Finance Director.

Visitors Business: none

Committee Reports:

Lease Negotiation Committee – Mrs. Schweitzer noted the building permit has been issued to Blue Collar and they are in the process of restoration of the window room. They are receiving delivery of new kitchen equipment, developing their menu and figuring out (in consultation with Jim Micilcavage) the best approach to providing food/beverage services to golfers as well as golf outing catering.

Action Items:

Blue Collar Sub-lease – Motioned by Mr. Ulrich, seconded by Mr. Lounsbury and unanimously carried to waive February and March/2021 lease payments due to the delay in the HVAC unit project.

Old Business:

Golf Operations report – Mr. Micilcavage's monthly reports (November/December) were provided. Mr. Micilcavage noted that January had great revenues. He added that all current members have renewed their members for 2021 and the club has gained three new members. Mr. Micilcavage outlined his stance on the viability of the golf outing business. He indicated that outings are mostly Friday mornings. He is moving away from afternoon outings as they affect play availability in the morning time slots. Mondays currently have three leagues, Wednesday are the Seniors and the Ladies league is on Thursdays, leaving Tuesdays, Fridays or weekends for outings.

Micro Cell Tower – It was reported that the attorney for Liberty Tower is still working on the wording of the sub-lease which will be going back to Mr. Mincarelli for review.

HVAC – Project is out for bids. Bid opening is scheduled for February 3, 2021 with award to be considered by the Board of Supervisors at their evening meeting on the 3rd. The unknown factor with this project will be how quickly the units can be delivered to the

site. Based on the research/engineering by Paragon Engineering, most of the rooftop units have been reduced in size which equates to a cost savings.

New Business:

Fire Protection proposal from Alwine – Discussion was held about the proposal submitted by Alwine who is currently installing the security system for Blue Collar. It is the feeling of the Authority members that as the Authority ventures into leasing the facilities, a monitored fire alarm system is important to have for the safety of those in the structure. Mr. O'Brien will reach out to his contacts for a 2nd proposal and to Blue Collar to see if they are willing to share in the cost of this expense, possibly amortizing the cost into the monthly lease payment. Motioned by Mr. Ulrich, seconded by Mr. Lounsbury to recommend to the Board of Supervisors providing monitored fire protection to the facility, with additional bids being provided to the Board for review. Mr. Trump will check his resources regarding any insurance credit that could be gained from the installation of a monitored system.

Minutes:

Motioned by Mr. Lundy, seconded by Mr. Ulrich and unanimously carried to accept the minutes of November 24, 2020 as presented.

Public Comment: none

Adjournment: The meeting was adjourned at 7:32pm, by the unanimous consent of the Authority.

Submitted by: Cindy Schweitzer
Township Manager/Secretary