



# Board of Supervisors

## Special Meeting

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215-348-9915

~ Minutes ~

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**Tuesday, September 28, 2021**

**7:00 PM**

**Community Meeting Room**

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I. 7:00 PM SPECIAL MEETING

A. Welcome

Members of the Board of Supervisors in attendance included Chairperson Barbara N. Lyons, Vice Chairperson Ryan Manion, Nancy Santacecilia, Jennifer Herring, and Dan Wood.

Township Staff in attendance included Township Manager Stephanie Mason and Director of Park and Recreation Karen Sweeney.

**Presentation - Doylestown Twp. Park/Recreation Community Center – MKSD architects**  
(see attached Power Point Presentation)

Ms. Lyons introduced the project, stating three questions needed to be answered by the board including if a building would be voted on, the location and design.

Ms. Hoffman, Partner MKSD, introduced the feasibility study and design team.

Mr. Kennedy, Architect MKSD, reviewed the project timeline noting, if approved, the next steps included creating develop design and documents, bidding and construction over the course of a year and a half.

Ms. Henry, Designer MKSD, reviewed the site selection was between New Britain Road or the current location of the courts, noting the main concern of moving to the courts would cause a loss in field one to replace the court space. She displayed the proposed site plan. Ms. Hoffman reviewed the study goals including developing a plan that supports multi-use recreation programs, responding to the market analysis, addressing input of residents and stakeholders, developing a program, and building that balances value, cost, and sustainable initiatives for the Township, and to align with the goals of Ready for 100. She went on to review the four schematic plan options detailing the total square footage estimated total project cost, estimated operational expenses, estimated operational revenue, and estimated recovery for each.

Mr. Ballard, President Ballard King & Assoc., presented a cost summary of each option based on the programs and services offered with the option of a gym.

Mr. Kennedy answered the previous question of what a future small and large gym would cost noting an approximate 4.5% increase in construction cost for the small gym.

Ms. Lyons provided a general sampling of potential programs and services that could be held based on the room sizes and gym selected.

Ms. Hoffman presented exterior renderings, noting the similar features to the current Township building. She noted a prefab would be an appropriate option, providing multiple views of the potential building detailing features. She answered a previous question, if the siding of the building could be beige by providing a rendering of the building in gray and beige. She additionally answered Ms. Lyons question, noting the screens would be permanent and rust resistant.

Ms. Henry reviewed the Townships current sustainability accolades including the Ready for 100 resolution to have 100% clean and renewable electricity by 2035 and energy by 2050. She presented LEED action items that are low or no cost opportunities for the building including the location and transportation, sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor air quality.

Ms. Hoffman concluded the presentation and thanked everyone for their efforts.

Ms. Lyons called for a vote from the Board to build the community center.

Ms. Woodbury stated she is not convinced this building is needed, is concerned about the cost, and asked the board to consider paying off the Township building first.

Ms. Lyons responded the feasibility study occurred as there is currently no building for programs and is cognizant of the cost with the possibilities of fundraising.

Ms. Mullen agreed with Ms. Woodbury.

Ms. Manion MOTIONED; seconded by Ms. Santacecilia to approve the building of the Doylestown Township Parks & Recreation Community Center. MOTION passed 5-0.

Ms. Lyons suggested the Board review and discuss the various options of buildings presented. Mr. Wood and Ms. Herring suggested option one, Ms. Herring explained based on cost options, current programs, and the market report a gym was not needed for the Township community.

Mr. Ballard answered Mr. Wood`s inquiry, noting the program participation was based on 50% capacity for a conservative approach. Mr. Wood stated his concern of upkeep for the gym over 30 years. Ms. Herring stated this project has evolved and originally a gym was not considered and did not agree that adding one would be responsible.

Ms. Santacecilia stated she is pro gym to provide opportunities for teens and multi-generational options.

Ms. Herring disagreed noting analysis displayed outdoor focused activities were wanted.

Ms. Manion stated many meetings with residents determined a gym was wanted, the needs of the community has changed, and believes revenue recovery would be higher than estimated.

Ms. Herring stated other centers with a gym did not have a cost recovery.

Ms. Bray questioned the assumptions used for cost, revenue, and the cost for LEED opportunities.

Mr. Ballard provided the analysis and assumptions, and Ms. Hoffman stated the sustainability options are low or no cost.

Mr. Kennedy explained the cost estimations are from local contractors and estimated site and building costs.

Ms. Brown stated the project has been ongoing and when visiting other centers, many communities stated they wished a gym had been added. She stated the goal is to become progressive in the community and that a gym and indoor space is needed to do so.

Mr. Baldassare noted he appreciated the sustainability options and suggested tree planting, the color of the roof and solar.

Mr. Bray agreed with adding a gym to generate revenue, noting he is not happy with the cost and loss of field one. He noted an early concept included two floors and suggested review.

Mr. DiNella stated a gym was in the original concept due to cost balance.

Ms. Herring clarified her reference before Park and Recreation was involved.

Ms. Mason clarified Mr. Loftis question of the current use of trailers for current programs in that space. He agreed with a large gym.

Ms. Herring MOTIONED; seconded by Mr. Wood to approve option one. MOTION failed 2-3 with Ms. Lyons, Manion and Santacecilia voting nay.

Ms. Manion agreed with option two including a large gym. The Board discussed the functionality and flexibility of having a gym and the variety of multi-use rooms.

Ms. Santacecilia agreed with option two with a large gym and patio. Ms. Hoffman noted the building can be rearranged and details will be addressed. Ms. Santacecilia suggested a spectator space in the gym.

Ms. Sweeney stated the large space can be divided but is concerned about reduced program space.

Mr. Wood suggested a large divider for the gym, Ms. Manion agreed.

Based on Ms. Lyons question Ms. Sweeney stated she is concerned with balance and delivery of service. She asked if there would be consideration of an added double space to the patio. Ms. Santacecilia and Ms. Sweeney discussed rising participation numbers in the community and how programming space would work best.

Ms. Brown stated the building is not only for programming.

Ms. Manion noted the building would not be perfect for everyone's wants but considered the overwhelming responses from residents.

Ms. Bray inquired about use of the Township meeting room. Ms. Sweeney noted it is utilized for certain programs, but the meeting room is used often and not always available. Ms. Sweeney answered that the option two multi use space with possible expansion is agreeable.

Ms. Manion MOTIONED; seconded by Ms. Santacecilia to approve option two with a large gym and patio. MOTION passed 3-2 with Ms. Herring and Mr. Wood voting nay.

Ms. Manion MOTIONED; seconded by Ms. Santacecilia to approve the Doylestown Twp. Park/Recreation Community Center to be located on the courts. MOTION passed 5-0.

**Adjournment:**

Being no further business, the meeting was adjourned at 8:40pm.

Respectfully submitted by

Stephanie J. Mason  
Secretary