

**NETHER PROVIDENCE TOWNSHIP  
SUMMIT SCHOOL COMMITTEE  
MEETING of May 8, 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 8, 2018 in the Board of Commissioners' Meeting Room, Township Municipal Building, 214 Sykes Lane, Wallingford, PA 19086.

**ROLL CALL**

PRESENT: Ward 3 – Caity Kennedy  
Ward 4 – Justin Henzel  
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 2 – Dana Pickup

**APPROVAL OF MINUTES**

The minutes of April 24, 2018 were approved with some revisions by R. Linn regarding construction terminology.

**PUBLIC**

2 persons in attendance.

Amy Musumeci of 9 Plush Mills Road confirmed that she and her family love the creek and the fields as well as the parking lot for open space. Her family uses the creative living room. She enjoys what is currently at the Summit School location. She would prefer not to see a large new structure in the space. R. Linn asked if her neighbors feel similarly and she confirmed that she believes that they do.

Alfred Hurd of Stage One was in attendance and reiterated that he is interested to watch the process of the Summit School committee.

**PURPOSE OF THE COMMITTEE**

Mr. Garson explained that the purpose of the committee is to investigate all potential options for future use of the property. The property includes the Summit School building and the parking lot only, the rest is conserved open space

**UPDATE ON EACH SUB-COMMITTEE WORK GROUP**

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

- Outdoor ideas - Potential uses were identified such as: outdoor basketball court, soccer fields, little league diamond, walking paths, community garden.
- Ideas for large main building section - auditorium, township/municipal building, community room.

- Specific ideas for the pods - The middle pod could function as an amphitheater if just the roof was left and walls removed, a playground could be placed next to it. The two other pods could be gutted and left as an open space that the tenant would be responsible for fitting out to meet their needs. This could allow for long term lease arrangements with the tenants.
- Comparison of current public works yard to the place available – the current public works yard is 1.2 acres. R. Linn offered to overlay the municipal building and public works yard onto the available space for discussion at the next meeting. J. Mudrick suggested that selling the current township building and the public works yard would generate a lot of money that could be used to renovate the Summit School space.
- S. Henry noted that indoor volley ball and basketball space is needed and is included in a lot of the community centers that he has been investigating. He suggested that the auditorium space could have the option of converting into basketball or volley ball courts. J. Henzel noted that the ceiling would need to be raised about 4 feet to accommodate a basketball court.
- This subcommittee is working to further develop all of these ideas.

#### *Demolition/Rebuilding Work Group – S. Henry*

- Notes regarding other township community spaces:
  - Marple – uses an old school building, not very updated, has some break out rooms
  - Ridley – uses an old school building, has a lot of room for sports
  - Haverford – spent \$7.4M and used \$2.4M in grants. \$5M was from the sale of the land around the community center. Inside the building there is a walking path, fitness room, basketball, etc. It costs residents \$5 to use the fitness center and non-residents \$7. The community center has a large staff and is open 8-2 on Saturdays, closed on Sundays. A lot of kids and seniors used the center and it is constantly busy. On weekdays the center is open from early am until about 8pm. It was noted that the center is not in a neighborhood so that may allow for later hours than if the center was in a neighborhood. Outside there are many fields, some turf, a playground and a dog park.
  - Aston – the township has a similar number of residents, although slightly larger, so may be a good comparison. The center opened in 1996 and the township used grants and floated a bond to get the cash. The building contains a library, meeting room and outside there are a bunch of fields. S. Henry is going to go over to Aston to talk to the township representatives about the building and how it is managed, etc.
  - Upper Chichester – very large community space that they have found to be too large
  - BYC – this serves many communities and is very large, this is a private organization, not public, so it is not a great comparison.
  - Darby – just finished their community center 4 years ago. They got a 50% matching grant to build it. The indoor space is mostly basketball focused but has modular break out space as well.
  - Folcroft is about the build a community center
  - Trainor is about to build a community center

#### *Open Space Work Group – P. Linder*

- P. Linder and B. Kelly walked the property with a conservationist to see the different ways the space could be used if there was no building.
- Plantings could be done for the whole property for about \$20K
- They are working to get an estimate for the demolition of the building and for extras like the installation of a playground. A. Hurd noted that he believed a demolition quote was previously received for about \$500K.
- They would propose keeping the current integrity of the land, meaning it would not be levelled.
- The concept could incorporate more soccer fields, an outdoor basketball court, a small baseball park, but there is also some concern that the space could become too child focused and there would not be enough space usable for the adults and seniors.
- K. McKenzie-Fiumara to look into whether there is ample space at other spaces available to the public in the community to accommodate the groups that currently use the Summit School.

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

- Ridley/Landsdowne YMCA system was contacted and they are very interested in the space. Representatives would like to come look at the space to see if they can partnership with the township and use it in their system.
- The YMCA is ok with the other groups that are currently using the space and would work with them.
- The thought is that partnering with the YMCA would bring in money or at least the township would break even.
- A representative from the local robotics group contacted the committee and is interested in taking over the Summit School entirely. He proposed to renovate the space and run it, etc. J. Mudrick noted that this is how the Swarthmore Community Center works, they rent for \$1 but are responsible for everything including repairs.
- Someone from the YMCA wants to visit the property, and this will be coordinated in the near term.
- The group will contact the JCC to discuss along same lines as YMCA proposal.

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

- It would cost \$200K to replace the roof
- To be a viable building we would also need to replace the façade, windows, HVAC, mitigate the asbestos and deal with some other TLC issues. R. Linn to get updated estimates on all of this, and an updated demolition estimate.

**ADJOURNMENT**

As advertised, the Committee will reconvene in 2 weeks, on May 22. There being no further business the meeting was adjourned.