

**NETHER PROVIDENCE TOWNSHIP
SUMMIT SCHOOL COMMITTEE
MEETING of May 22, 2018**

A public meeting of the Summit School Committee of Nether Providence Township, duly advertised and posted in accordance with law, was called to order at 7:30 PM on Tuesday, May 22, 2018 in the Board of Commissioners' Meeting Room, Township Municipal Building, 214 Sykes Lane, Wallingford, PA 19086.

ROLL CALL

PRESENT: Ward 2 – Dana Pickup
Ward 3 – Caity Kennedy
Ward 5 – Jessica Mudrick
Ward 6 – Patricia Robinson Linder
Ward 7 – Marty Malloy
Planning Committee – Robert Linn
Parks Committee – Steve Henry
Commissioner McKenzie-Fiumara (4th Ward)
Commissioner Garson (2nd Ward)

EXCUSED: Ward 1 – Bob Kelly
Ward 4 – Justin Henzel

APPROVAL OF MINUTES

The minutes of May 8, 2018 were approved with no revisions.

PUBLIC

2 persons in attendance.

Joe McCullough from Eastern PA Robotics Alliance was presented and commented that they do mostly STEM programs for girl scouts and 4H. They are looking for space to build out to house their program. They have about 125 programs that participate in the program year round and about 50% of that is from Nether and Swarthmore. They are currently in an industrial center in Broomall. They are looking to get out of their current space and to get into somewhere on a school bus route. They currently are going to rent from Summit for 6 weeks in the summer to do camps. They can't do year round stuff where they move equipment because the equipment is very large.

Epraprograms.com is their website. Program has been around for about 7 years. They have been talking to a few townships for about 18 months to try to figure out a new space.

They are about a \$100K a year operating budget program, mostly based on sponsors, grants and tuition. However, they have a lot of technology companies that are behind what they want to do, but until they have a piece of land no one will commit the funds but NASA, Boeing, Comcast were identified by Mr. McCullough as potentially being interested in providing funding. The donors would provide funding for renovation, materials and equipment. The program would need the whole Summit building. Right now they have all volunteers but they would like to change that.

They probably want the whole building without sharing it. It would be STEM plus Arts building. They don't want to have to move again and want enough space.

Mr. McCullough was asked by R. Linn to provide a one page document setting forth the needs of his program, including square footage, demographics, etc. to present to the Committee. The ultimate goal is to purchase the building to be sure that it is there indefinitely. He is ok with the green space in the back. But the building he wants will require a long term lease that ends with a purchase, or to purchase the building outright. Their timeline to begin is as-soon-as-possible. They would want to do a 5 year lease with the option to purchase at the end.

Alfred Hurd of Stage One was in attendance and said he supports Mr. McCullough's proposition and would like to work with him to make sure that the building always keeps a place for the arts. He thinks having a group that owns the building and preserves space for the arts would be a benefit.

UPDATE ON EACH SUB-COMMITTEE WORK GROUP

Renovation of Existing Structure Work Group - M. Garson and C. Kennedy

- M. Garson said that Dave Grady (Township Assistant Manager) has continued to contact surrounding municipalities and speak with various community center reps.
 - Mr. Grady contacted Marple Township - their building is owned by the Marple-Newtown School District, not much had to be done to get it ready, it has classroom and office space. Used for education and after school programs. The town pays \$95k a year to the School District in rent. The operating budget is about \$1M and about 10% of that comes from tax funds, the rest comes from fees. Marple reiterated that due diligence should be performed before making a decision. It was noted by the Committee that Marple-Newtown has a population approximately 4 times the size of NPT. They have a huge commercial tax base that NPT does not have.
 - D. Grady's memo on communications with surrounding municipalities about their community centers is attached and incorporated into these minutes. The highlights of this memo were reviewed at the meeting.
 - C. Kennedy is going to talk further with R. Linn to see if a township building can even fit in the space. M. Garson and R. Linn are working on seeing if we moved the township building, how many single family homes are permissible under NPT's R-1 zoning ordinance on the current Township Administration lot (approximately 1.95 acres) if it was sold to a developer.
 - There is space to change the configuration of the fields in the back of Summit to make one soccer field and one baseball diamond, also including one outdoor basketball court. C. Kennedy's husband is going to work on getting a topography map and has offered to model how this would look for an upcoming meeting.
 - S. Henry noted that childcare is always needed and there is significant income potential if we were to renovate the existing space. The school district already

busses to Summit School so this could work as a compliment for the current district half day kindergarten or otherwise.

- R. Linn brought a rendering showing that a basketball court would take up more than half of the main building, in addition to the kitchen and boiler room. This is for a regular sized high school court. If used for younger kids they would play two games side by side on the court. S. Henry noted that the new NPE and WES gyms were not built big enough for them to run games there. It was noted that WSSD may feel that the use of its gyms is a potential liability issue.

Demolition/Rebuilding Work Group – S. Henry and D. Pickup

- S. Henry notes that most of the surrounding municipalities are either planning a community center or have one, so the need is there. He is starting to look into the costs to run these centers generally including maintenance, insurance, utilities and personnel.
- J. Mudrick asked whether even some of the very small towns have community centers, and S. Henry and R. Linn confirmed that small towns like Folcroft do. J. Mudrick would like to be cautious about comparing us to other towns because we are small and don't have a commercial tax base.
- D. Pickup reiterated that no matter what is built it should keep in line with the current structure and neighborhood in terms of not being obtrusive and that it should honor the history of the community.

Open Space Work Group – P. Linder and B. Kelly

- S. Henry noted that approximately \$9 per capita is spent on parks in NPT but the average for Delaware County is \$30.
- In the CORPUS plan the suggestion was that this could be a multi-municipality effort. Maybe more expansive but maybe just limited to the municipalities that are part of WSSD. D. Pickup supports the idea of a building that supports the larger WSSD community since the school district really is our community.
- P. Linder worked on coming up with a figure for deconstruction. She looked at houses of worship, some of which are not in good shape like the Summit School. They are taking down a larger church on Route 13 for about \$300K, the demolition crew said to add an additional \$80-\$100K for filling in the basement and re-grading. So about \$400K for demolition.
- The Audubon society has some grants available for open space. They would be related to the wetlands in the back of Summit and converting the property into a bird sanctuary.
- P. Linder spoke to people at the polls during primary day and found that some people 50 and older were concerned about walking trails and would prefer low plantings so that people could walk without feeling unsafe. She also heard some requests for a pavilion.

- C. Kennedy was wondering where all of the rubble from demolition go? R. Linn said steel would be recycled. Concrete would be ground up and reused.
- R. Linn believes that the demolition cost could be lower. He said he got a \$60K quote for a 12,000 building. He thinks \$150K may be more realistic for demolition. He is going to get a more exact quote.
- S. Henry has suggested that the Natural Land Trust may have ideas on preserves. They have done some nice work around the area and may be someone we should speak to.
- M. Malloy noted that people he has spoken to like the idea of a pavilion or amphitheater and a walking path.

Public / Private Partnership Work Group – J. Mudrick and M. Malloy

- B. Linn spoke to Mike Ranck who is the head of the Ridley YMCA and they are going to walk through the building and see if it works for them. His walk through will be Tuesday 5/29 at 10am.

Building and Construction Expert Work Group - R. Linn and J. Henzel

- R. Linn said he and J. Henzel are going to start to look into better quotes on rehabbing the building and new construction with specific quotes.
- This building is 25,000 square feet, so to build a similarly sized new building he estimates is \$6.25M. We would also have to include the cost to demolish. Some of the smaller new community centers are about \$2.5-3M depending on what is in it.
- R. Linn says the current codes now mandate a lot of environmentally friendly things that you used to get grants for before when they were volunteer efforts. Now you can do things like solar panels that aren't mandated but many environmentally friendly things are already mandated.

Other Available Community Space in Township – K. McKenzie-Fiumara

- K. McKenzie-Fiumara has been in discussions with the two fire houses, the school district, the library, township building and the community arts center about the space that is available. Discussions are ongoing and details to come but there is space available, but perhaps not the right kind of space for all groups that use the Summit School because supplies cannot be left behind.

C. Kennedy has noted that she is trying to get the community engaged and push out the meeting schedule and feels that it is the committee's responsible for keeping the community up to date.

M. Garson reported that when he wrote to his 2nd Ward constituents about Summit, he received only one response.

ADJOURNMENT

As advertised, the Committee will reconvene in 2 weeks, on June 12. There being no further business the meeting was adjourned.