

BOARD MEMBERS PRESENT:

Anthony Bartolotta, Supervisor
Kim Markee, Clerk
Steve Thomas, Treasurer
Jeff Gilbert, Trustee
Sam Harris, Trustee
Marie E. Hauswirth, Trustee
Gary Wall, Trustee

OTHERS PRESENT:

Laura Bogard
Jason Bogard
Sharon Thomas
Donielle Fidler
Katie Williams
Paula Moore
Terri Chapedline
Robert Stempien

Tyle Longmeyer
Candance Tucker
Alison Swanson
Jared Black
Scott Sabo
Cammie Sheldon
Barb Miller

Lorraine Barkley-Frasca
Pam Lyman
Mary Bartolotta
Kosen Feldmann
Greg Baner
Tyoma Zisser
Joseph Williams

1. **Supervisor Bartolotta called the meeting to order at 6:00 p.m.**
2. **Supervisor Bartolotta asked for a moment of silence and led the Pledge of Allegiance.**
3. **Roll call vote was taken.** All board members were present.
4. **APPROVE AGENDA**
- 4.1 **July 10, 2025**

Moved by Markee,
Seconded by Wall, RESOLVED, to approve the July 10, 2025, printed agenda. A roll call vote was taken.

Motion carried unanimously.

5. Awards and Presentations

Community Center Architectures and Engineering Design Schematic Presentation.

Mr. Robert Stempien addressed the Board and stated that Jim was running behind.

Supervisor Bartolotta stated that the closing went well and that the Township has received the keys to the property.

Clerk Markee stated that Barb Miller and Derek Diederich are doing a great job. They recently met with Standard & Poor's, and OPEB funding increased from less than 8% to 72%, which is 32 years ahead of schedule. Many people were involved in making it happen; hopefully, it will help improve our bond rating.

Alison Swanson, Parks and Recreation Director, July is National Parks and Recreation month, and this year's theme is Building Together. Everything is aligning, and we are excited to build our Community Center and embark on this journey for our community, creating something that residents can enjoy for years to come. She thanked everyone involved for bringing this project to fruition.

Trustee Harris stepped away from the meeting at 4:10 p.m. and returned before the presentation started.

Jim Stock of Neuman Smith Architecture presented the Schematic Design updates and site design concepts. They had initially made the building too large, and they have since worked to reduce its size, which has implications for affordability and cost.

Stock presented options 2A and 2B, highlighting the differences between the two plans.

The RFP originally called for the demolition of High Oaks Hall, the Levinson Building (Both Old and New), and the renovation of the Student Center and the Physical Education Building. While conducting their due diligence for the Physical Education Building, it was noted that the building lacks air conditioning, its electrical and mechanical systems are obsolete, there is no elevated walking track, and the building does not meet barrier-free codes. Additionally, the roof and windows are also obsolete. Furthermore, it would require two points of entry and two points of control, which could lead to staffing issues. A/E was then directed to design based on demolishing the Physical Education Building and build an addition onto the Student Center Building. They are also considering an addition to the kitchen area, as the equipment is outdated and needs to be updated to service Meals on Wheels properly.

He provided an overview of the Lounge (870 SF), Bistro (2820 SF), and Community Room (1600 SF). The Bistro and Community Room would open up to each other, allowing seating for 220 people at 5-foot-diameter round tables.

Next, he moved to a multi-purpose room and a medical device storage room, where he found that there is currently no storage. He created an area to resolve this issue, along with four (4) multi-purpose rooms with operable partitions. New men's and women's restrooms were added, as the current restrooms do not meet barrier-free codes. He also discussed a future woodshop and makerspace.

He continued to the new gym area, sharing the family restrooms, men's restrooms, and women's restrooms. There is a proposed bench/locker alcove, storage rooms, and another exercise room. Clerk Markee asked a clarification question regarding the locker rooms, and Trustee Harris inquired about the square footage of the area. It was advised that there could be three (3) pickle ball courts in the gym. Trustee Gilbert asked if there were enough restroom facilities in case of an event, and was concerned that there wasn't a sufficient amount. It would be possible to get two cross-court courts in the gym.

The placement of the addition was critical, as we could use the 2nd floor of the building, since elevators are expensive. Trustee Hauswirth asked if there would be access to the elevated walkway upstairs, and Mr. Stock stated, "Yes." She asked for clarification on the Demo Kitchen, and he said it would be used for community classes. She noted that the Woodshop and Makerspace are important and would be very valuable and would like to see this built now.

Clerk Markee inquired if Meals on Wheels are cooked in-house. Director Swanson clarified that 220 meals are cooked daily at the Leggett Center. This will enable the program to expand, and the Bistro will grow accordingly. The Demo Kitchen can hold classes for seniors. She sees an increase in the program once it moves. There are 200 home-delivered meals every day, 50 people dine in at the Bistro, and

about 20-25 meals are sent down to Encore every day. She then shared the process of preparing and packing the meals. Currently, the Bistro can sit 60 people, and accessibility is not as it should be. At the new location, with the partition closed, it will hold about 140.

Trustee Harris inquired about square footage at the Leggett Center. He stated that a lot of the 1st floor appears to be for the kitchen and bistro area. Alison noted that there are four (4) multi-purpose rooms, the check-in hub, and a medical loan closet. The multi-purpose rooms can be used for senior activity rooms, adult activity rooms, youth activity rooms, meetings, etc.

Trustee Harris inquired whether the use is still being finalized. Alison clarified that there is a vast list of programs that are currently offered through Parks and Recreation, whether held at the Leggett Center or the Rec Center, that need to be housed at the new Community Center. Examples of programs include Tai Chi, Oil Colors, Watercolor, Cards, Games, and Euker. Alison stated that she will provide a list to Trustee Harris. She offered a program matrix to Neumann Smith and walked the spaces at both the Leggett Center and the Rec Center. They want to ensure that they can continue to provide the same level of services currently offered and expand the program.

Trustee Gilbert stated that the Bistro will also be used for purposes beyond just serving food. Alison noted that it can be rented out on weekends, and other programs can be held during this time.

Trustee Harris inquired whether other caterers would be allowed to use the kitchen and was advised that the details are still being worked out, and shared how it works at other municipalities.

Trustee Hauswirth inquired if the stage would be used and was advised that the stage would be removed.

Clerk Markee inquired about the seating in the gym. Alison stated that elementary schools hold their games, two at a time, with parents, siblings, and grandparents. There is a need for seating. She noted that the gym could be bigger. Trustee Hauswirth inquired if the gym should be larger. Alison stated that something would have to give to have a larger gym.

Robert Stempien stated that he has to control the budget and schedule for this project. You don't want to overbuild the project at this stage. There may be an opportunity, in the future, to adjust the size. Adding the Woodshop now would add \$1.3 million - \$1.4 million. There is a very finite budget, and as you grow these spaces, it will add costs to the building. You want to be conservative on the front end. As you complete the drawings, there may be an opportunity to expand the project if the necessary funds are available.

Jim Stock moved to the 2nd floor, explaining how the ramp between the existing Student Center and the new gym block. There is a fitness room, featuring a strength and cardio area (2,130 SF), with access to the walking track. In addition, there is a mechanical Room (670 SF), a Community Conference Room (690 SF), a Child Watch Room (810 SF), a Game/Flight Simulator Room (590 SF), and the toilet rooms on the 2nd floor have been reconfigured. They had to reconfigure the restrooms, which was a complex issue, and included an adult changing area.

Trustee Harris inquired if the elevator needs to be replaced. He was advised that OCC upgraded the elevator in 2010, and it is in good condition. They need to check the size of the elevator. The mechanical system was redone in 2009. The cost of installing a new elevator is \$60,000.00 per stop, in addition to a new shaft, as a standard cab would not fit within the current elevator shaft.

The remainder of the second floor would be converted into administrative offices for Parks and Recreation. There are seven offices and eight workstations, a small conference room and kitchenette, a restroom, and a storage component.

Trustee Gilbert stated that there is no fire suppression system, and one would need to be installed. Robert Stempien noted that the cost is approximately \$7 per square foot. We won't know more until we have actual drawn documents.

The building has been well-maintained. Although the roof is in good shape, it will be removed, and additional insulation will be added, increasing the R-value to meet current code requirements. Levinson Hall is only 3" thick and would need to be updated.

The new portion of Levinson Hall was built in 2006 and is approximately 20,000-30,000 square feet. The roof is not very efficient with only 3" of insulation. The layout of Levinson Hall was designed as an academic building rather than a community room. Numerous modifications are needed, including an engineering fill for \$500,000. OCC provided Levinson at the eleventh hour because they didn't want to demolish it. It is currently recommended that the building be demolished.

Mark Russell reviewed the parking areas; there will be 198 spaces close to the building, 9 of which are handicapped accessible, and how Marylestone Drive and Campus Drive are worked around the parking lot. They have salvaged trees in the low area and to the south of it. He shared how there is also an outdoor Bistro Courtyard overlooking the south. To the north of the 42 parking spaces, there is a multi-use outdoor space. Further north would be a Community Courtyard (where Levinson Hall currently is). He shared a Terraced Garden, as well as an outdoor seating area for recreation. They proceeded to show conceptual drawings of the building from the outside, which would show the activities taking place inside. They also highlighted the grading issues that would arise if Levinson Hall were not demolished. Much discussion took place regarding the entrances of the Community Center, the road, and the outdoor amenities.

Rick Hutchinson, Development Services Building Director. Please keep in mind the turning radius for a fire truck and ask if an IT room is included. He was advised yes. He asked some questions and made suggestions regarding the Demo Kitchen and Storage area.

Trustee Harris inquired about parking for Meals on Wheels, and Alison shared the specifics. All core team members will be involved in the design process to ensure it meets their needs. He also inquired if the Encore program will move there. Supervisor Bartolotta stated that the Encore program will not be moving to the new Community Center. Additionally, Youth Assistance offices will not be located at the Community Center. They have been in discussion with the Waterford School District to transfer to another location, possibly.

Supervisor Bartolotta stated that a decision needs to be made on whether to demolish Levinson Hall.

Trustee Harris said he would like to walk through the building with the Board.

Trustee Hauswirth stated she has walked through the buildings. Her first thought was to keep Levinson Hall, but after seeing the outside space, she felt demolishing the building would be a better option. She's afraid that if they keep Levinson Hall, it will sit empty.

Trustee Bartolotta stated that keeping the building will put us behind about 18 months and cost \$4.7 million more. Do we want to sacrifice square footage? Additionally, the building will require a new roof within the next few years (\$471,000.00). It will cost about the same to demolish the Physical Education Building and build a new Gym.

Trustee Gilbert stated that initially, he was a proponent of demolishing the Physical Education Building and the Student Center and leaving Levinson Hall. There are some pros and cons, and after thoroughly researching and seeing the numbers come in, it makes sense to demolish Levinson Hall and remodel the

Student Center. If we weren't dealing with OCC access, and someone wanted to lease the building for 15 years, the answer might be different.

Supervisor Bartolotta stated that we must use the bond money within three years.

Clerk Markee stated that the bond period shouldn't be an issue, as there could be slight modifications. Her concern is with Levinson Hall. We want to tear it down, but the new Community Center being proposed may be too small and without a woodshop. Tonight was the first time she heard that it will cost about \$1.2 million to demolish Levinson. It might have been nice to see two other options.

Treasurer Thomas stated that Levinson Hall was out of the picture since day one.

Treasurer Wall stated that Trustee Harris and Trustee Gilbert were not on the Board when the Board initially walked the building. Levinson Hall was never in the mix, the topography of the grade wasn't good, and the kitchen wouldn't be accessible from Meals on Wheels. Levinson Hall is laid out for classrooms rather than a community center. The Student Center is a lot more accommodating to the needs of Parks and Recreation.

Trustee Harris stated that a lot of information had just been received this evening. He said that he walked through it briefly and observed a much newer building, including fire suppression systems. It would be nice to have a side-by-side comparison of two plans.

Alison Swanson discussed the problems of pushing the project out by 18 months and believes it will be a hardship for community members.

Discussions continued regarding building and site evaluations regarding remediation. Robert Stempien stated that you only remediate places you will disturb. It is a very complex project and an evolving process that we are currently undergoing. In all fairness, if we investigate Levinson Hall, we have to compensate Neumann and Smith, as well as Rewald and Sons. We would have to pay Neumann and Smith for another schematic design, seek additional funding from the Board, and extend the project beyond the current timeline. There is a cost associated with achieving that. He discussed the expenses of engineered fill for building the gym next to Levinson Hall, as well as portions of the building, to right-size it to accommodate the budget.

Treasure Thomas left the meeting at 6:24 p.m.

Trustee Hauswirth shared that she feels the design is wonderful and feels that we should move forward with it.

A lengthy discussion was held regarding the demolition of the Student Center, and it was concluded that building a new one would be a waste of resources.

Supervisor Bartolotta asked the Board Members to share their opinion on the plan presented. All board members were in favor of moving forward with the plan shared during the meeting, except Trustee Harris stated he would like a few more weeks to discuss the other options. Supervisor Bartolotta instructed Neumann Smith, with the Board's consensus, to proceed with plans to demolish Levinson Hall. Trustee Wall stated that drawings were shared last week, and the special meeting was called to share the information with the Board of Trustees and the public.

Supervisor Bartolotta thanked Alison Swanson for her time and dedication.

Robert Stempien stated that once we engaged the professionals (A/E) to take a deeper dive into the PE building, they questioned whether we were spending our money wisely. We've hired the professionals to help us with this process. A heated discussion is healthy, and I'm glad we can move forward.

6 Public Comment: Non-Agenda Items limited to three (3) minutes per person.

Sharon Thomas, 2768 Winkleman Drive

Ms. Thomas thanked everyone for the presentation.

7 Adjournment

Moved by Markee,

Seconded by Gilbert, RESOLVED, to adjourn the meeting at 6:45 p.m. A roll call vote was taken.

Motion carried unanimously.

Kimberly Markee, Clerk

Anthony Bartolotta, Supervisor