



**SOUTHERN LEHIGH SCHOOL DISTRICT
BOARD OF SCHOOL DIRECTORS
COMMITTEE MINUTES**

Facilities Committee

**Special Presentation by Upper Saucon Township
Conceptual Plan for Proposed Park near Hopewell Elementary School**

Central Office Meeting Room
April 25, 2012

Presentation Minutes

I. Called to Order 12:00 noon

PRESENT: Committee Members: J. Dimmig, B. Stelts, J. Bartholomew,
L. Christman, J. Melber, T. Bergey, S. Knoll
School Board Guests: P. Mohr, C. Gunkle, W. Lycett

ABSENT: J. Lindsay

Presentation:

Upper Saucon Township Mr. Beil presented the conceptual plan for Sports Fields proposed for the Hopewell, open space Curley Horse and Wedgewood properties. The plan contains a number of lacrosse/soccer fields, a baseball and softball field, parking, restrooms, walking path and a number of venues of lesser scope. The presentation is attached.

Continuing Presentation and Discussion:

Nature Area:

Mr. Beil indicated there were plans to have a nature area in the wetlands that could benefit school curriculum

Field Demand:

Mr. Beil indicated there was demand on the township to add fields.

Parking and Separation:

Ms. Mohr questioned the amount of parking and method to keep park visitors and school functions separate. Mr. Harman replied there would be approximately 170 spaces in the lower lot and 160 in the upper lot. There was a gate planned to keep areas separated.



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Property Lines:

Mr. Beil stated the goal was to keep property lines from the middle of fields. Mr. Bartholomew concurred this was necessary for maintenance and liability concerns. Mr. Bartholomew stated that achieving this goal would require a 2.5 acre equal swap of property.

Impervious surface – Ability to Expand Building:

Mr. Bartholomew pointed out that emails reflected total district impervious surface will be less than 14.5% after construction. A total of 30% is allowed so future growth of the building will be possible.

Cross Easements:

Ms. Gunkle questioned moving walking path to township property. Mr. Bartholomew indicated Cross Easements will be necessary.

Why Build a Park Behind Hopewell:

Mr. Beil explained why Hopewell is a good site to build a park. There is high density of residents and good access. He feels it would be good for the District and Township to coordinate Recreation Facilities.

Concerns with Golf Course Proximity:

Mr. Beil explained homes would be next to field and there was little chance to hit fields with a stray golf ball.

Noise for Community:

Concern was raised over noise from the playing fields affecting the residential areas. Mr. Beil indicated this is being addressed with buffers.

Lights:

Ms. Mohr questioned lights to which there are no plans at this time.

Skate Park:

Mr. Lycett questioned if there were any plans for a skate park since this was under consideration elsewhere. Mr. Beil responded there were no plans for a skate park at this location or where previously considered.

District Field between School and Fire Company:

Mr. Dimmig pointed out that the School District does not wish to develop land between the school and fire company. Ms. Miller pointed out this could be a location for parking. Mr. Lycett suggested it may be possible for parking to be constructed of a pervious surface. Ms. Gunkle had concerns with parking during the day and the need for fences.



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Necessity to Build Park in this Area:

Mr. Beil explained that the township did not wish to sell us on a park in this location. This location seems to make sense but if the District were not to be interested the park could be built elsewhere. This could change plans for the retirement community.

Financial & Other Challenges:

Mr. Beil explained the price on the project stands at \$2.7 million. The township will need grants, the flood plain and power lines all present challenges.

Buffer:

Mr. Lycett asked if buffer would go away between the school and community if the park is not built. Plans would likely change. It is possible this property would not be considered for a high density retirement development.

Cooperation & Financial:

Mr. Dimmig indicated that the District wants to work with the Township but costs must be contained. Zero dollars are being asked from the District. Discussion proceeded around long range costs and concessions. At this time Mr. Beil is unable to commit to any concessions. An answer is required if the District wishes to pursue further.

Time Sensitive:

Mr. Dinkelacker indicated District commitment is time sensitive. An answer is required in May or early June.

Field Elimination:

Mr. Dimmig questioned whether fields can be eliminated. This seemed to be unlikely followed by District discussion on a number of topics.

Next Step:

A special Facilities Committee meeting to compile a list of questions for the Board and Township has been scheduled for Monday, August 30th.

Regular Facilities Committee Meeting followed the Hopewell Park discussion. Minutes to regular Facilities Committee Meeting will follow.

ATTEST: Todd Bergey Recorder