



Feasibility Study

Topton Memorial Pool & Indoor Recreation Center

Topton Borough, Berks County, PA

December 17, 2021



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Acknowledgements

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William Fredericks – *Brandywine Youth Baseball Association*
Bryan Crist – *Brandywine Basketball Association*
Jason Miller – *Advisor*
Toby Bower – *Council*

A. Purpose, Goals, and Objectives

In 2017 the Borough completed a Master Site Plan for Tipton Community Park. The study recommended the Borough undertake a study to assess both the existing public pool and the potential for a new Community Recreation Center in combination with the Borough Hall.

In January 2020, the Borough of Tipton commissioned MKSD Architects and Counsilman-Hunsaker (CH) to perform this feasibility study analysis to study the existing condition of the Tipton Pool and to develop renovation and replacement options. Through this process, the MKSD/CH team was contracted to identify and assess the need for a renovated or replaced swimming pool complex, along with a potential Recreation Center building, develop several options for consideration that meet the needs of Borough residents, and develop construction and project costs to build the facility. Along with the initial capital costs, the annual operational expenses and revenues have been projected.

The goal of the study is to provide the leadership of the Borough with the information they need to make an informed decision about moving forward with the construction and operation of a new Recreation Center & Tipton Memorial Swimming Pool that will service the recreational, instructional, fitness and competitive aquatic needs of its residents.

Study Process

The Feasibility Study Process includes:

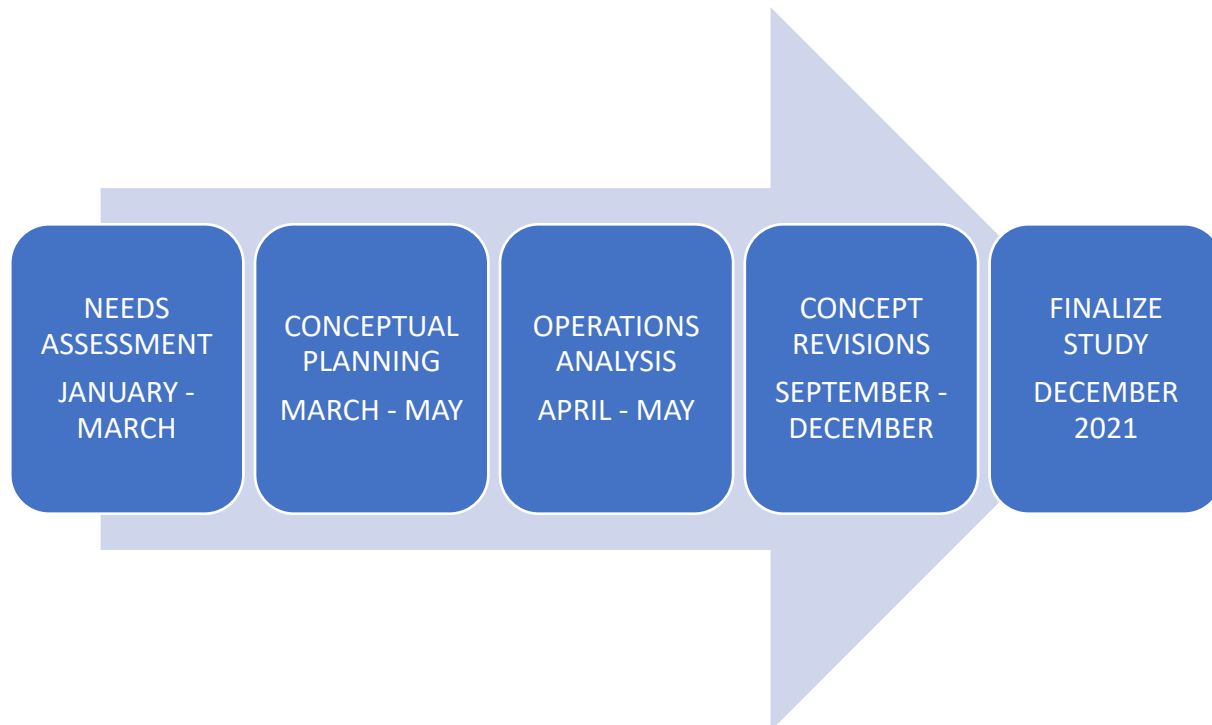
- Needs Assessment:
 - o Evaluate area providers
 - o Research Area Demographics
 - o Identify User Groups
 - o Site Analysis

- Facility Program & Space Requirements:
 - o Develop Schematic Design Options for Programming
 - o Develop Project Cost Estimates

- Operations & Business Plan:
 - o Opinion of Revenue
 - o Opinion of Operating Expenses
 - o Determine Cash Flow

Study Timeline

- | | |
|---------------------|---|
| • January 2020 | Facility Assessment / Committee Meeting |
| • February 5, 2020 | Committee Meeting |
| • March 2020 | Community Input Survey |
| • May 19, 2020 | Committee Meeting |
| • September 9, 2020 | Committee Meeting |
| • October 12, 2020 | Borough Council Presentation |
| • December 14, 2020 | Final Report Submitted to Borough Council |
| • March 2021 | Revisions requested per DCNR |
| • December 17, 2021 | Revised Report Submitted to Borough |



B. Public Participation

An online survey was conducted to gain clearer knowledge of the community's opinions and expectations for these potential renovations. The survey results can be view in **Appendix C**.

Key Person Interviews

Michelle Lorah – *Topton Borough Council*

Andrew Potteiger – *Brandywine Heights Area School District, Superintendent*

Brandon Shurr – *Tri Valley YMCA, Branch Executive*

Heidi Hermany – *Topton Torpedoes Swim Team Assoc. / Borough of Kutztown*

Noah Hermany – *Topton Torpedoes Swim Team Head Coach*

In addition to the online survey, questions were asked of several community leaders regarding their opinions for a potential new Recreation Center as well as for renovations to the existing pool facility vs replacement. A summary of the responses is as follows:

- There is concern that the current condition of the pool has helped lead to less community usage, and thus there is not enough money in the Borough's Pool fund to afford the necessary repairs or upgrades.
- The community pool is a key resource for both residents of the Borough and the community at large. Used for communal gatherings, events, fitness, and competitive sports, the Facility's need for repair/renovations can't come soon enough. Safety issues need to be addressed, along with parking concerns.
- While a new pool facility would be exciting, renovations to the existing pool in order to address the safety concerns, with a few added amenities would be greatly enjoyed by many people. The pool is an integral part of the community.
- A Recreation Center would provide a safe and enjoyable space for all age groups. In addition, it offers revenue-generating opportunities for the Borough. A similar facility is currently not available for community members that provides adequate Recreation options such as this.

- While Fitness / Exercise rooms may not be needed in the Rec Center (due to the increased popularity of in-home workout programs), other features could be very popular, such as Basketball and Pickleball.
- A new Recreation Center would absolutely be a great resource for the community. Though building it could come with high up-front costs, it would serve the needs of the Borough for current functionality, such as normal business, meetings, etc. It would be a great resource for community activities as well, such as scouts, adult classes like yoga, etc. There are areas in the community for activities to occur such as churches and school buildings, but those facilities are either at remote locations of the community or are already booked.
- The current pool has some flaws and has outlived its expected lifespan... but is still a staple of the community and is needed and depended on for many families and children. If repairs can be made, they should be made.

C. Existing Pool Assessment

The Topton Community Park Swimming Pool is approaching 65 years of age and has seen significant usage during its time. During the summer of 2019 it had over 5,000 visitors with a daily average of close to 100. Because of this usage, there are many areas that need an update and/or renovation in order to keep the facilities operating at a sustainable level. The swimming pool facility was on par with industry standards when it opened in 1956. Since then, many new features and attractions have been developed, and building and health codes have changed significantly in the past 50 years. The pool mechanical system have issues that need to be addressed in the near future, and both swimming pools have critical issues in regards to the pool structure, turnover rates, Americans with Disabilities Act compliance, shifting deck and trip hazards.

As pools age they tend to require more regular care to remain open. Due to restricted budgets, pool operators are often required to keep the pool operational with small to medium repairs over the course of several years. For this reason, the Borough is looking at long-term goals that need to be considered to maintain an excellent aquatic experience for its residents.

As with other pools built at this same time, they are facing both physical and functional obsolescence. Physical obsolescence refers to physical issues such as equipment that needs to be replaced or is not operating as designed. Functional obsolescence describes the pools meeting the wants and needs of the community.

While the pools are still functional for the summer swim season and providing aquatic experiences for the Township community, the facility is showing signs of its age, particularly in the mechanical room, and lack present-day aquatic center amenities such as moving water, children's play structures, and separate modern-day, compliant pools for young children. If the facilities do not undergo a substantial renovation or replacement within the next few years, the Township can expect to see ongoing capital costs associated with the pool's continued operation.

Counsilman-Hunsaker would put the lifespan of an outdoor aquatic facility in the range of 30-40 years, depending on a variety of factors including quality of construction, the presence of a preventative maintenance plan, climate, amount of usage, etc. Seeing that the Topton Memorial Swimming Pool has far exceeded this lifespan, it is our recommendation that a complete replacement be considered by the Borough of Topton.



Existing Pool Information

Construction Date	1956
Length	Varies
Width	Varies
Surface Area	+/- 7,200 SF (main pool) +/- 1,200 SF (children's pool)
Perimeter	488 feet (main pool) 148 feet (children's pool)
Lanes	Six 25-yard lanes
Water Depth	3 feet to 12 feet (main pool) Zero-entry to 1 feet, 6 inches (children's pool)
Pool Volume	285,000 gallons (main pool)
Flow Rate:	Not observed
Turnover:	Not observed



Assessment Summary

- There were observable cracks in the pool surface, and several areas where the concrete has been patched in recent years. The pool shell is from the original construction in 1956 making it 64 years old. Staff report the concrete shell is only 3 inches thick, well below the current standard for a concrete pool shell design.
- The paint has worn off of the concrete surface in several places exposing the concrete pool shell and is a safety concern with sharp edges for the pool guests' feet.
- The island in the pool was installed in 2006 during the last renovation and staff report it has created water loss at the expansion joint. Staff uses flex seal to mitigate water loss during the swim season.
- The deck is in poor condition, showing significant heaving and settling around the perimeter of the pool. Large cracks exist around skimmer baskets, ladders and throughout the entire deck area. There are several areas where the uneven concrete poses a safety and trip hazard to pool guests.



Assessment Summary

- Sodium Hypochlorite (liquid chlorine) is the sanitizer used for this facility and muriatic acid was observed as the pH buffer. These two chemicals are located together within the pump rooms for both the main pool and children's pool. A separate dedicated and ventilated chemical storage room for both the sanitizer and pH buffer is recommended and is the current industry standard.
- The main pool uses Mer-Made sand filters for its filtration. This system was installed during the 2006 renovation. Staff report these filters do not have any noticeable leaks. CH typically assigns a lifespan of 15-20 years for a pool's mechanical system. These filters should be replaced during the pool's next renovation or replacement.
- Staff report that some of the pool's original piping has been replaced over the years. If some of the original cast iron piping is still in use that could be a cause of the pool's water loss. All piping and should be replaced in a renovation.
- The current industry and CH design standard is for the perimeter overflow system and the main drain to be able to handle 100% of the pool's flow. The current overflow system configuration, size and number of gutter dropouts and return piping do not allow for this standard.



Assessment Summary

- While the existing tot pool does have shallow water and a mushroom feature, a renovation could make it better meet the modern expectation for a children's pool with interactive children's water features. The tot pool does not have a mechanical system that meets industry design standards, and there is no Ultraviolet Treatment (UV) System on the pool. It has the original pool filter from the 1990s. UV has been shown to be highly effective against chlorine resistant pathogens like Cryptosporidium and Giardia; as well as the vast majority of bacteria, viruses, yeast, and mold.
- Staff report the diving board and waterslide are functional for their recreational purposes, though a larger waterslide would be welcome by staff and pool users. A 14-foot to 22-foot-tall waterslide with open and enclosed flumes should be considered as a future addition to the Community Park Pool.



Existing Pool Financials

Revenues		2019			2020
Account Code / Description		Budgeted	YTD	Remaining	Budgeted
	300.000 Fund Surplus	\$ -		\$ -	\$ -
1	341.000 Interest Earnings	\$ 80.00	\$ 192.07	\$ 112.07	\$ 200.00
2	367.110 Ticket Sales - Seasonal	\$ 34,000.00	\$ 33,491.50	\$ (508.50)	\$ 34,000.00
3	367.120 Ticket Sales - Daily	\$ 26,000.00	\$ 30,187.00	\$ 4,187.00	\$ 28,000.00
4	367.130 Pool Side Café Sales	\$ 12,000.00	\$ 13,603.50	\$ 1,603.50	\$ 13,000.00
5	367.140 Swim Lessons / Rentals	\$ 750.00	\$ 1,095.00	\$ 345.00	\$ 1,000.00
6	392.010 Transfer General Fund	\$ -	\$ -	\$ -	\$ -
7	380.000 Miscellaneous Revenue	\$ 300.00	\$ 72.00	\$ (228.00)	\$ 150.00
8	387.000 Contributions - Swim Team/ Grant/ Donations	\$ 350.00	\$ 259.39	\$ (90.61)	\$ 300.00
Total Revenues		\$ 73,480.00	\$ 78,900.46		\$ 76,650.00

Existing Pool Financials

Expenses		2019			2020
Account Code / Description		Budgeted	YTD	Remaining	Budgeted
9	452.110 Swim Team Contribution	\$ 1,100.00	\$ 1,100.00	\$ -	\$ 1,100.00
10	452.115 Salaries - Topton Memorial Pool	\$ 36,000.00	\$ 35,871.40	\$ 128.60	\$ 37,000.00
11	452.116 Salaries - Pool Side Café	\$ 7,000.00	\$ 9,511.34	\$ (2,511.34)	\$ 7,500.00
12	452.186 Clothing Allowance - Uniforms / Staff Equipment	\$ 2,500.00	\$ 4,325.00	\$ (1,825.00)	\$ 2,500.00
13	452.192 FICA	\$ 3,289.50	\$ 3,555.24	\$ (265.74)	\$ 3,404.25
14	452.194 Unemployment Compensation	\$ 2,000.00	\$ 2,323.72	\$ (323.72)	\$ 2,200.00
15	452.195 Workers Compensation	\$ 750.00	\$ 701.00	\$ 49.00	\$ 750.00
16	452.210 Office & Cleaning Supplies	\$ 500.00	\$ 442.00	\$ 58.00	\$ 500.00
17	452.222 Chemicals	\$ 5,500.00	\$ 4,456.92	\$ 1,043.08	\$ 6,000.00
18	452.229 Pool Side Café Supplies	\$ 750.00	\$ 948.84	\$ (198.84)	\$ 750.00
19	452.230 Pool Side Café - Pepsi / Beverage Orders	\$ 1,250.00	\$ 1,704.79	\$ (454.79)	\$ 1,500.00
20	452.231 Pool Side Café - Food / Ice Cream Orders	\$ 5,750.00	\$ 6,276.60	\$ (526.60)	\$ 6,000.00
21	452.316 Professional Services - Water Testing	\$ 1,250.00	\$ 1,380.00	\$ (130.00)	\$ 1,400.00
22	452.341 Advertising	\$ 100.00	\$ -	\$ 100.00	\$ 100.00
23	452.351 Insurance - Property	\$ 92.00	\$ 76.00	\$ 16.00	\$ 80.00
24	452.352 Insurance - Liability	\$ 100.00	\$ 40.00	\$ 60.00	\$ 50.00
25	452.372 Maintenance & Repairs	\$ 2,500.00	\$ 3,712.42	\$ (1,212.42)	\$ 2,000.00
26	452.454 Music / Entertainment Vendors	\$ 1,050.00	\$ 1,050.00	\$ -	\$ 1,050.00
27	452.457 Permits, Licenses, Professional Reporting	\$ 82.00	\$ 82.00	\$ -	\$ 82.00
28	452.750 Equipment Purchases	\$ 1,000.00	\$ 262.28	\$ 737.72	\$ 2,000.00
29	489.100 Miscellaneous Expense	\$ 500.00	\$ 165.03	\$ 334.97	\$ 500.00
Total Expenses		\$ 73,063.50	\$ 77,984.58		\$ 76,466.25
Surplus/Deficit		\$ 416.50	\$ 915.88		\$ 183.75

D. Legal Analysis (New Rec Center)

The Borough of Topton owns the site on which the proposed pool and recreation center could be constructed. The Borough can obtain free and clear title, without legal restrictions on development, and has the authority to develop and operate both the proposed pool and Rec. Center. The Borough of Topton would own and control the pool and Rec. Center.

E. Market Analysis

- Factors that can influence attendance include projections for growth/decline of population, income levels, and age groups. Market studies are used to predict how relevant products, services, and fees are to residents. Originating from Topton, the primary area is assumed as a 5-to-30-minute drive-time. A study of demographic patterns in the area is helpful in projecting usage rates. The resident market area has been divided into a distance radius of 5, 10, 15, and 30-minute drive times.
- Age distribution is another population characteristic used to determine the type and level of use of any type of program. The Topton area currently has 13,000 people under the age of 19 within a 15-minute drive, a key demographic for outdoor aquatic facilities. This is a similar demographic for Recreation Centers, with major functions being youth sporting events and after-school activities.
- To a certain degree, the likelihood of residents to engage in aquatics & Recreation center activities depends on their ability to pay for admission and program fees. Income ranges from 126% to 145% of the median household national average of \$52,599.



Population

MARKET AREA POPULATION BY DISTANCE

Radius	Population						Average Annual Change			
	Last Census		Current Year		5-Year Projection		5-Year		Current Year	
	Number (000's)	Percent of Total	Number (000's)	Percent of Total	Number (000's)	Percent of Total	Number (000's)	Percent Change	Number (000's)	Percent Change
0 to 5 Minutes	4.2	0.2%	4.2	0.2%	4.1	0.2%	0.0	0.0%	0.0	-0.4%
5-10 Minutes	7.2	0.4%	7.3	0.4%	7.2	0.4%	0.0	0.3%	0.0	-0.1%
10-15 Minutes	36.0	2.0%	38.0	2.1%	39.2	2.1%	0.4	1.1%	0.2	0.6%
Subtotal	47.4	2.6%	49.4	2.7%	50.6	2.7%	0.4	0.9%	0.2	0.4%
15-30 Minutes	267.8	14.8%	276.9	15.2%	280.6	15.2%	1.8	0.7%	0.8	0.3%
30-60 Minutes	1,489.9	82.5%	1,489.9	82.0%	1,515.7	82.1%	0.0	0.0%	5.2	0.3%
Subtotal	1,757.7	97.4%	1,766.8	97.3%	1,796.3	97.3%	1.8	0.1%	5.9	0.3%
Total	1,805.1	100.0%	1,816.2	100.0%	1,846.9	100.0%	2.2	0.1%	6.1	0.3%
Topton, PA	2.0		2.0		2.0		0.0	-0.1%	0.0	-0.5%
Source: Alteryx										

Age Distribution

MARKET AREA AGE DISTRIBUTION													
Age Groups	0 to 5 Minutes		5-10 Minutes		10-15 Minutes		15-30 Minutes		30-60 Minutes		Topton, PA		U.S. Age
	#	%	#	%	#	%	#	%	#	%	#	%	Population
Age 0-4	190	4.5%	294	4.0%	2,124	5.6%	14,719	5.3%	85,814	5.8%	92	4.5%	6.5%
Age 5-9	196	4.7%	317	4.4%	2,221	5.8%	16,081	5.8%	91,580	6.1%	92	4.5%	6.5%
Age 10-14	233	5.6%	360	5.0%	2,261	6.0%	17,336	6.3%	97,010	6.5%	111	5.5%	6.6%
Age 15-19	246	5.9%	513	7.1%	3,986	10.5%	18,407	6.6%	96,308	6.5%	119	5.9%	6.9%
Subtotal	865	20.6%	1,484	20.4%	10,592	27.9%	66,543	24.0%	370,712	24.9%	414	20.5%	26.5%
Age 20-24	216	5.2%	1,006	13.9%	4,391	11.6%	17,245	6.2%	89,770	6.0%	100	4.9%	7.1%
Age 25-29	246	5.9%	391	5.4%	2,087	5.5%	16,648	6.0%	90,791	6.1%	119	5.9%	6.8%
Age 30-34	225	5.4%	323	4.4%	2,174	5.7%	16,261	5.9%	92,260	6.2%	111	5.5%	6.6%
Age 35-39	220	5.2%	346	4.8%	2,431	6.4%	16,710	6.0%	92,167	6.2%	108	5.3%	6.3%
Age 40-44	229	5.5%	351	4.8%	2,180	5.7%	16,191	5.8%	89,109	6.0%	112	5.5%	6.8%
Age 45-49	283	6.7%	441	6.1%	2,263	6.0%	18,124	6.5%	100,900	6.8%	137	6.8%	7.1%
Age 50-54	314	7.5%	525	7.2%	2,319	6.1%	19,883	7.2%	107,453	7.2%	148	7.3%	7.3%
Age 55-59	301	7.2%	551	7.6%	2,308	6.1%	20,791	7.5%	108,336	7.3%	133	6.6%	6.5%
Age 60-64	269	6.4%	467	6.4%	2,007	5.3%	18,567	6.7%	96,088	6.4%	121	6.0%	5.7%
Age 65-69	233	5.6%	415	5.7%	1,768	4.7%	15,957	5.8%	80,196	5.4%	104	5.1%	4.2%
Age 70-74	186	4.4%	349	4.8%	1,377	3.6%	12,285	4.4%	61,473	4.1%	82	4.1%	3.1%
Age 75-79	149	3.6%	227	3.1%	875	2.3%	8,411	3.0%	41,909	2.8%	72	3.6%	2.4%
Age 80-84	144	3.4%	172	2.4%	612	1.6%	6,156	2.2%	30,451	2.0%	77	3.8%	1.9%
Age 85+	314	7.5%	214	2.9%	602	1.6%	7,110	2.6%	38,305	2.6%	186	9.2%	1.9%
TOTAL:	4,194	100.0%	7,262	100.0%	37,986	100.0%	276,882	100.0%	1,489,920	100.0%	2,024	100.0%	100%
Median Age	46.8		41.2		34.5		41.6		40.5		46.8		37.0
Source: Alteryx													

Source: Alteryx

Income

MARKET AREA INCOME				
Radius	Per Capita Incomes		Median Household Incomes	
	Dollars	Index	Dollars	Index
0 to 5 Minutes	\$35,548	1.34	\$66,058	1.26
5-10 Minutes	\$34,900	1.32	\$68,755	1.31
10-15 Minutes	\$34,734	1.31	\$76,113	1.45
15-30 Minutes	\$36,956	1.40	\$69,937	1.33
30-60 Minutes	\$35,431	1.34	\$68,252	1.30
Topton, PA	\$33,193	1.25	\$66,268	1.26
Total U.S.	\$26,464	1.00	\$52,599	1.00

Source: Alteryx

Area Swimming Pools



Topton Pool
205 S. Callowhill St.
Topton, PA 19562



Kutztown Pool
10 minutes, 6.2 miles from site



Fleetwood Community Pool
13 minutes, 7.8 miles from site



Macungie Park Pool
19 minutes, 10.2 miles from site



Antietam Pool
28 minutes, 18.9 miles from site



Cedar Beach Pool
27 minutes, 16.2 miles from site

Area Swimming Pools



Albutis Area Community Pool
11 minutes, 6.2 miles from site



Applewood Community Pool
22 minutes, 11.2 miles from site



Bally Community Pool
20 minutes, 12.5 miles from site



Boyertown Swimming Pool
28 minutes, 18 miles from site

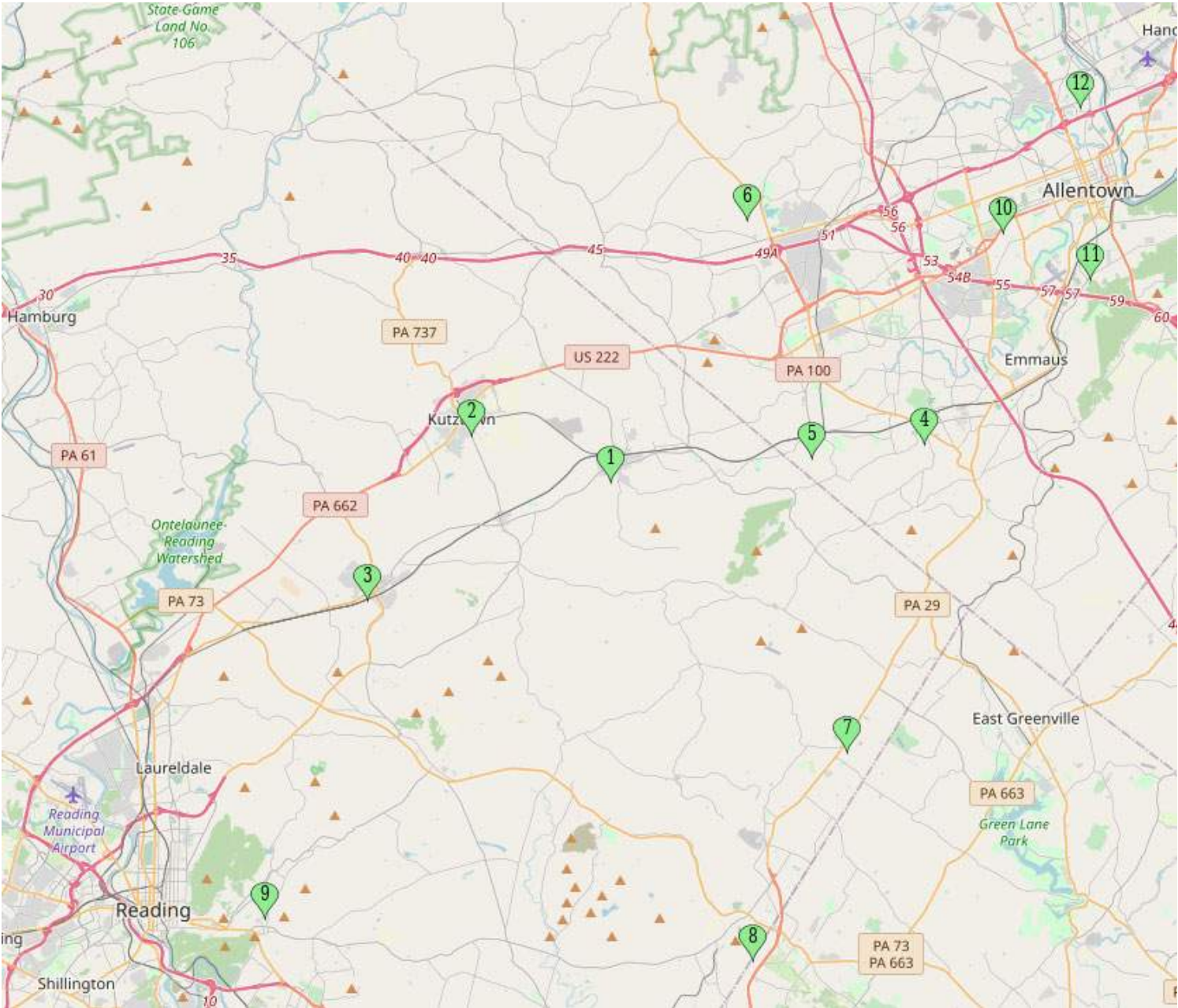


Mack Park
30 minutes, 19 miles from site



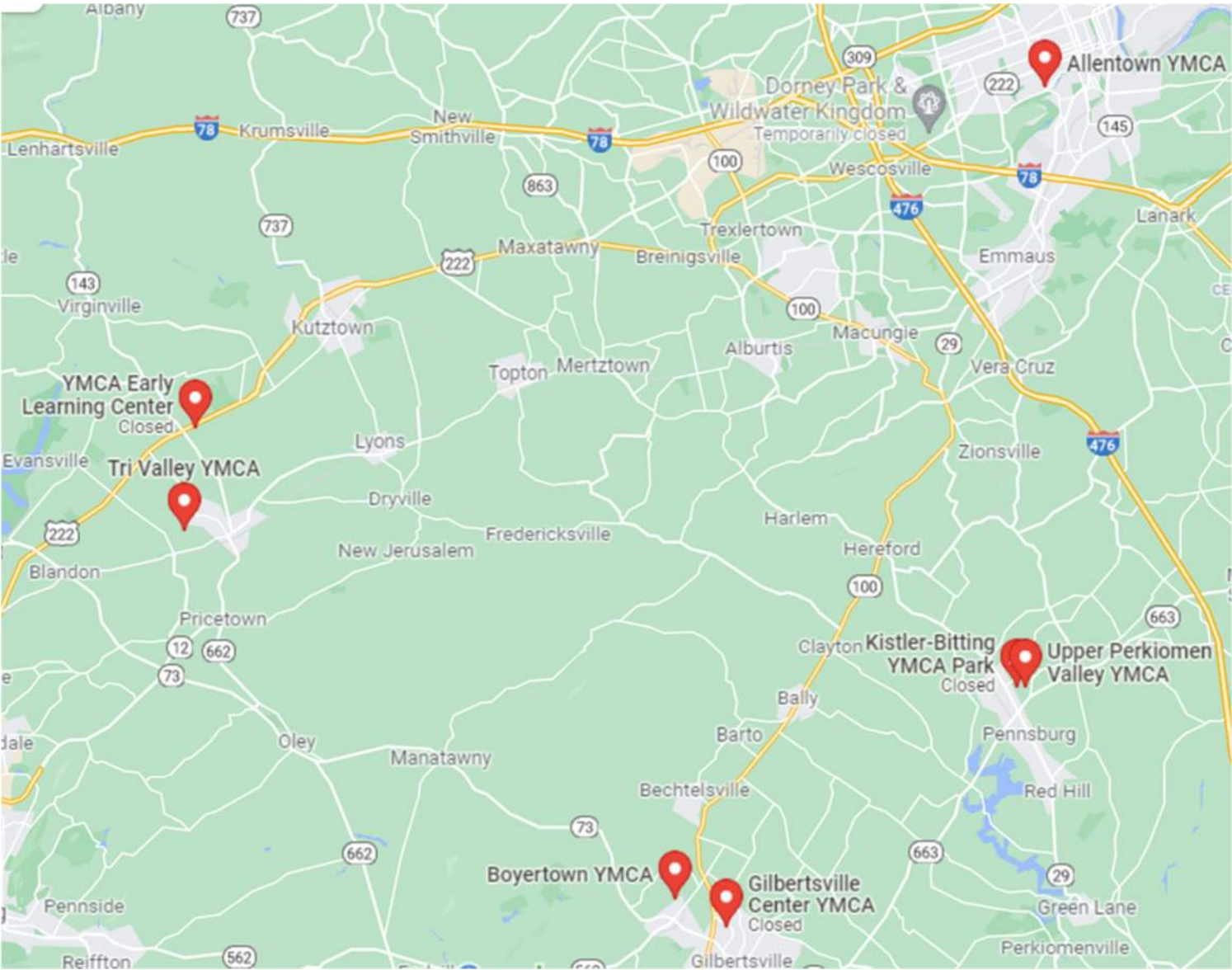
Jordan Park Pool
28 minutes, 17.8 miles from site

Area Swimming Pools



	Facility
1	Topton Memorial Pool
2	Kutztown Pool
3	Fleetwood Community Pool
4	Macungie Park Pool
5	Alburtis Area Community Pool
6	Applewood Community Pool
7	Bally Community Pool
8	Boyertown Swimming Pool
9	Antietam Pool
10	Cedar Beach Pool
11	Mack Pool
12	Jordan Park Pool

Area Recreation Centers



	Facility
1	Tri Valley YMCA - 14 minutes, 8.5 miles from the site
2	YMCA Early Learning Center – 12 minutes, 8.3 miles from the site
3	Boyertown YMCA – 25 minutes, 18 miles from the site
4	Gilbertsville Center YMCA – 27 minutes, 18.1 miles from the site
5	Kistler Bitting YMCA – 23 minutes, 15.3 miles from the site
6	Upper Perkiomen Valley YMCA – 24 minutes, 16.2 miles from the site
7	Allentown YMCA – 26 minutes, 16.9 miles from the site

F. Programming Analysis

- Current pool operations (see Appendix E for Existing Pool Daily Records 2016-2019)
 - Lap lanes are heavily used during morning and evening hours
 - Saturday mornings have 4-5 swimmers
 - Swim team averages 50 swimmers per summer, lose swimmers to year-round swimming in Parkland or Boyertown
 - Swim practice from 8:00 a.m. to noon, evening practice two nights a week
 - Membership Rates: Non-Borough \$300/family, Resident \$250/family
 - Daily rate is \$10/\$8 (adult/child)
 - 5,200 total visits during the summer of 2019
- Pool Improvements (see Appendix F for more detailed improvement possibilities)
 - Improve entrance to pool area
 - Year-round swimming preferred by community
 - Tri-valley swimming needs home pool for meets
 - Scouts in area need pool for swim badges
 - Area to rent out the pool for private parties
 - Family friendly environment needed
 - Separation of swimming pools
 - Need amenities to cater to 12-15-year-olds
 - Need new lifeguard room and check-in area
 - Concession stand
 - Wet deck/adult lounge area
 - Zero entry, create an experience: get new people and keep them
 - Individual pools for specific activities/groups, attractions that are going to be lasting

- Recreation Center task force list of facility preferences:
 - Gymnasium for multiple sports
 - Available for practices
 - Fitness classes
 - Weight Room
 - Game Room: pool table, foosball, Ping-Pong, ski ball, shuffle tables, video games
 - Archery
 - Theater Room with Stage
 - Classrooms (cooking, art, etc.)
 - Ropes course
 - Trampoline room
 - Bowling Alley
 - Rock climbing
 - Rentable Party Room
 - Vending Machines
 - Youth Hang Out Area
 - Move Library to building
 - Tennis Courts
 - Handball Courts
 - Bowling
 - Batting Cages
- Future opportunity
 - Potential partnership with Tri-Valley YMCA
 - Lehigh Valley Hospital has showed interest in an indoor pool
 - Biggest concern for the Borough is the sustainability factor

G. Site Analysis

In 2017 the Borough completed a Master Site Plan for Topton Community Park, which is included as **Appendix A**. A complete Site Analysis was done as part of that Master Plan, including Options for locations of the new Recreation Center. Based on the wish list from the community and the discussions with the study committee, the Recreation is shown as an addition onto the existing Borough Offices building, with direct access to the pool area. As of the time of our Committee Meetings, the Borough was finalizing plans to acquire the property adjacent to the Borough offices located at the corner of W Weis St and S. Callowhill St. This will allow for additional parking areas for the Recreation Center/Borough Offices/Memorial Pool facilities.

The various Pool Options can be viewed in "Section I: Layout and Design". Consideration was taken to locate the different bodies of water within the same footprint as the existing pool deck (though some options require expansion of the existing deck). The goal was to preserve as much of the existing Green Space as possible, as the public noted this as a desired feature.

H. Green Design Considerations

It is important to incorporate sustainable design into all projects, because it is “good design”, as a standard practice. Site strategies include: maintaining natural vegetation and minimizing impervious surfaces to reduce the detrimental effects of too much stormwater runoff; Orienting the new building to take advantage of passive solar energy and minimize heat loss by reducing north wall windows; and Employing sun shading devices on west walls to reduce late afternoon sun heat gain, which taxes a building’s cooling system. These simple design strategies do not increase a building’s construction cost but do impact its lifecycle costs by reducing energy consumption.

The design of the Rec Center spaces should include views to the outdoors, as we realize that this improves the well-being of building occupants and helps to orient people from the interior of the building to their surrounding landscape, environment, and community.

Many building materials manufacturers have responded to the high demand for building products that perform to high standards and that reduce negative impacts on building users and the environment. Specifying green products in all building materials is an important consideration, such as carpet and ceramic tile manufactured through post-consumer or post-industrial products and naturally renewable materials, such as cork and linoleum.

Sustainable/green design strategies continue during construction by requiring standards to be met in the field. For example, we encourage contractors to recycle and to divert construction waste away from landfills. Air quality control is also critical to construction workers, so we can request that air quality readings be taken to ensure that levels stay within acceptable ranges.

This project could take a proactive approach to implementing cost-effective sustainable design strategies. Our goals are to provide:

- A Stimulating environment with high levels of acoustic, thermal, and visual comfort;
- Superior indoor air quality;
- Effective use of natural daylight; and
- Safe and secure environments.

We would aim to reduce energy impacts by applying design and building strategies such as:

- Water conservation;
- Passive solar design;
- High-efficiency mechanical and lighting systems;
- Renewable energy; and
- Utilization of environmentally preferred materials and products.

By providing sustainable building systems, we can avoid resource depletion of energy, water, and raw materials. We should strive to provide system designs that offer the highest indoor environmental quality (IEQ) to minimize impacts on occupant health and to obtain increased comfort and productivity.

By properly analyzing energy efficient designs, integrated systems, and various design alternatives, the Recreation Center design can apply financially feasible and technically sound strategies to provide a high performance building that would be cost effective to operate and to maintain.

I. Layout & Design

Pool Overview

Counsilman-Hunsaker developed three options for consideration that incorporated various types of pools and features to meet the aquatic needs of Topton residents. All options consist of support buildings for admissions, offices, food and beverage, storage, locker rooms and pool mechanical, in addition to shade structures for guests.

Option 1 consists of a 7,286 SF Leisure Pool with a zero-beach entry, children's play structure, six 25-yard lap lanes, 1-meter diving board and a climbing wall.



- 7,286 SF Leisure Pool
 - Zero-beach entry
 - Children's play structure
 - 6, 25-yard lap lanes
 - 1-meter diving
 - Climbing wall
- Shade structures

Option 2 consists of a 4-lane, 25-yard lap pool with a 1-meter diving board and climbing wall and a separate 4,415 SF leisure pool with a zero-beach entry, children's play structure, dual waterslide tower and a shallow water, adult lounge area.



- 4-lane, 25-yard lap pool
 - 1-meter diving
 - Climbing wall
- 4,415 SF leisure pool
 - Zero-beach entry
 - Children's play structure
 - Waterslide tower
 - Adult lounge area
- Shade structures

Option 3 consists of a 6-lane, 25-yard lap pool with a 1-meter diving board and climbing wall, a shallow water children's pool and a 5,901 SF leisure pool with a zero-beach entry, children's play structure, dual waterslide tower, a floatable crossing activity and a current channel.



- 6-lane, 25-yard lap pool
 - 1-meter diving
 - Climbing wall
- 5,901 SF leisure pool
 - Zero-beach entry
 - Children's play structure
 - Waterslide tower
 - Floatable crossing activity
 - Current channel
- Separate children's pool
- Shade structures

The Preferred Option consists of a 6-lane, 25-yard lap pool with a 1-meter diving board and climbing wall, a shallow water children's pool with play features and a 4,415 SF leisure pool with a zero-beach entry, children's play structure, dual waterslide tower and a shallow water, adult lounge area.



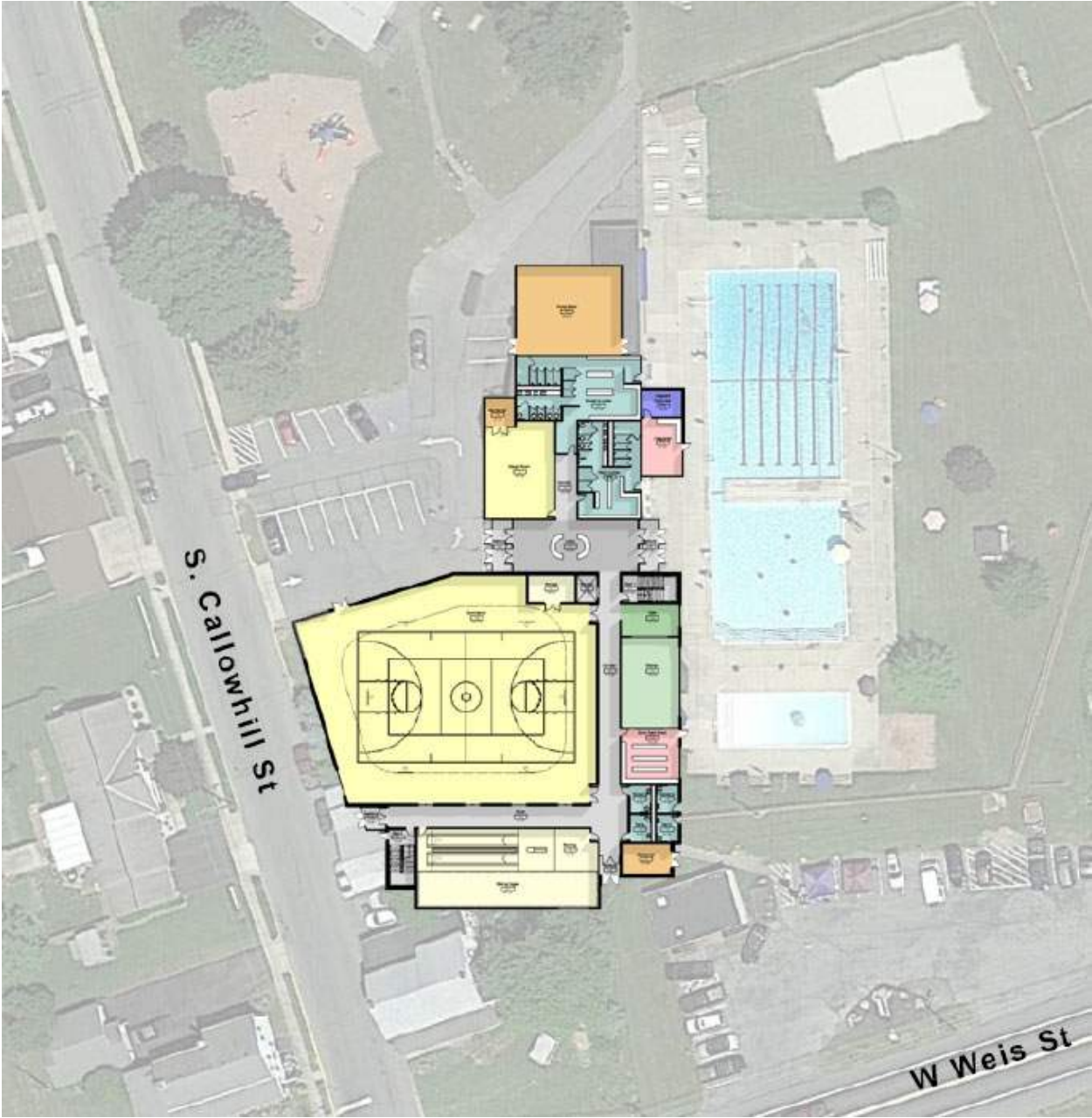
- 6-lane, 25-yard lap pool
 - 1-meter diving
 - Climbing wall

- 4,415 SF leisure pool
 - Zero-beach entry
 - Children's play structure
 - Waterslide tower
 - Adult lounge area
- Shade structures
- Renovated support building (Rec. Center)

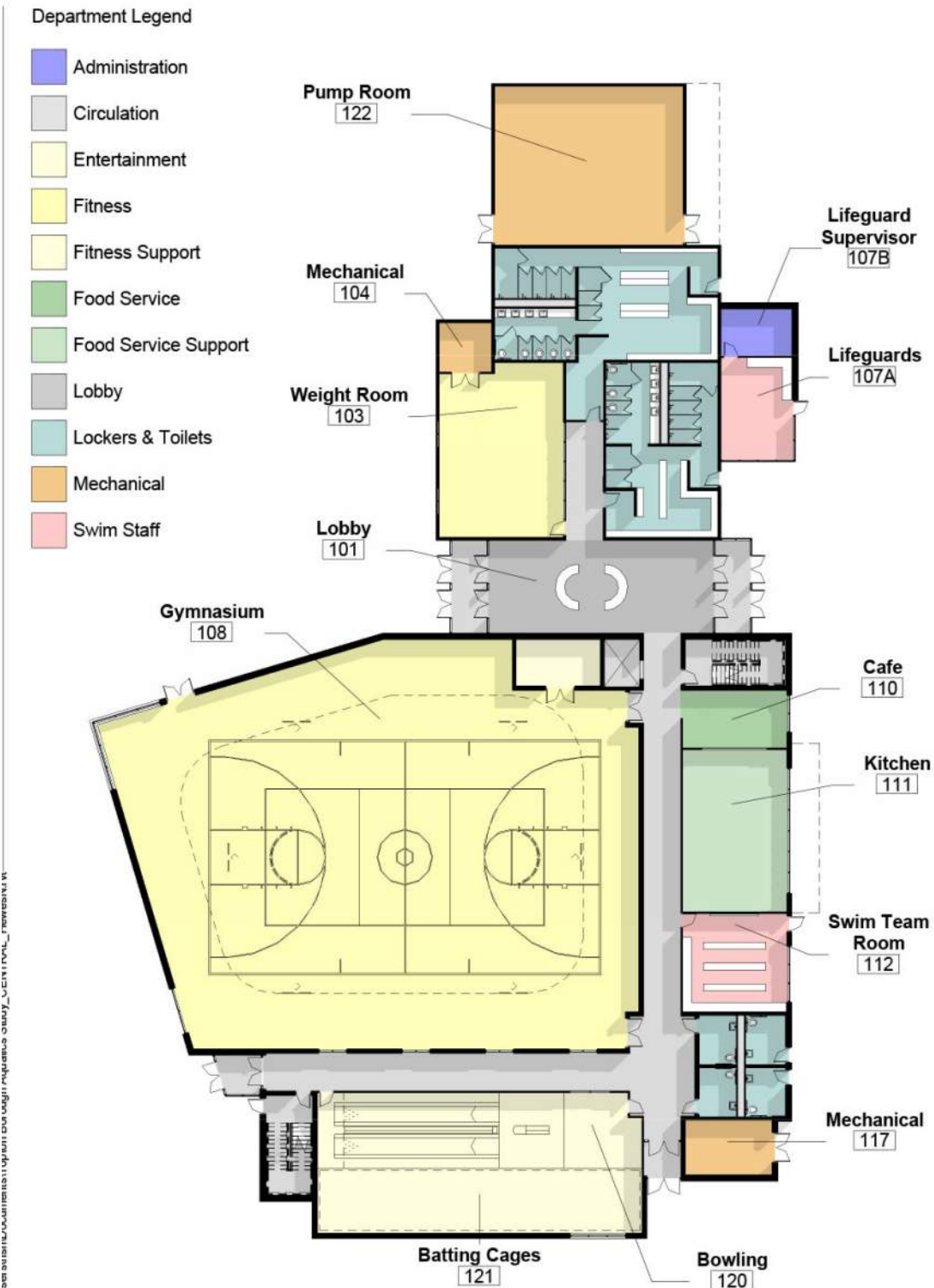
Recreation Center Overview

Along with the aquatics amenities, another highlight of the project site is the potential for a new Community Center Building. Renovations to the existing Topton Borough Offices along with a large 2-story addition will result in a 40,000 square foot facility.

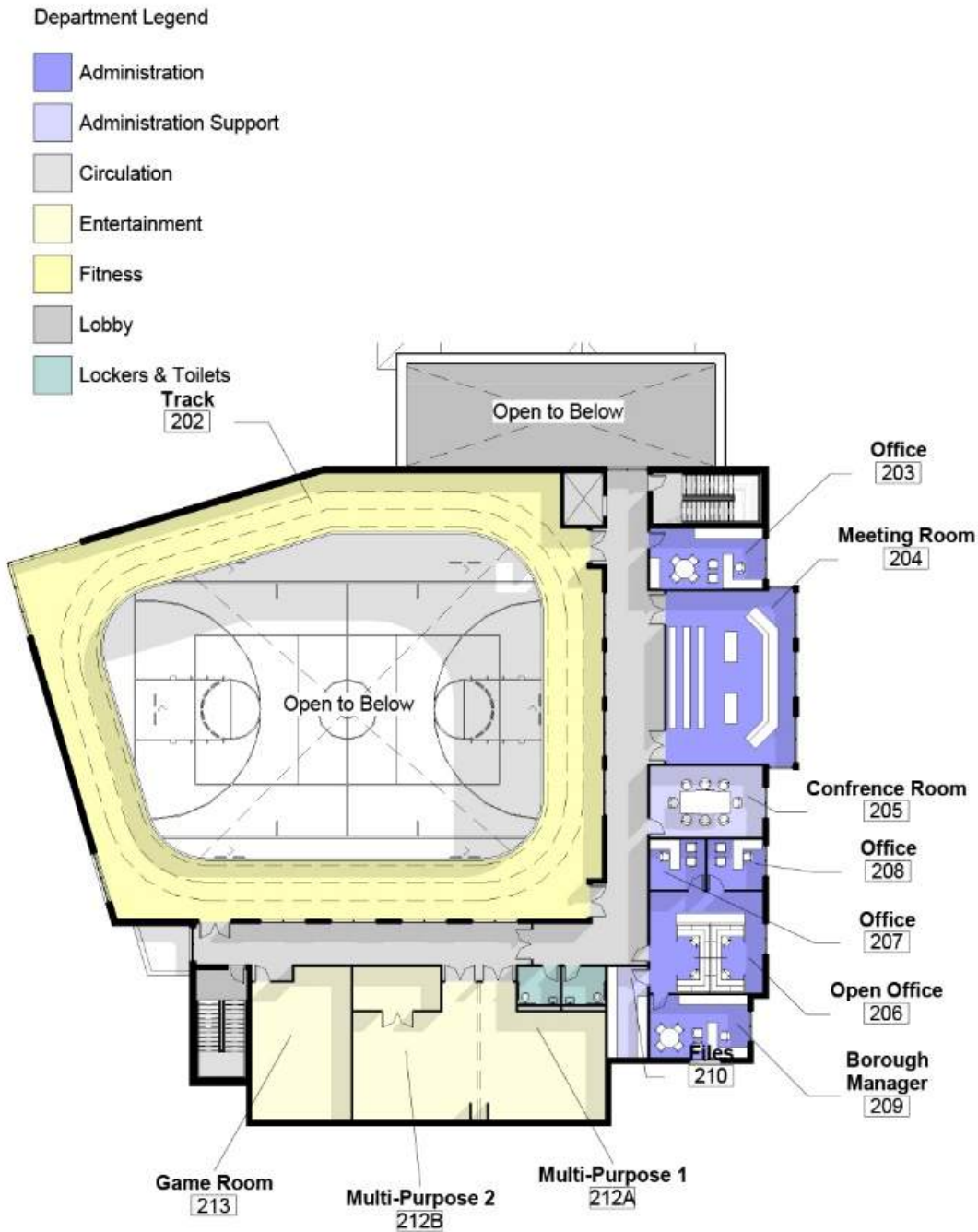
- Enlarged Locker Rooms with direct access to the pools
- Weight Room / Fitness Center
- 2-story Gymnasium with elevated running track
- Bowling Alley & Batting Cages
- Café & Kitchen / Concessions
- Public Meeting rooms
- Team Meeting room
- Multi-Purpose rooms
- Borough Offices



1st Floor Plan



2nd Floor plan



J. Financial Analysis

Counsleman-Hunsaker has prepared an Opinion of Probable Construction Cost for the pool(s) and building. A budget for site construction costs and furniture fixtures and equipment (FF&E) has also been calculated and included in the estimates. Recent project bid figures of similar projects have been used as well as national estimating guides and local cost adjustment factors.

The hard construction cost figures have been supplemented by a development cost factor of 10%, which includes such "soft" costs as professional fees, survey, geotechnical report, document reproduction, advertisement for bids and all anticipated expenses related to the administration of the project. A 10% contingency allowance and 5% inflation allowance have also been included in the estimates.

The sum of these two cost figures calculate the total project cost. The cost estimates on the following slides are current as of October 2020.

OPERATIONAL ANALYSIS OVERVIEW

The revenue analysis for the aquatic center includes special user group usage and facility per capita spending trends, developing an opinion of revenue for the first five years of operation. Programming revenue is based on user groups and local programming fees. The fee structure is based on fees from members and other users to project a per capita income. Revenue is estimated, taking recommended fee schedules into account and current market rates and utilization figures.

The expense analysis includes a detailed budget model for estimating probable expenses for major areas of labor, contractual services, commodities, and utilities. User projections are made based on programming. Expenses are estimated taking into account hours of operation, attendance projections, local weather patterns, local utility rates, and other key items. The study used \$0.10 per KWH, \$4.00 per 1,000 gallons of water, \$1.00 per therm and \$2.06 per gallon of chlorine to generate projected expenses for the swimming pool.

The outdoor swimming pool is assumed to operate 80 to 90 days per year from Memorial Day to Labor Day. Admission rates used for the study ranged from \$8.00 to \$10.00 with options for individual and family season passes from \$100.00 to \$280.00.

Any facility and program schedule will require flexibility to adapt to specific needs of the community, including both daily and season pass users, as well as those signing up for programs.

Expenses for these programs are calculated based on a percentage of the total revenue.

It is the responsibility of the facility supervisor to monitor user group demands and adjust schedules accordingly. Revenue projections are based on marketing programming that would include the following programs:

- Season / Annual Passes
- Daily Admissions
- Birthday Parties
- Lifeguard Courses
- Food and Beverage

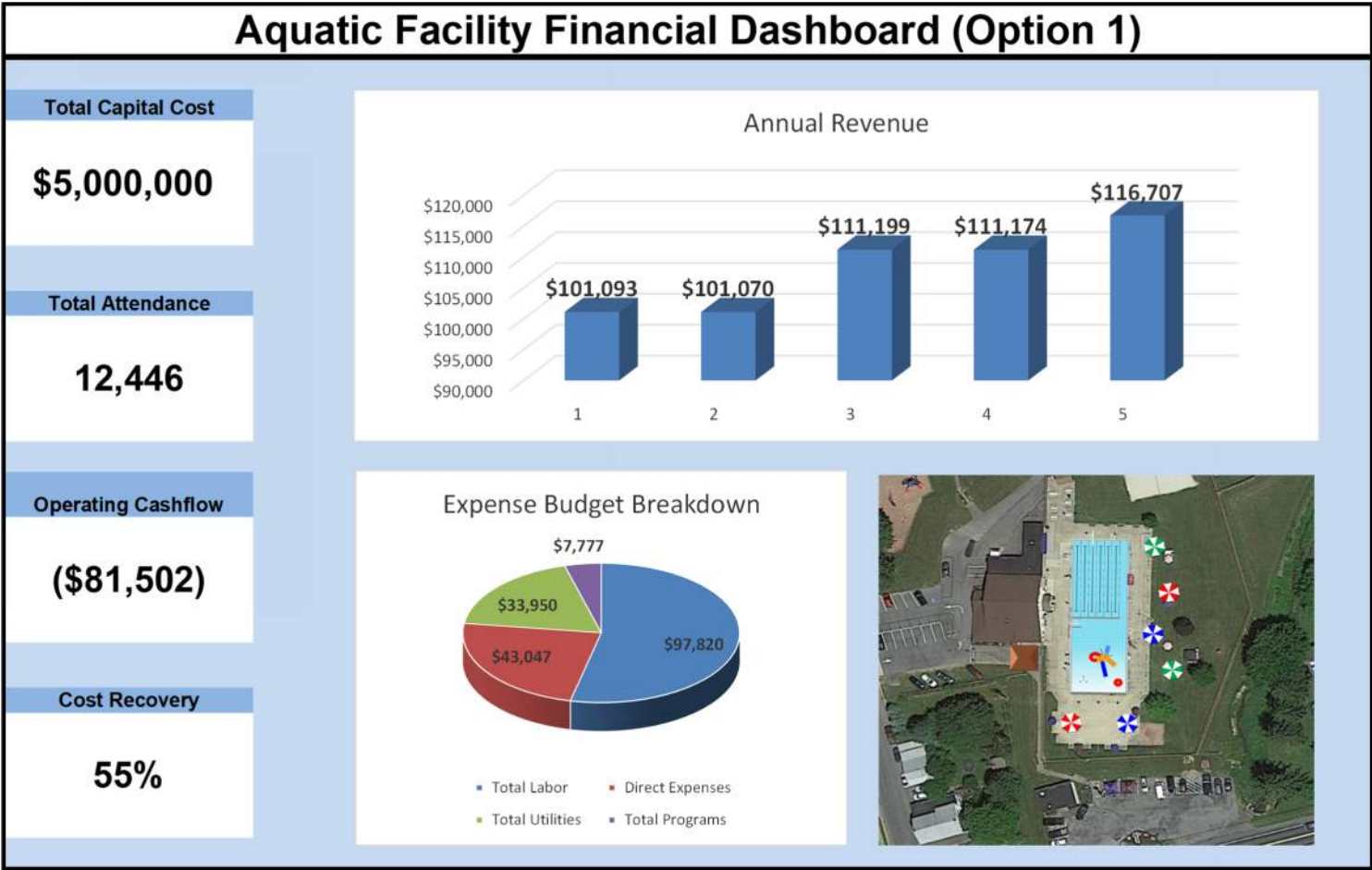
EXPENSE BUDGET

The following chart reflects a summary of all operating expenses, assumptions, and estimates detailed by the expense category.

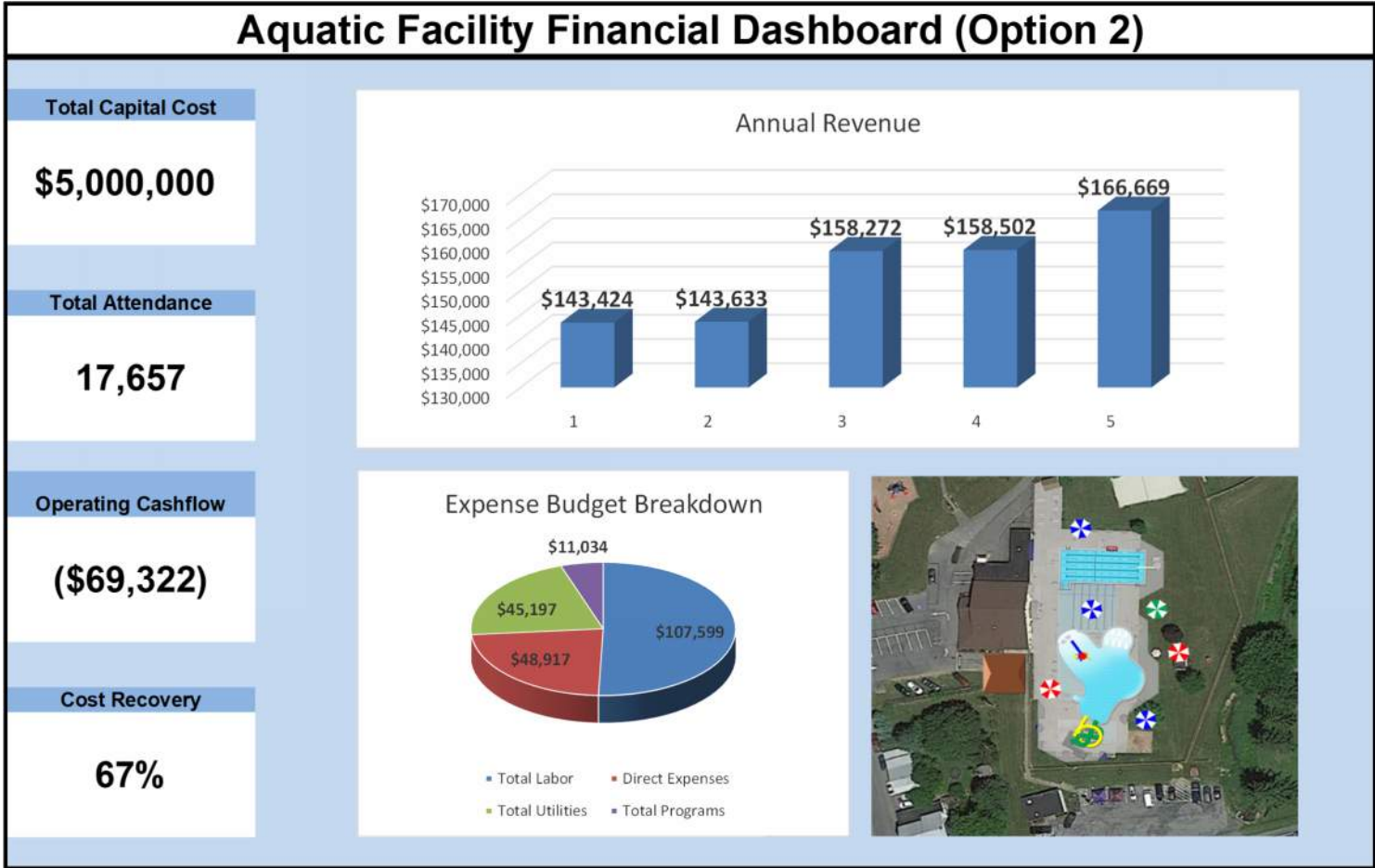
- Personnel – Management, lifeguards, admissions
- Insurance – Property & liability
- Repair and Maintenance – Pumps, motors, lights, equipment repairs
- Operating Supplies – Office supplies, team/facility equipment
- Chemicals – Chlorine/pH buffer
- Hvac – heat and cool support buildings
- Electricity – Pumps/motors for pool + lighting
- Water/Sewer – Pool water replacement + toilets/showers

Direct Facility Expense Budget			
	Option 1	Option 2	Option 3
Facility Staff			
Full Time Employment	Not Included	Not Included	Not Included
Part-Time Management	\$16,128	\$16,128	\$16,128
Lifeguard Personnel	\$60,480	\$69,120	\$86,400
Front Desk Personnel	\$15,360	\$15,360	\$15,360
Personnel Equipment Cost	\$2,852	\$2,991	\$3,268
Training	\$3,000	\$4,000	\$4,000
Total Labor	\$97,820	\$107,599	\$125,156
Direct Facility Expenses			
Insurance	Not Included	Not Included	Not Included
Repair and Maintenance	\$12,300	\$12,500	\$17,500
Credit Card Fees	\$1,960	\$2,042	\$3,487
Operating Supplies	\$7,380	\$7,500	\$10,500
Chemicals	\$9,408	\$9,874	\$13,635
Advertising	\$12,000	\$17,000	\$24,000
Direct Expenses	\$43,047	\$48,917	\$69,122
Utilities			
HVAC	\$2,546	\$2,373	\$3,608
Electricity	\$12,506	\$14,049	\$22,302
Pool Heating	\$14,740	\$23,058	\$28,124
Water & Sewer	\$4,158	\$5,717	\$7,936
Total Utilities	\$33,950	\$45,197	\$61,969
Programs			
Program Supplies	\$4,044	\$5,737	\$8,051
Food and Beverage	\$3,734	\$5,297	\$7,434
Total Programs	\$7,777	\$11,034	\$15,485
Total Operating Expenses	\$182,595	\$212,746	\$271,733
Capital Replacement Fund	\$24,600	\$24,900	\$35,000
Total Expense	\$207,195	\$237,646	\$306,733

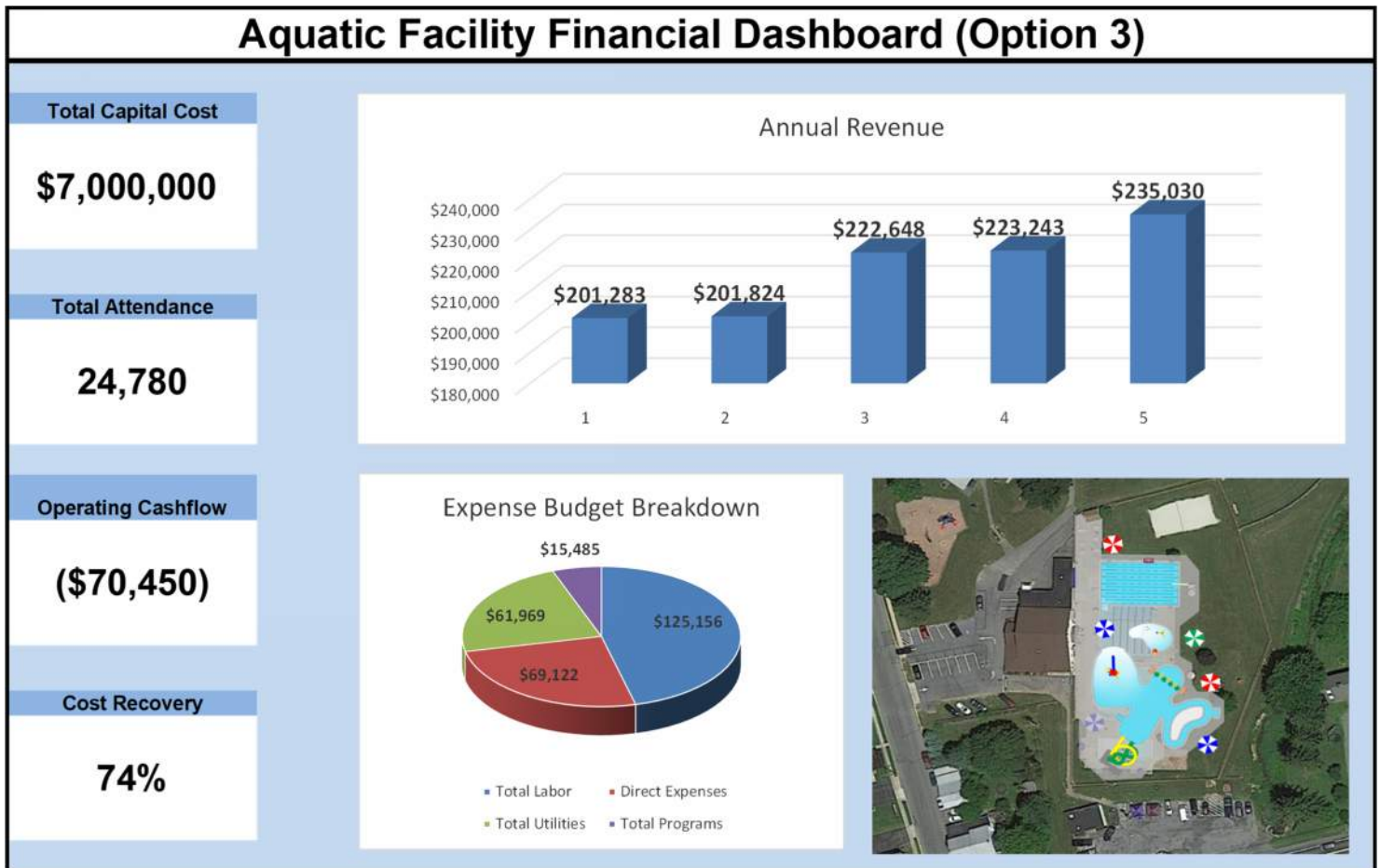
Option 1 Financial Overview



Option 2 Financial Overview



Option 3 Financial Overview



Options Financial Summary

Summary Dashboard				
	Total Capital Cost	Total Revenue	Total Expense	Cost Recovery
Option 1	\$5,000,000	\$101,093	\$182,595	55%
Option 2	\$5,000,000	\$143,424	\$212,746	67%
Option 3	\$7,000,000	\$201,283	\$271,733	74%

K. Economic Impact Projections

Due to the limited size and population of the Borough of Topton, there is limited long term economic benefit to the pool and recreation center. Short term benefits include the employment of up to 200 construction workers for the construction of the facilities, as well as potential for use of local materials in the construction of the project.

The projected economic impact of the operations of the pool and rec. center is predicted to be limited, as there is limited population within a short drive of the site. Furthermore, competition from the neighboring small cities of Reading and Allentown and surrounding suburbs reduce the number of potential users. The projected economic impact from events and activities is similarly limited for the same reasons.

L. Total Project Costs

Total project costs for both the pool and recreation center are estimated as follows:

Pool:	\$6,100,000.00
Recreation Center:	\$9,800,000.00

Additional estimate detail appears in the following tables.

Project Phasing

According to Borough Representatives, it is not feasible for the Borough of Topton to take on two projects of this financial magnitude at this time. Because both the pool and the Rec. Center projects cannot be broken down into separate phases without adding significant cost to each, the only feasible phasing is to prioritize one of the projects ahead of the other and complete them in separate phases. Should it be determined that the time is right for one of the projects, it is recommended that the Borough engage a design team to determine phasing based on the borough's available capital at that time.

Pool

OPINION OF PROJECT COST: Preferred Option			
Description	Unit	Amount	Opinion of Cost
Support Spaces			\$552,375
Existing Locker Room Renovation	Allowance	-	
Outdoor Aquatic Center		28,092	\$3,581,933
Outdoor Lap Pool	Sq. Ft.	3,423	
1M Diving	Qty.	1	
Outdoor Leisure Pool	Sq. Ft.	4,415	
Children's Play Structure	Allowance	1	
Play Structure Mechanical	Allowance	1	
Spray Features	Allowance	1	
Climbing Wall	Allowance	1	
Waterslide Tower	Allowance	1	
Waterslide Mechanical	Allowance	1	
Tot Pool	Sq. Ft.	1,000	
Outdoor Pool Mechanical Room	Sq. Ft.	1,563	
Shade Structures	Qty.	6	
Outdoor Deck	Sq. Ft.	17,678	
Overhead Lighting	Sq. Ft.	28,092	
Fencing	Linear Ft.	700	
Unit		Sq. Ft.	Opinion of Cost
Unit		Sq. Ft.	Opinion of Cost
Total Building Construction Costs		28,092	4,134,308
Site Construction Costs (demolition, parking, landscaping, utilities, walks)			\$421,374
Furniture, Fixtures, Equipment			\$169,000
Subtotal			\$4,724,681
Escalation Allowance (1 year)		5.0%	\$236,234
Contingency (Design / Construction)		10.0%	\$496,092
Design Fees, Surveys, Permitting		10.0%	\$545,701
Opinion of Probable Cost			\$6,002,707
Total Estimated Project Costs:			\$6,100,000
Estimate Current as of:		12/10/2020	
Source: Counsilman-Hunsaker			

Recreation Center

Schematic Study Cost Opinion	Quantity	Unit	Unit Cost	Grand Total	Notes
Architectural/Structural				\$	84.79
Substructure					
Footings and Foundation	200	CY	\$ 350.00	\$ 70,000	
Slab on Grade	25,000	SF	\$ 7.50	\$ 187,500	
Superstructure					
Steel	180	Ton	\$ 1,500.00	\$ 270,000	
Elevated Floor Slab	15,000	SF	\$ 17.04	\$ 255,600	
Roof Construction	25,000	SF	\$ 5.60	\$ 140,000	
Stairs, Guardrails, Handrails	2	Flight	\$ 25,000.00	\$ 50,000	
Roofing					
Roofing - Metal (canopies)	5,000	SF	\$ 14.42	\$ 72,100	
Roofing - EPDM Membrane	25,000	SF	\$ 6.26	\$ 156,500	
Exterior Enclosure					
Exterior Envelope	40,000	SF	\$ 21.05	\$ 842,000	
Joint Sealants	40,000	SF	\$ 0.71	\$ 28,400	
Windows	1,500	SF	\$ 65.00	\$ 97,500	
Curtain Wall / Storefront	380	SF	\$ 70.00	\$ 26,600	
OH Doors (14'x14')	13	Each	\$ 8,000.00	\$ 104,000	
Interiors					
HM Doors, Frames, HW - Single	67	Each	\$ 1,515.00	\$ 101,505	
HM Doors, Frames, HW - Double	6	Each	\$ 3,040.00	\$ 18,240	
Coiling Door at Kitchen Pass-Thru	1	LS	\$ 3,500.00	\$ 3,500	
Carpentry	1	LS	\$ 12,000.00	\$ 12,000	
ACT	12,941	SF	\$ 5.89	\$ 76,222	
CMU Partitions	6,400	SF	\$ 10.10	\$ 64,640	
Gypsum Board on Metal Stud	27,500	SF	\$ 5.23	\$ 143,825	
Gym Flooring	8,500	SF	\$ 25.00	\$ 212,500	
CT	6,000	SF	\$ 8.00	\$ 48,000	
VCT	25,500	SF	\$ 4.50	\$ 114,750	
Painting	40,000	SF	\$ 3.77	\$ 150,800	
Signage - Dimensional Lettering	45	Each	\$ 200.00	\$ 9,000	
Signage - Tactile Signage	80	Each	\$ 80.00	\$ 6,400	
Flagpole	1	LS	\$ 5,000.00	\$ 5,000	
Gear Lockers	20	Each	\$ 500.00	\$ 10,000	
Elevator	1	Each	\$ 110,000.00	\$ 110,000	2500#, 125 fpm, hydro mrl, 2 stop
Toilet Accessories	1	LS	\$ 5,000.00	\$ 5,000	
Subtotal				\$ 3,391,582	

Electrical					\$	35.69
Power, Transformer, Boards	40,000 SF	\$	15.00	\$	600,000	
Lighting	40,000 SF	\$	5.95	\$	238,000	
Communications	40,000 SF	\$	2.95	\$	118,000	
Fire Alarm	40,000 SF	\$	1.95	\$	78,000	
Electronic Safety and Security	40,000 SF	\$	1.94	\$	77,600	
(1) Whole Building Generator	1 LS	\$	146,000.00	\$	146,000	
(1) Redundant EOC Generator	0 LS	\$	72,000.00	\$	-	
60kW UPS Module	2 LS	\$	85,000.00	\$	170,000	
Subtotal				\$	1,427,600	
Mechanical					\$	29.73
HVAC	40,000 SF	\$	28.45	\$	1,138,000	
Radiant Heat Flooring	8,500 SF	\$	6.00	\$	51,000	
Subtotal				\$	1,189,000	
Plumbing					\$	12.81
Distribution, Sanitary, Drainage, WH, Fixtures	40,000 SF	\$	12.81	\$	512,400	
Subtotal				\$	512,400	
Fire Suppression						
Sprinkler System	40,000 SF	\$	8.00	\$	320,000	
Subtotal				\$	320,000	
Totals and Markups						
Subtotal - A/S				\$	3,391,582	
Subtotal - Electrical				\$	1,427,600	
Subtotal - Mechanical				\$	1,189,000	
Subtotal - Plumbing				\$	512,400	
Subtotal - Fire Suppression				\$	320,000	
Total				\$	6,840,582	
General Conditions, Overhead, Profit	12.5%			\$	855,073	
Design Contingency	5.0%			\$	342,029	
Construction Contingency	5.0%			\$	342,029	
Escalation	5%			\$	342,029	assume start of construction 2020 (2Q-3Q)
Total for General, Electrical, Mechanical, Plumbing, Fire Protection				\$	8,721,743	
Site (allowance)				\$	1,000,000	
Total						
			Total	\$	9,721,743	\$ 243.04

M. Financial Options

Per the Master Site Plan for Topton Community Park (Appendix A), funding opportunities were determined after analyzing the needs of the community. The following is an excerpt from the Master Site Plan (see Appendix A for the full document):

Grants are one means of funding the project components. The following is a list of potential funding sources to help implement the plan for Topton Park

Community Conservation Partnership Program (C2P2)

The Community Conservation Partnership Program (C2P2) is an annual grant program offered by the Pennsylvania Department of Conservation and Natural Resources (DCNR). The program is open to municipalities, municipal agencies, and authorized non-profit organizations. Grants are due mid-April and can be used for land acquisition, planning, and development of trails and parks. Applicants are strongly encouraged to work with their local DCNR representative before applying. All phases of the master plan are eligible projects for C2P2. It is strongly recommended that the Borough meet with their DCNR regional advisor to determine the most competitive grant applications. It is important to note that feasibility studies are typically not funded by other funding sources.

Greenways, Trails, and Recreation Program

The Greenways, Trails, and Recreation Program is offered by the Commonwealth Financing Authority (CFA) through the Department of Community and Economic Development (DCED). Funds are made available through the Act 13 Marcellus Shale Program. Previous rounds have been due the end of June. Eligible applicants include municipalities, council of governments, authorized organizations, institutions of higher education, watershed organizations, and for profit businesses. Funds may be used for the acquisition, rehabilitation/renovation, and development of public parks, recreation areas, and trails and the enhancement of rivers, streams, and watersheds for recreational purposes. The maximum grant amount is \$250,000 and the required match is minimum 15% of the grant amount. Most components of the master plan are eligible projects for the Greenways, Trails, and Recreation Program. It is important to strategize how this funding source can match other project funds.

Environmental Education Grants

The goal of DEP's Environmental Education Grants is to educate the public about local and regional environmental issues so that they can make informed decisions and take positive action on behalf of the environment. Eligible topics include climate change, water, and environmental justice. General grants are up to \$50,000 and require a 20% match. General grant projects cover a regional area or are statewide. Mini-grants are up to \$3,000 and require no match. Mini-grant projects focus on a definable area, such as a school, municipality, or county. Since the Environmental Education grants are meant to be used to educate the public, the mini-grants are a way to help support programming in the park focused on water. Program topics can include stormwater management, water quality monitoring, and habitat restoration aimed at a variety of audiences, from school age kids to homeowners and contractors.

N. Summary of Findings & Recommendations

The goal of this Feasibility study is to provide the leadership of the Borough with the information they need to make an informed decision about moving forward with the construction and operation of a new Recreation Center & Tipton Memorial Swimming Pool that will service the recreational, instructional, fitness and competitive aquatic needs of its residents.

Utilizing interviews and online surveys, the public has expressed great interest in revitalizing the Tipton Memorial Pool, which stands as a key resource for the community. With the addition of a Recreation Center, the Borough residents and non-residents alike would have a "safe and enjoyable space for all age groups".

The existing pool shell is original to 1956, and has exceeded its expected lifespan. The pool mechanical systems have issues that need to be addressed in the near future, and both swimming pools have critical issues in regards to the pool structure, turnover rates, Americans with Disabilities Act compliance, shifting deck and trip hazards.

Market Analysis reveals that while other community pools exist, most are nearly a 30 minute drive from Tipton. There are no Recreation Center facilities near the Borough that contain the program spaces requested. Therefore, including these facilities within Tipton Park would greatly benefit the area.

The Tipton Memorial Pool would be used by local swim teams and a community full of active adults and children. Renovations and improvements could include many new amenities appropriate for all ages. The new Recreation Center would not only provide direct access to the pool, and a location for revenue-generating functions, but also serve as the Borough Offices. The building also offers the opportunity to apply and implement many sustainable design strategies, such as water conservation, passive

solar design, high-efficiency mechanical and lighting systems, renewable energy, and utilization of environmentally preferred materials and products.

The lifespan of an outdoor aquatic facility is in the range of 30-40 years, depending on a variety of factors. Seeing that the Tipton Memorial Swimming Pool has far exceeded this lifespan, it is our recommendation that a complete replacement be considered by the Borough of Tipton. Given the limited economic impact of these projects, and given the financial magnitude of both the pool renovations and the Recreation Center, it is recommended that the Borough only pursue one project at a time, based on available funding.

.

Appendix A

Topton Park Master Site Development Plan



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Appendices

 Appendix A – National Wetlands Inventory

 Appendix B – NRCS Soil Report

 Appendix C – Committee Meeting Memos, Sign-in Sheets, and Handouts

 Appendix D – Public Meeting

 Appendix E – Opinion of Probable Cost

Acknowledgements

The Topton Park Master Plan was possible due to the support and commitment of many individuals. It is important to acknowledge the vision and leadership of all those that assisted in the preparation of this plan. Funding for the study was provided by Topton Borough.

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Kurt Showaltar, Brandywine Basketball Association
Eric Stoudt, Brandywine Youth Baseball Association
Tom Voeller, Brandywine Heights Area School District

Introduction

A Master Plan is a tool used to comprehensively plan the overall phased development of a site. The planning guide evolves out of the input from the community and typically includes evaluation of the existing conditions, brainstorming of possible programming and elements, cost evaluations, and a phasing plan.

The Master Plan for Topton Park was the result of numerous hours of planning with Borough elected officials, staff, residents, and businesses. Current uses at the park were reviewed, existing conditions at the park were evaluated, and site conditions were considered. Several options were proposed and the final plan was developed.

At the outset of the project, the design team met with Borough representatives to overview the project work, set the project schedule, define the goals and objectives, solicit preliminary feedback on key issues relative to the planning process, and discuss the relationship of this project to other planned and/or on-going planning and development projects within and surrounding the site. In addition, the project design team reviewed documents provided by the Borough.

Public Participation Process

The Borough established a project study committee comprised of a broad range of individuals that represented key groups within the Borough. Members of the committee were already using the park in very different ways. Frequency of use by the committee members ranged from not at all to daily. Most members frequented the park for a specific activity, such as baseball, softball, swimming, jogging, or walking the dog.

The committee discussed and set overall goals and objectives:

- ♦ Provide continuity within the park with a path or walkway.
- ♦ Create interconnectivity between various uses.
- ♦ Maximize recreation offerings.
- ♦ Accommodate informal play such as large open lawn, and access to the creek.
- ♦ Afford activities for all ages, from toddler to senior.

250th Anniversary

As the study progressed, discussion arose about the Borough's 250th anniversary in 2026. A final goal was established: to have the park renovations complete for the 250th anniversary. This would give the Borough ten years to finalize plans, raise funds, and complete the renovations.

Analysis

History of Topton

The Borough of Topton was established in February 1876 along the East Penn Railroad. The railroad was built to carry iron ore to market. The Borough was named because it was the highest point between Reading and Allentown; it is also the highest elevation in Berks County, Pennsylvania. Situated in the northeast corner of the county, Topton is almost completely surrounded by Longswamp Township, except for a small northwest corner that peaks into Maxatawny Township.

Topton Today

Population of Topton in the 2010 census was 2,069. The Borough has an almost even distribution of all ages and nearly a 50/50 split between male and female. Although the population has a wide variety in ages, the race is nearly 96% white. Median income is \$62,997, higher than the state average of \$52,007. The top employers are East Penn Manufacturing, Lutheran Home at Topton, and the Brandywine School District.

Brandywine Heights Community Task Force is a Topton community group established in 2014 to make a difference by building a stronger community through education, engagement, and outreach. BHC Task Force sponsors and hosts events throughout the year at the park.

Recreational Opportunities

Topton Borough prides itself with a safe, clean community with established neighborhoods, well-maintained streets, and friendly business people. Recreational opportunities within the Borough include a baseball field on North Main Street and Washington Street, Brandywine Heights School District recreational facilities, and the crown jewel in the community, Topton Park, a ten-acre recreational facility with a variety of active and passive recreational amenities and programming.

Topton Park

Located in the heart of the Borough, Topton Park is surrounded mainly by residential zoning. To the north it peaks out onto the Borough's main and historic commercial district, Home Street. To the south, the park houses the Borough building and pool, with frontage on W. Weis Street, the main east-west connection in southern Berks County. The Brandywine Heights School District is directly across the street. The ten-acre park can be accessed from all sides, fronting on local residential streets. Toad Creek bisects the northeast corner of the park from the southwest corner.



Toad Creek, a tributary of the Little Lehigh, has a High Quality – Cold Water Fish and Migratory Fish designations from the Pennsylvania Code Chapter 93 Water Classification. A National Wetlands Inventory (NWI) search was conducted on the project area and no wetlands were identified. The NWI map is provided in the Appendix A.

Per the Natural Resources Conservation Service (NRCS), the majority of the 10-acre site is Urban land-Duffield

complex (UmB). About 2% of the site in the southeast corner contains Murrill gravelly loam (MuB). UmB is a well-drained soil derived from limestone and typically found on hills with 3-8% slope. A custom soil report from NRCS is found in the Appendix B.



Topton Park can be accessed on all sides by vehicle and on-street parking is available around the majority of the park. Several small parking lots serve the park: the Borough municipal lot on South Callowhill Street; the pull-in parking along Broad Alley and Oak Alley; and the pool parking lot off West Weis Street. There are no roads within the park. Limited pedestrian paths and walkways connect several park features, but no single continuous path exists. One bridge connects the east and west sides of Toad Creek.

Topton Park has a variety of passive, active, and organized recreational

opportunities for all ages. The park is used by numerous community organizations. Exhibit A is a list of community organizations found in Topton. Topton Park has an abundance of programming available to the public, many of which occur on an annual and/or routine basis. A snapshot of park programming is shown in Exhibit B. Facilities in the park include Topton Memorial Pool; playgrounds; pavilions; baseball and softball fields; basketball court; open lawn; and Toad Creek.



Evaluation of Existing Conditions

Topton Park is shaped like an hourglass with two distinct sections defined by a pinch point near the center. The northern section is further divided by Toad Creek, while Toad Creek skirts the eastern border of the southern section. The park is surrounded by urban development that is dominated by residential single family housing.

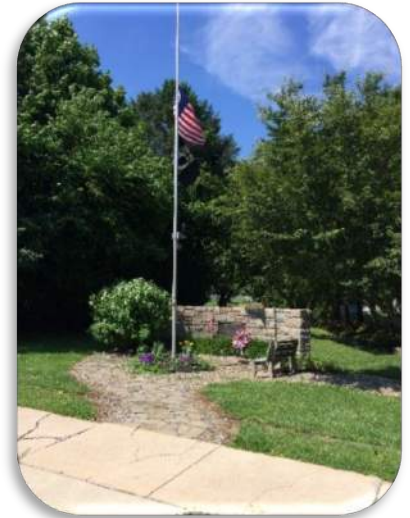
The steering committee reviewed the existing features of the park. Following is a synopsis of discussion at the committee meeting. Starting in the northeast corner of the park and working clock wise around the park, each element was discussed with the committee:

Exhibit A Community Organizations

- ◆ Boy Scout Troop #575 Longswamp
- ◆ Boy Scout Troop #510 Topton
- ◆ Brandywine Heights Community Task Force
- ◆ Brandywine Girls Softball League
- ◆ Brandywine Girls Volleyball
- ◆ Brandywine Youth Baseball Association
- ◆ Brandywine Youth Basketball Association
- ◆ Brandywine Youth Cheerleading
- ◆ Brandywine Youth Soccer Association
- ◆ Snow Stoppers
- ◆ Topton Community Outreach Club
- ◆ Topton Torpedos Swim Team
- ◆ Wrestling/Mat Club

Home Avenue

Home Avenue is primarily the commercial main street with mixed commercial and residential uses. The park faces Home Avenue with a commemorative stone wall and flagpole nestled into the park between Toad Creek and Home Avenue. Otherwise, there is no direct access between Home Avenue and the park because Toad Creek skirts along Home Avenue. A large concrete culvert, carrying Toad Creek north under Board Alley and then east under Home Avenue, prohibited the construction of a sidewalk connection to the park.



Open Lawn

The open lawn at the intersection of Home Avenue and Broad Alley between Toad Creek and the ball field is the largest and flattest unprogrammed area in the park and therefore serves as a multi-use field. It hosts programmed events like T-ball games, as well as unprogrammed active and passive recreation like Frisbee. Residents value this space and desire to see it preserved.

Parking is limited to the pull-in spaces off Broad Alley. Large trees and evergreens border the edge along Toad Creek. The soils are poorly drained and experience seasonal wetness.

Little League Field



The baseball field located at Broad Alley and South Cherry Street is considered to be in a good location. The soils are well drained and does not experience the same seasonal wetness as the adjacent open lawn.

The baseball league manages concession

and field use. The field is enclosed by a fence. Dugouts are well maintained. Behind home plate sits a multipurpose building that contains the concession stand, bathrooms, and the announcer's box. Limitations of the field are poor ADA accessibility; limited spectator seating and viewing areas; and inadequate number of parking spaces. There are no off-street parking spaces available and on-street parking is shared with the neighboring residents.



Pedestrian Bridge

The only pedestrian access across Toad Creek is a metal bridge in poor condition that occasionally floods. The uninviting bridge connects the ballfields to the basketball court and former playground.

Toad Creek

Toad Creek is not easily accessible to the public. The impaired creek has eroding streambanks, overgrown vegetation, and receives periodic large volumes of stormwater. The Creek limits access between the two halves of the park. The Borough is currently working on a separate plan to restore the stream. Residents clearly desire greater access to and views of the creek, and see it as a great natural amenity to the park.



Pavilion

The small pavilion is located on the south side of Toad Creek in a wooded area with lots of shade just off an unnamed alley off of South Home Avenue. Formerly summer programming used the pavilion for senior and daycare programming. With the removal of the adjacent playground, it has not been used and now considered an 'albatross' in the park. It formerly housed picnic tables but due to vandalism the tables have been removed. A second, larger pavilion is located on the west side of the park off of South Callowhill Street.



Exhibit B Park Programming

- ◆ **Splash Bash** at the pool – poolside events and games each month during the pool season.
- ◆ **Music in the Park** series – live music in the park on Sundays
- ◆ **Halloween Parade** – annual parade organized by the Community Outreach Club.
- ◆ **Memorial Day Parade** – annual parade
- ◆ **Senior Citizen Days**
- ◆ **Community Days**
- ◆ **National Night Out** – Free Admission at the Topton Memorial Pool for community appreciation day with appearances by local Fire & Rescue Departments. Live music and movie.
- ◆ **Fireworks**
- ◆ **JC Fish Rodeo**
- ◆ **Car Show**

Timbertown Playground

Southwest of the pavilion was the site of a large community build wooden playground. The playground was in poor condition and difficult to maintain/repair. It had become a hang-out for less than desirable activity because it was difficult for police to patrol. The playground was recently removed but the memorial/dedication plaques were salvaged during the demolition. The site is currently an open level area.

Basketball Court

Located on West Smith Street, adjacent to the demolished playground, are the remnants of a basketball court. The pavement



and fence are in poor condition to the point that the court is not usable for basketball play. There are no lights and the neighbors have complained of noise when used. Currently it is used informally for parking.

Pinch Point

Between Oak Alley and the demolished playground and in alignment with Cherry Street is a pinch point in the park that is exacerbated by Toad Creek. This linchpin in the park is currently not accessible because Toad Creek is as wide as the property. Visibility between the upper and lower portions of the park is limited.

Softball Field

To the north of Toad Creek and the pinch point, is the softball field where championship games and tournaments are held. The playing field is in good condition, but the supporting facilities require attention. The batting cages are away from the infield. The concession is located below the announcer's box and run by the league. The stand is in need of repairs and too small. The dugouts are also in need of repairs, while the bleachers offer limited visibility of the field. There are no lights so games are restricted to daylight hours. Restrooms are located between the field and the pavilion. There are a limited number of off-street parking spaces, so most parking is on the street. Additional parking is needed. Since the field is enclosed by a fence it is illegally used as a "dog park" on occasion.



Restrooms

The restrooms are located off Oak Alley between the large pavilion and the softball field. They are ADA compliant but not easily accessed by the northern section of the park. Each restroom contains two fixtures and a sink. When the park is highly used, the restroom facilities are not large enough.



Large Pavilion



A large pavilion is located on the west side of the park near the playground, off of South Callowhill Street. It is rented throughout the season and sufficient in size for the community events that are held there several times a year.



However, the antiquated facility has limited ADA access and is in poor condition: the ceiling is low, numerous repairs have been made, and it does not have an area for food preparation or cold storage. Limited parking is available that is shared with the other park amenities. This pavilion has good visibility and is rarely vandalized, unlike the small pavilion on the east side of the park.

Playground

Located on the western edge of the park along South Callowhill Street and Borough Building parking lot, the playground is a newer park improvement with mulch safety surface. The playground is well used; however, it is located a distance from the ballfields and is not ADA accessible.



Borough Hall Parking Lot

There are two parking lots that serve the Borough offices: the main lot is located off of South Callowhill Street and a second one is located off Weis Street which dually serves the community pool. Both parking lots are inefficient: they have limited parking spaces that are poorly arranged. The two lots are not connected for vehicular traffic, only by a pedestrian walkway. The lots are not large enough to serve the Borough Hall, especially for meetings, and are frequently used by park and pool visitors. Additionally, the pavements is in poor condition, stormwater drainage is bad, and the Borough lot has steep slopes. The Callowhill lot has additional safety concerns because kids cut through the lot.



Borough Hall

The Borough Building, built in 1967 and renovated in 1995, has adequate office space and a large meeting room. Visibility of the building from Weis Street is poor because it is located on a side street rather than the main thoroughfare through the Borough.

Pool

The pool at Topton Park has been an important community amenity for over 60 years. It is composed of a four-inch concrete shell that has received increased repairs and patching recently. The filtration system needs to be redone or replaced. A small concession area serves pool patrons. The pool and concession stand are profitable. The pool facility is ADA accessible but outdated and lacks a locker room for patrons to store belongings. Enclosed by an unattractive chainlink fence, patrons access the pool from the Weis Street entrance and parking lot. However, the fence is a barrier, preventing pool patrons from accessing other park amenities.



The pool is heavily programmed with daily, weekly, and annual activities through a summer day camp, the swim team, and programs and activities for the general public.

Parking

Currently the park is served by 152 parking spaces located in seven different areas. In addition, on street parking is available along the bordering streets of Broad Alley, Oak Alley, and a third alley off of Home Avenue. Most parking is shared with adjacent residents and businesses so, particularly in the evening, parking is very limited and an overall concern by many.



Sidewalks/Trails

Throughout the Borough, sidewalks parallel the streets providing pedestrian connections between the school, commerce, housing, and the park. Some gaps exist along Cherry Street, Weis Street, Callowhill Street, Oak Alley, and Broad Alley. There are two well-marked crossings on Weis Street at Callowhill Street and Henningsville Road.

PA Bicycle Route 'L', which extends from Susquehanna County to Chester County, runs along Weis Street.



Community Input

The Study Committee was tasked with reaching out to the community and identify components the residents and park users would like to see in the renovated park. Exhibit C is a list of the elements the community would like to see in the park.

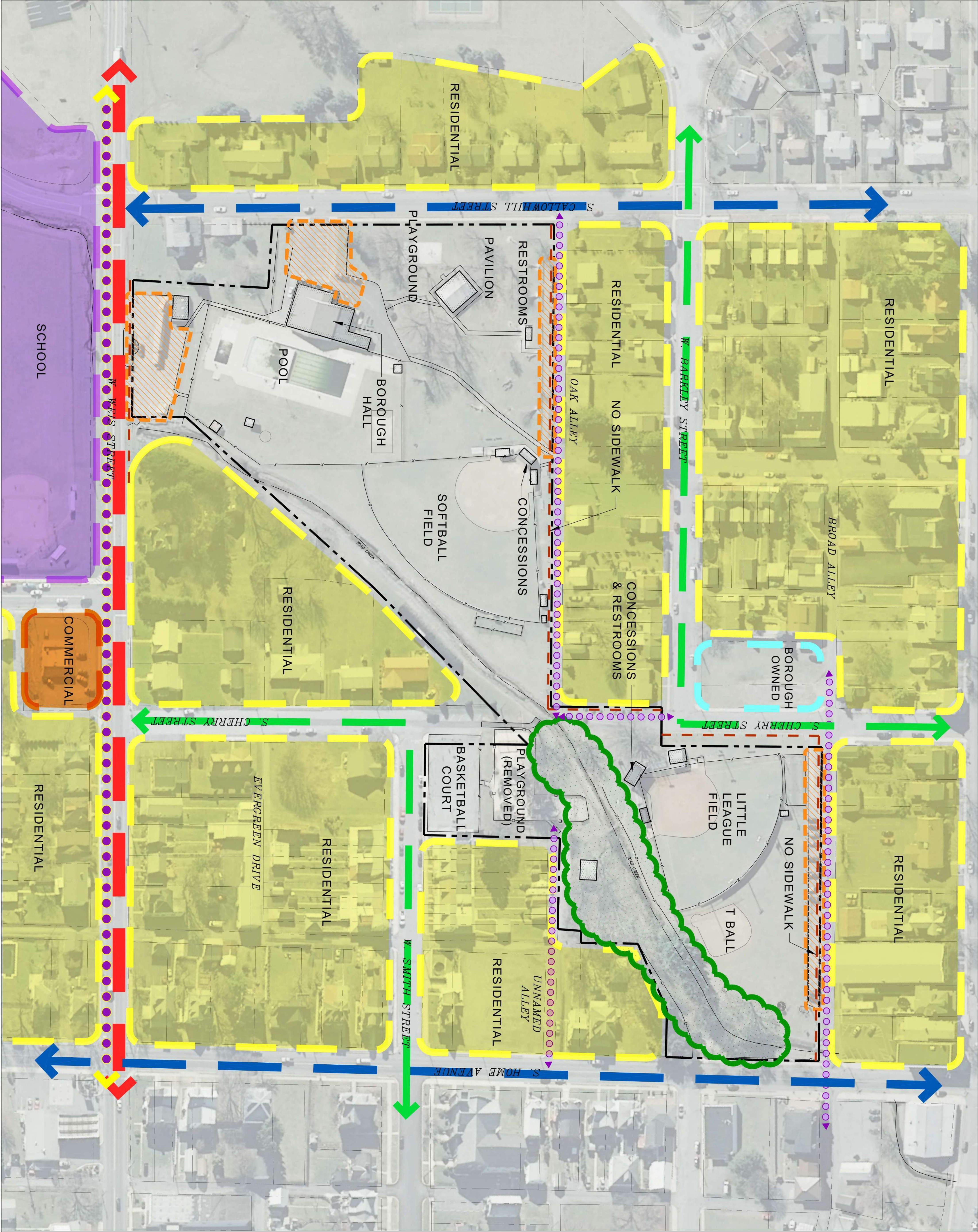
Exhibit C – Community Wish List

+/- 10 car parking	Gazebo	Recreation building
AC	Gazebo bridge	Recreation center (6)
AC recreation center	Hang out shade/pavilion	Recreation center – multipurpose court
Access to water	Hanging chair swing	Recreation center (indoor gaga)
Available to residents	High dive	Recreation center w/ locker rooms, basketball court, weight room, office, multipurpose room, programs
Band shell/stage	Income generator	Relocate t-ball field
Baseball lighting field	Indoor basketball court (high school regulation)	Rent/borrow equipment
Baseball/softball storage	Indoor bleachers/spectator	Resolve drainage issue at softball field
Basketball/ice hockey (by t-ball)	Indoor/outdoor pool	Restrooms (lower park)
Bathrooms (year round)	Interpretive signage	Seating areas
Beach volleyball	Lap pool	Security cameras
Big slide (pool)	Learning/demonstration garden	Shed/storage
Bleachers	Lighted walking path (3)	Snack stand (softball) – (move)
Bocce court	Lighting	Soccer fields – informal/formal
Bowling	Lighting field	Space in pool area
Bridges	Lower area – stage	Splash pad (3)
Cameras	Metal bleachers	Stage – movie nights/performances
Car show	Mommy and me swing	Summer playground program
Carnivals – large space	Motion lighting	Summer program: 9-1/Monday-Friday/8 weeks/K-6 (older – staff)
Center of Topton	Multiuse indoor court	Swings (2)
Center town “hub”	Native plants	Toddler equipment
Classes – yoga/etc.	Netting along creek or higher fencing	Topton days
Community garden	No Wi-Fi	Topton Halloween parade
Community garden – all ages (3)	Open space	Tournaments
Competition pool	Outdoor classroom	Trail lighting
Concession	Par-core course	Trail markers (2)
Creek – access/learning	Parking (2)	Trail to connect to recreation center
Creek repair – accessible	Parking 50 cars/game	Trampoline park
Culvert creek – more space	Parking garage	Volleyball (sand)
Distance markers	Paved trail (wheelchairs, stroller)	Walking path (4)
Diving well	Pavilion – better/bigger/accessible	Walking path (asphalt)
Dog park (3)	Pavilion – cold food storage	Walking trail (2)
Dog water fountain	Pavilions	Walking trail (wide for bikes) (2)
Ecology/diversity	Performance area (2)	Water fountains
Enclosed pool	Playground	Wider bridge ‘8’ (for equipment)
Fencing around field	Playground – ADA equipment/fence enclosed	Year-round pool
Field prep equipment	Pool	Zip line
Fishing pond	Pool with dome	
Fitness equipment (3)	Programs	
Fitness path & equipment		
Gaga ball pit (2)		
Games and practice		

Numbers in parenthesis indicate the number of people who suggested the item

SITE ANALYSIS PLAN

- KEY
- RESIDENTIAL LAND USE
 - COMMERCIAL LAND USE
 - MUNICIPAL LAND USE
 - SCHOOL LAND USE
 - PARKING AREAS
 - WOODED AREA
 - PARK BOUNDARY
 - NO SIDEWALK
 - MAIN ARTERIAL
 - STREET COLLECTOR
 - SECONDARY COLLECTOR
 - LOCAL ALLEY
 - PA BIKE ROUTE "L"



Concept Plans

Based on the Study Committee discussions and the Community Wish List, three different concept plans of the park were developed and presented to the project committee. The committee discussed the pros and cons of each plan and provided direction on a draft master plan.

Concept Plan One

Highlights

Concept One proposes a new complex that would house the Borough building, recreation center and pool. Centralized parking would be accessed from both Weis and Callowhill Streets and serve the new facility, as well as the park.

A new pavilion would replace the large pavilion located at South Callowhill Street and Oak Alley. Two new playgrounds are proposed: one for toddlers (2-5 years old) and one for older kids (5-12 years old). The softball field would be re-oriented with a new concession stand.

Loop trails and three bridges are proposed throughout the park providing a fitness loop and connections to all the park amenities. The first and most southern bridge would connect to the new T-ball field and parking lot located in the area of the old playground. A new pavilion would replace the small dilapidated pavilion just off the unnamed alley.

The northern section of the park off Broad Alley would house an improved baseball field and new concession stand and the new basketball court. The parking lot along Broad Alley would remain.

Concept Plan One Discussion Points

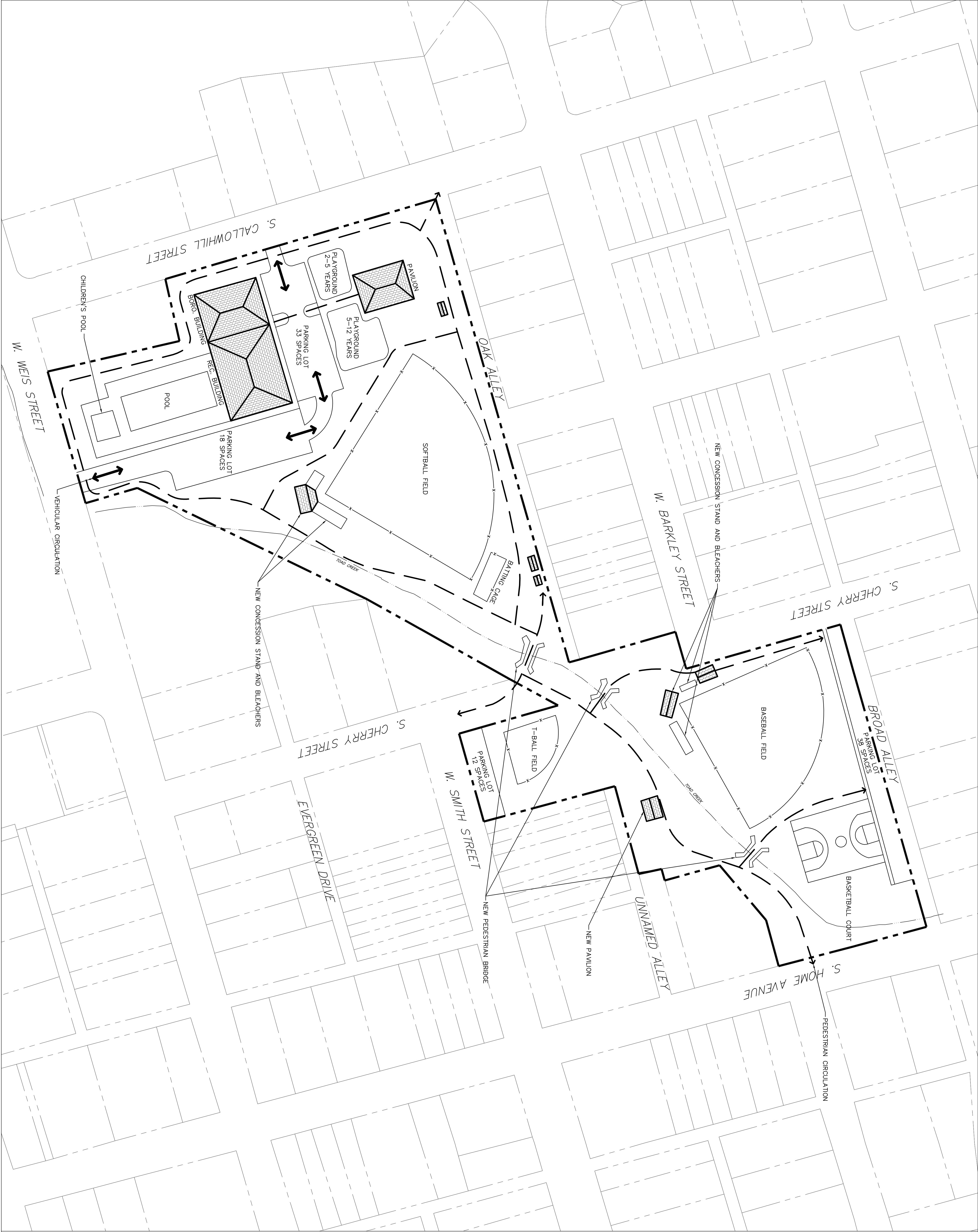
The committee felt Concept One brought too much change to the park. The cost to replace the Borough hall, pool and a ball field was larger than the Committee felt was achievable. The new T-ball field location was accepted but not enough parking would fit. The visibility of the new basketball court near the road was liked for policing but this location will eat up the only open space for informal play. There were also concerns about the pool and playground being separated by the parking lot.

TOPTON BOROUGH
COMMUNITY PARK
MASTER PLAN

Topton Borough
Berks County, Pennsylvania

MAP #
1

Concept Plan One
March 21, 2016



0 60' 120' 180'
SCALE: 1"=60'

Concept Plan Two

Highlights

Concept Two also has a new Borough building, recreation center, and pool. The Borough Hall is re-located with frontage on Weis Street and with access to one large parking lot. Behind the Borough Hall is the new recreation center and pool area.

Active recreation area is located at the corner of South Callowhill Street and Oak Alley. In addition to new playgrounds for toddlers and older kids, this corner would also gain a volleyball court, basketball court and restrooms. The old pavilion is also proposed to be replaced with one more open and inviting, as well as accommodating temporary food storage and prep.

As with Concept One, Concept Two also proposes to re-orient the softball field and install a new concession stand. The baseball field and T-ball field would remain in their locations but receive a new concession stand at the baseball field.

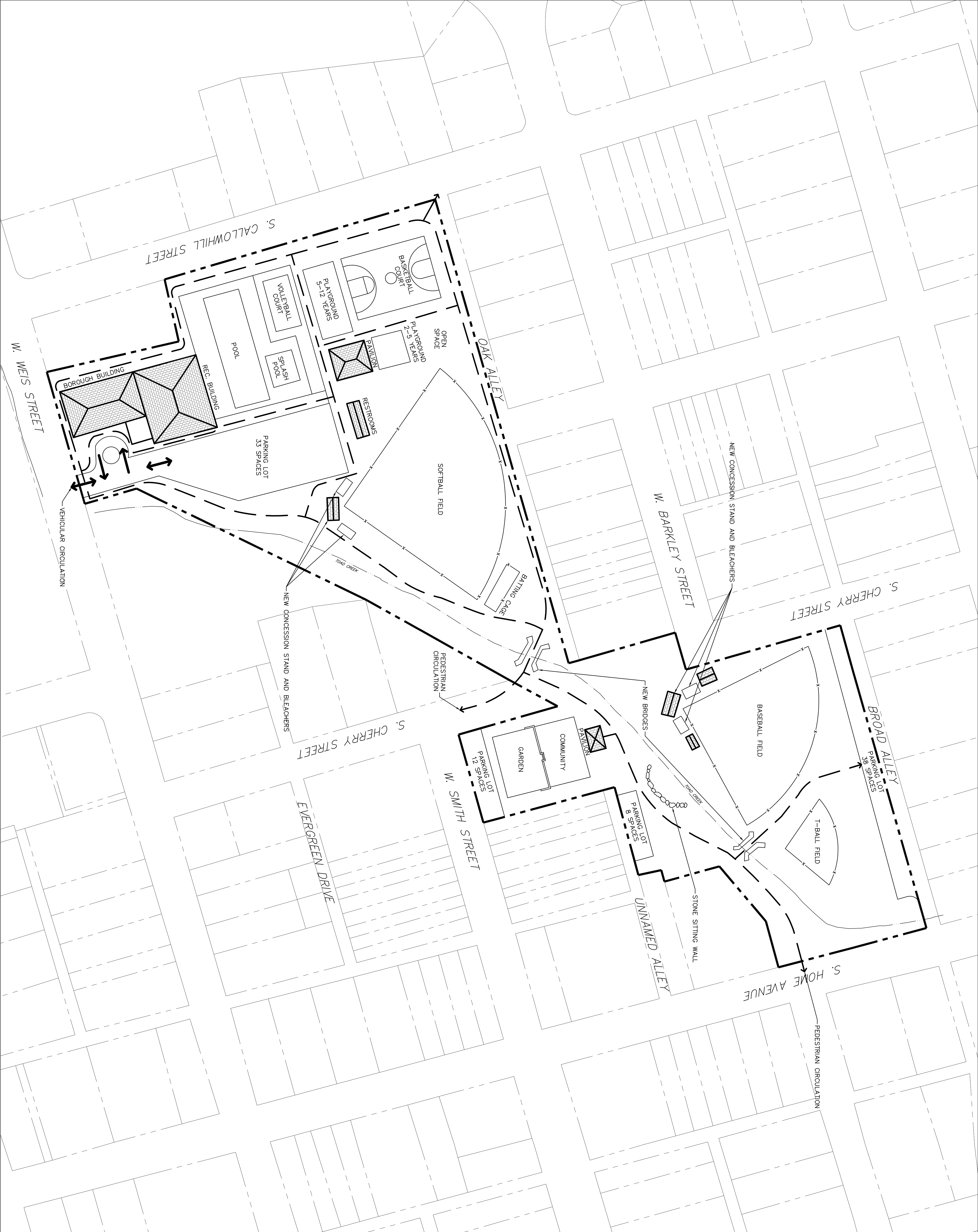
Across Toad Creek a new terraced community garden and parking lot are proposed in the area of the old playground site. An area to access Toad Creek is proposed northeast of the garden, providing opportunity for water quality education programming.

Again, the park will be interconnected by pedestrian paths but this time with a linear trail and two bridges over Toad Creek.

Concept Plan Two Discussion points

Similar to Concept One, the cost to replace and relocate several major park elements was daunting for the committee. They liked the grouping of the playground, volleyball court and pavilion near the pool complex for cross use. However, there was not much interest in a community garden taking up such a large space. The group welcomed the opportunity for access to the water's edge and new park programming. The committee preferred the loop trail in Concept One rather than the linear trail in Concept Two. Again, the committee would prefer to open up the field at Broad and Home.

Concept Plan Two
March 21, 2016



Concept Plan Three

Highlights

Concept Three proposed the most elaborate changes to the park. The Borough building and recreation center are proposed to be moved to the center of the park along Toad Creek. Two large parking lots would be placed off Oak Alley to serve the municipal building and the park. The new facility would have views of Toad Creek. The community center would have an outdoor education area while the municipal space would have an outdoor patio. The point of the park on Weis Street would house a memorial. Clustered off Callowhill would be the pool, natural play areas, the pavilion and a community botanical garden. Concept Three eliminates the softball field which would need to be provided on another site. As with Concept One, the T-ball field will be located across Toad Creek at the former playground site. A parking lot and the volleyball court will accompany the field. The baseball field will remain in its location with a new concession stand and a new playground will be placed at Broad and Home. A fitness trail will loop through the entire park and two bridges will cross Toad Creek.

Concept Plan Three Discussion Points

Concept Three proposes too much change. The committee did not like the softball field being moved to a new location. The overall costs would be the greatest of the three concepts and too large.

Conclusions

Discussions about the three concept plans synthesized the needs of the community and helped to formulate a fourth concept plan – the draft plan. Important comments came out of the concept discussions include:

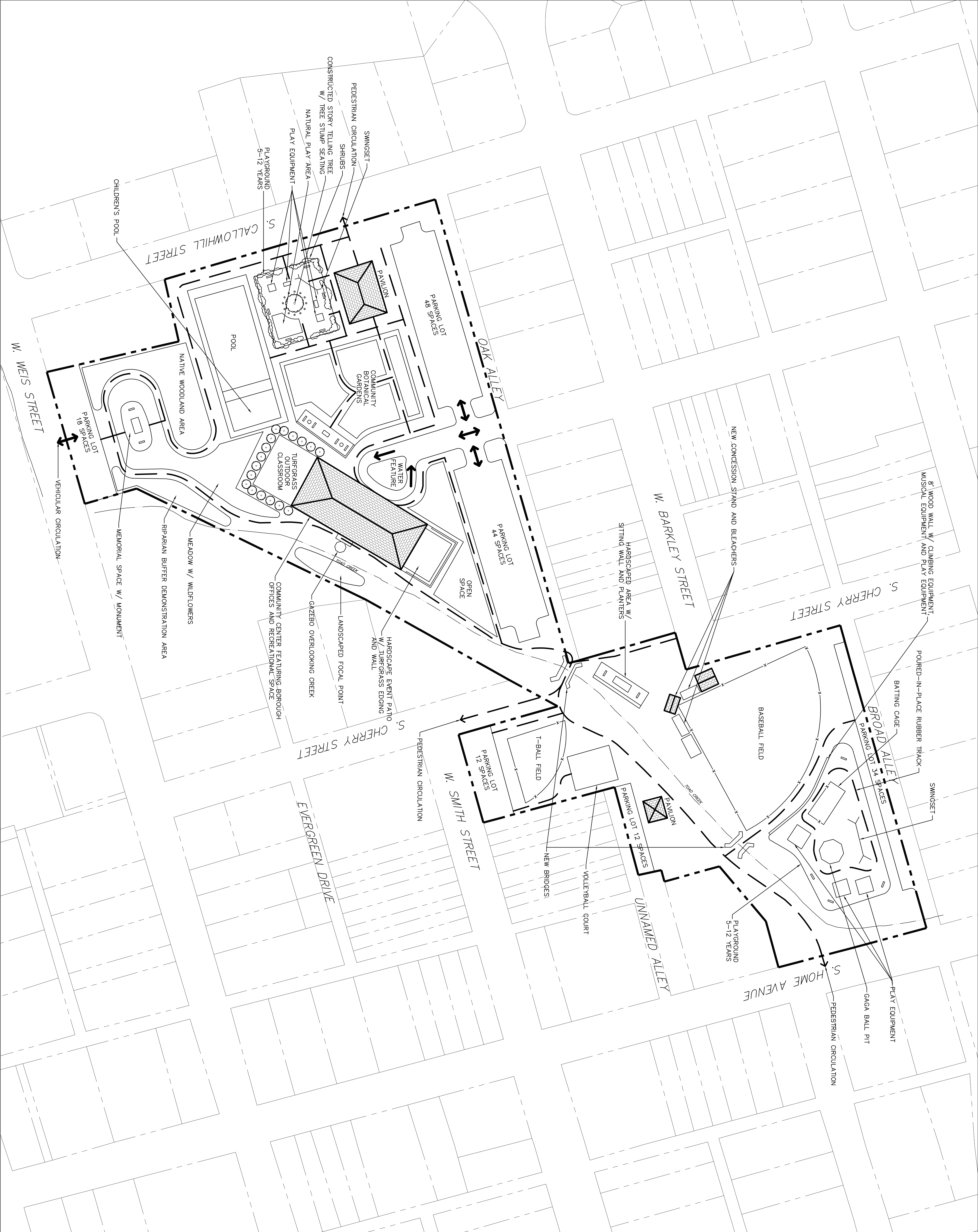
- ♦ Preserve active recreation elements.
- ♦ Include activities for all ages and abilities.
- ♦ Provide space for informal play/passive recreation.
- ♦ Combine the Borough building with the new recreation center.
- ♦ Locate the playground near the pool and pavilion.
- ♦ Add splash pad for kids.
- ♦ Add a stage or bandshell next to open lawn for events.
- ♦ Replace the main pavilion.
- ♦ Incorporate trails throughout the park. Include both upper and lower loops.
- ♦ T-ball field can also double as a whiffle ball field.
- ♦ Remove the "dog park" from the softball field.
- ♦ Complete improvements for the Borough's 250 anniversary in 10 years.

TOPTON BOROUGH
COMMUNITY PARK
MASTER PLAN

Topton Borough
Berks County, Pennsylvania

MAP #
3

Concept Plan Three
March 21, 2016



0 60' 120' 180'
SCALE: 1"=60'

Draft Master Plan

Based on the wish list from the community and the discussions with the study committee, a fourth concept, or draft master plan, was established. The draft master plan expands upon the existing footprint of the park, making this fourth concept the most economically feasible. The following is a description of the draft plan, broken down by the southern and northern sections.

Southern Section

The draft master plan proposes a new indoor recreation center addition to the existing Borough Hall facility. The existing pool area will be redone with a new pool and children's splash pad. The Weis Street parking lot will be expanded and extended to Callowhill Street. Off the new recreation center and at the corner of Callowhill and Oak, a new basketball court will be built. The playground will be expanded with equipment for both 2-5 and 5-12 years old. The old pavilion will be replaced by a new large pavilion and adjacent to the existing restroom facility. The softball field will be redone with new concession stand/announcers box and lighting for evening games. Walking trails will be woven through the park providing pedestrian circulation through all portions of the park. Two pedestrian bridges will cross Toad Creek and a scenic overlook/meditation area will be placed off of Oak Alley.



Northern Section

Across Toad Creek in the former wooden playground and basketball court area, a new dedicated T-ball field and parking lot will be constructed. To the northeast of the new T-ball field and at the end of the unnamed alley will be a renovated pavilion, additional parking, and an enclosed dog park. One of two pedestrian bridges will cross Toad Creek and provide access to the baseball field, multi-use lawn area and the bandshell. Tucked along Toad Creek near Home Avenue will be new Bocce, gaga, and quoits/horseshoe courts. A new overflow parking lot will be constructed on a Borough-owned lot at the corner of Alley Street and Cherry Street. This lot will also serve as snow-emergency parking for residents. Toad Creek will be enhanced by a riparian buffer and walking trails will continue throughout the northern portion connecting sidewalks, parking areas, and park amenities.



Additional Draft Master Plan Recommendations

Trash cans shall be placed throughout the park with two dumpsters centrally located: one at the front parking lot by the Borough Hall and a second one at the east end of Board Alley, near the softball field. The dumpster located near the Borough hall can serve the rec center/Borough Hall and pool, while the dumpster near the softball field will serve the ballfield concession stands.

The pavilion, bandshell, ball fields, pool, basketball court, playground, Borough Hall and rec center should be adequately lit. These lights shall dim at night but have a motion sensor so they light up to full power if there is activity in the area. The Weis Street parking lot and access drive from Callowhill shall be lit to accommodate evening use of the recreation center and Borough Hall. These lights

shall be controlled by photocell to turn on and to dim at 11 pm. Lights at the pavilion, bandshell and basketball court shall have a manual override for special events. The three ball fields shall be lit with LED sports lighting to control light from spilling onto adjacent residences. Each field shall have four poles to optimize light on the field. Operation of lights at each field shall be manually controlled.

In addition to the lighting at key areas to assist in the surveillance of the park at night, it is recommended that the Borough consult with a security company regarding a camera security system that can be installed in the park and Borough Hall. The system shall be monitored by the police department. Emergency access needs to be coordinated with the police and emergency responders.

Water and electric service shall be provided to each ballfield, pavilion and bandshell. Potable water shall be provided by a frost free lockable hydrant or an in-wall frost free hydrant to provide for field irrigation, wetting down the skinned areas, and general cleaning/maintenance. The little league and softball field stands, pavilion and bandshell shall each have a minimum 100 amp service. The T-ball field and basketball court will need lockable weather proof 110 v outlets, which could be provided at the base of each lighting pole.

Toad Creek should be embraced as an asset to the park, rather than a barrier. The Borough has recognized this and is working to revitalize the Creek. Funds have been applied for to repair the streambanks with rock and vegetation, repair the stream channel, replace the existing pedestrian bridge and add a new bridge.

Final Master Plan Discussion

The final master plan is the most cost effective re-use of existing facilities. The connection between the pool, recreation center and playground is a missing component in the existing park, so the new plan seeks to create connectivity and continuity. Some key new park elements include: a separate dog park to redirect pet owners from using the fenced ball fields; the enlarged open lawn area by relocating the T-ball field; additional on and off-street parking to minimize conflicts with surrounding residents; bridges and riparian buffer plantings to enhance Toad Creek corridor and provide greater connections; a recreation center further expands year-round community activities at the park; and re-locating and improving the playground and basketball court foster use and surveillance. The plan was presented to the public and their comments and suggestions were incorporated into the plan.

Site Plan
February 13, 2017



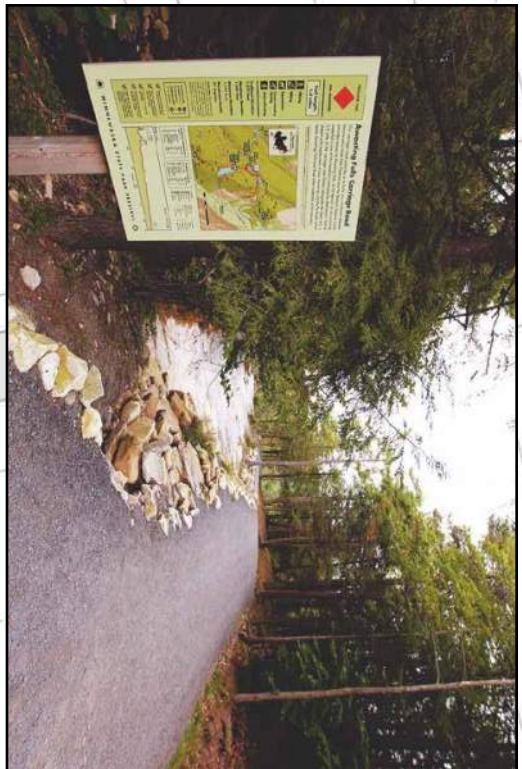
Pavilion with Optional
Greenroof



Riparian Buffer



2-5 Year Old Playground



Walking Trail



5-12 Year Old Playground



Gaga Ball Pit



Indoor Basketball Court



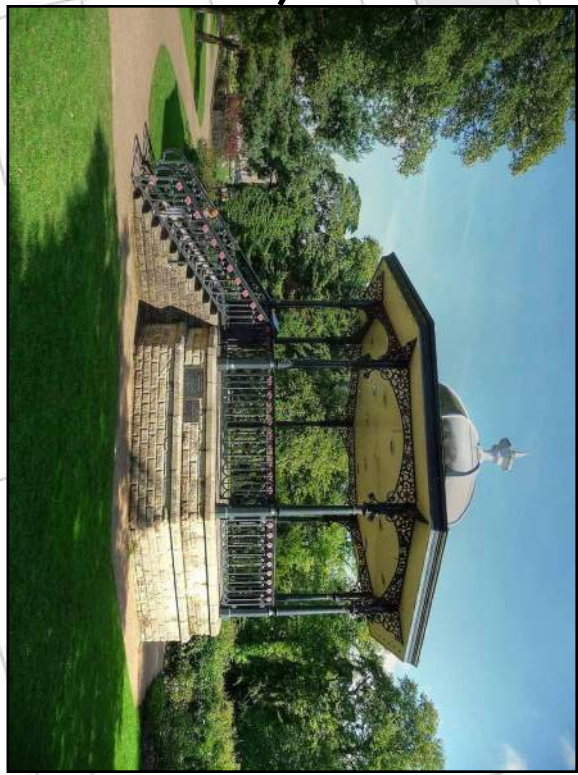
Scenic Overlook with Access
to Toad Creek



Splash Pad



Parking Lot with Stormwater
Basins



Bandshell



Enclosed Dog Park



Timber Bridge



SCALE: 1"=60'

Final Master Plan

The proposed master plan has been broken down into eleven key areas, or phases, to be completed over time: T-ball field, playground/basketball area, pavilion, recreation center, pool, Weis Street parking, softball field, Toad Creek, and Smith Street parking, dog park, baseball field, open lawn area, and the overflow parking lot. Each phase will focus on a part of the overall master plan aimed at addressing the most pressing needs first. The phases can also be strategic when applying for funding. Detailed opinions of probable cost are in Appendix.

Phase One – T-ball Field

Phase One will consist of constructing a new T-ball field and parking lot. The T-ball field will be located over the old playground site and the parking lot will be located where the basketball court is currently located. The T-ball field has a 45' base line with a 125' foul line, which can also accommodate a whiffle ball tournament. The field should be fence enclosed and consideration made for permanent player seating. ADA accessible parking will be located off Chestnut Street and a curb ramp will be constructed to allow those with needs to access the sidewalk and future trails running along the perimeter of the field. The parking lot will feature 22 spaces including two accessible parking stalls. The total estimated cost associated with this phase would be \$433,029.60.

Phase Two – Playground/Basketball Court

The construction of a new playground with separate areas for children aged 2-5 years and children 5-12 years, as well as a new basketball court, are components of Phase Two. The existing playground will be demolished and the equipment will be removed. A new playground will be constructed next to a new pull-in parking area located along Oak Alley. The playground will feature a rubber pour-in-place safety surface and separate fenced in areas for the different age groups along with the associated play equipment. Shade structures will also be built to provide cover. The play area should be rather level, so some grading will be required with potentially a small retaining wall outside the fence along the southwest corner. The playground equipment shall be selected to challenge all ages and inclusive of all abilities.

A new asphalt basketball court will be constructed adjacent to the playground and will be built to full-size 50' by 94' court dimensions with an additional 10' safety

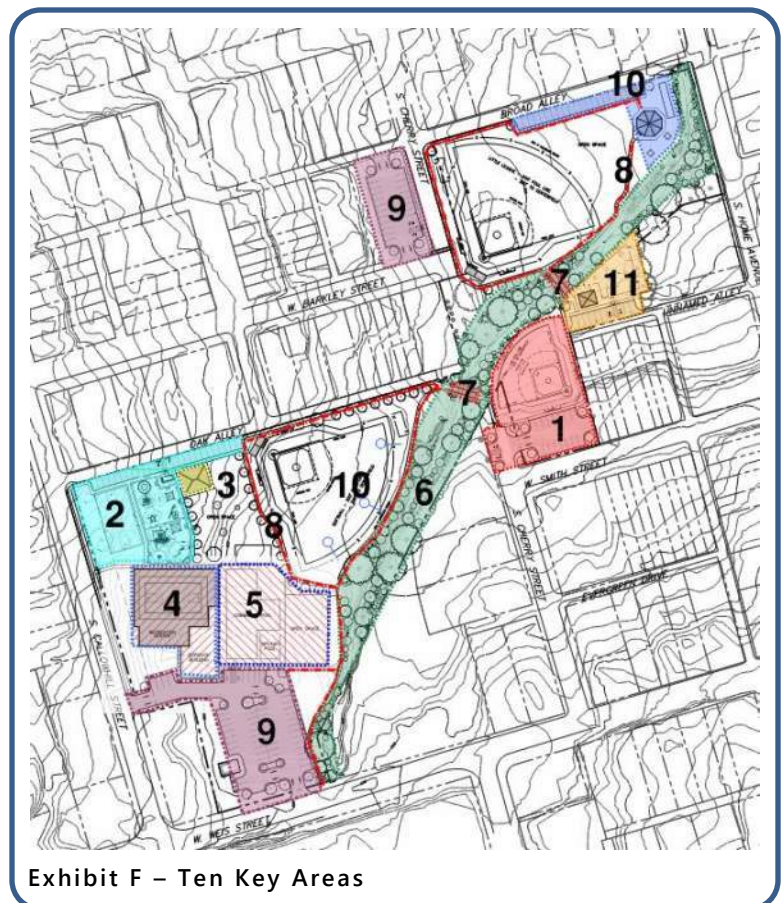


Exhibit F – Ten Key Areas

zone. A 10' tall 9-gauge black vinyl coated chain link fence will enclose the court. Two, 4' wide lockable gates shall be provided at either end of the court. The basketball court could be lit with LED lights to extend the hours of play during warm weather days. The lights can be operated on a standard schedule, or with the option for players to turn on, for 1 hour increments, up to a set shut off time. A parking lot consisting of 25 stalls including two accessible parking stalls will be built where the current gravel lot exists. Concrete or asphalt paths shall be constructed to connect the various elements together. These paths will then connect to a larger trail system designed for the park. The existing kiosk will remain. Signs shall be posted at both the playground entrances and basketball court with rules, hours of operation and contact information. Since this is a highly-developed section of the park, cameras shall be integrated into this area and eventually be linked into an overall park security and monitoring system. The total estimated cost associated with this phase would be \$1,248,731.03.

Phase Three – Pavilion

Phase Three features the construction of a new pavilion which will replace the existing one. The current pavilion will be demolished and the new one will be constructed between the new playgrounds and the softball field. The pavilion will be approximately the same size as the current one measuring 39 feet by 46 feet. The pavilion shall be open to provide greater access and surveillance. The ceiling shall be no less than 10' high at its lowest point. The surface under the pavilion shall be concrete. Outlets and water supply will be needed to accommodate various functions and cleanup. The pavilion shall be lit with LED lighting, with solar panels placed on the pavilion roof to offset annual operating costs. The addition of a ribbon LED light around the perimeter of the structure can add interest during special events and at night. Picnic tables, one ADA accessible table and trash cans shall be included in this project. Also, either built into the pavilion or possibly an addition to the existing restroom facility, should be area for a refrigerator and temporary storage. The addition of security cameras shall be part of this work, to eventually connect to an overall park monitoring system. Adjacent area to the pavilion will be utilized as open space and will feature a new sand volleyball court and a new gaga ball pit. Equipment for these games could be provided at the new recreation center and leased to park users. The total estimated cost associated with this phase would be \$362,457.48.

Phase Four – Recreation Center Feasibility Study

A feasibility study for a new recreation center addition to the existing Borough building is the fourth phase. This recreation center would house an indoor multi-purpose court focused on basketball, as well as offices, exercise rooms, storage, classrooms, and other uses. Restrooms, lockers and concession can be shared with the pool and Borough hall functions to reduce overall cost and long term maintenance. The development of a strong program will be key to the success of the center. The center can also be a central monitoring station for the park, as well as provide equipment storage for other resources in the park. Geothermal and solar shall be considered in the planning phase to keep the building "green". The total estimated cost for this phase would be \$60,000. We recommend the Borough retain a team of specialized consultants to collectively prepare this study in conjunction with the pool feasibility study. Potentially, an architect could lead the team with specialized sub-consultants for the pool and recreation center.

Phase Five – Pool Feasibility Study

Related to the previous phase, Phase Five is a feasibility study for the construction of a new pool. The current pool has been a community focal point for over 60 years and receives a great deal of use. The summer program is popular with the community and is expected to maintain a high level of usage. This study will look at the construction of new pool with a splash pad and determine whether this would meet the community's needs. The layout shall accommodate cross use of the pool with the other elements in the park, such as the gaga pit, sand volleyball court, playground and pavilion, so the pool is fully integrated into the park. Shared restrooms, lockers, concession, and offices can economize space needs and reduce annual maintenance costs. The total estimated cost for this phase would be \$40,000.

Phase Six – Riparian Buffer

Phase Six consists of creating a riparian buffer along Toad Creek. The existing condition of the creek is that the streambank features mown and un-mown grass and is generally open, especially in the lower section of the park. This creates flood and erosion-prone areas along the creek. Creating a vegetated riparian buffer not only mitigates damage caused by flooding but also improves water quality and beautifies the park. This buffer will feature native large and small trees, shrubs, grasses, groundcovers, and other low-level plants. Materials used to stabilize the bank shall be natural. The total estimated cost for this phase would be \$184,929.45.

Phase Seven – Pedestrian Bridges

The construction of three new pedestrian bridges spanning Toad Creek are the seventh phase. The bridges will be approximately 40 feet long by 10 feet wide; enough to support lawn and maintenance equipment access, but not emergency or large construction vehicles, as all areas of the park are accessible from local streets. The bridges connect the park-wide trail system and provide opportunity for viewing Toad Creek. Each bridge will require the construction of concrete abutments on either end of the structure. The selection of prefabricated structures minimize cost and expedite construction. Final selection of bridge materials, finish, railing, decking, and color will need to be done during the development of construction documents. Geotechnical borings at each abutment location will be required to confirm foundation requirements. The base of each foundation shall be adequately supported with large riprap for scour protection. Permitting for the structures should be done at one time, even if not all the bridges are being built at one time. The total estimated cost for this phase would be \$661,111.80.

Phase Eight A – Trails

Phase Eight 'A' will be the construction of the trails throughout the park and the installation of lighting for the softball field. These five-foot-wide stone dust trails will connect various features in the park and provide much needed recreation activities to the Borough's residents. The trails will connect the upper and lower sections with a section running along the creek and feature an overlook area with sitting wall. The total estimated cost for this phase would be \$628,106.25

Phase Eight B – Softball Field Renovation/Lighting

To provide better accommodation for softball players and spectators, the ballfield, concession stand and dug outs shall be moved to the south. This will permit the construction of over 25

additional pull in parking spaces along Oak Alley. Renovating the turf field and providing a new skinned infield and warning track will create a tournament class field. New perimeter chainlink fence and backstop shall be 9 gauge and black vinyl coated. A sidewalk along the parking area will facilitate access to the ballfield as well as be part of the overall park trail network. LED lighting with poles for the softball field will also be installed during this phase. Approximately nine poles will be installed to allow for playing at dusk. The batting cage shall be relocated. The total estimated cost for this phase would be \$794,373.60.

Phase Eight C – Baseball Field Renovation/Lighting

Within the next 10 years, the baseball field will require renovation of the turf field, skinned infield areas and addition of a warning track will create a tournament class field. New perimeter chainlink fence and backstop shall be 9 gauge and black vinyl coated. A sidewalk along Cherry Street will facilitate access to the ballfield as well as be part of the overall park trail network. LED lighting with poles for the baseball field will also be installed during this phase. The batting cage shall be relocated and require the removal of a few parking spaces on Broad Alley. The total estimated cost for this phase would be \$656,652.60.

Phase Nine – Parking Lots

Phase Nine will consist of the construction of new parking facilities off Weis and Barkley Streets. The parking lot off Weis Street will feature 54 parking stalls and will have two accessible parking spaces for the pool. The parking lot will have entrances from Weis Street and Callowhill Street to service both the Borough building and the recreation center.

The parking lot off Barkley Street will feature an additional 23 stalls with two accessible parking stalls. Crosswalks connecting the lot with the baseball field will cross Cherry Street. A retaining wall along the western side of the lot will help ease grading issues found here. The addition of impervious pavement in a park, although not desired, is necessary to accommodate park users. The lots will require DEP permitting and the addition of stormwater management systems to handle and treat the rainwater runoff before entering Toad Creek. LED lighting shall be provided for the main lot and considered for the second lot. Underground detention and infiltration will be required, to reduce the loss of additional park space. The use of raingardens and planted landscape islands will aid in stormwater quality, MS4 requirements, and shade the lot to reduce global warming. The total estimated cost associated with this phase would be \$787,938.38

Phase Ten – Bandshell

Phase Ten will focus on the construction of a bandshell to be located in the northeast corner of the park adjacent to the baseball field. This structure will be constructed out of wood and steel on top of a concrete foundation. The structure shall include power and water to support events and cleaning. The addition of theatrical lighting on and under the canopy will foster events and offer evening interest. Area adjacent to the bandshell will be designated as open space and feature a horseshoe pit, quoits, and bocce ball game areas. A parking lot to service this area will be constructed along Broad Alley on the existing gravel lot and feature two accessible parking spaces. The addition of a unisex bathroom shall be constructed on the south side of the creek, near Home Avenue. The total estimated cost of this phase would be \$448,726.75.

Phase Eleven – Dog Park

Phase Eleven will consist of the construction of a new dog park with a parking lot and repairs to an existing pavilion. The dog park will be built adjacent to the existing pavilion and be entirely fenced in and feature play equipment for the dogs. The pavilion will receive repairs to better service its users and a parking lot will be built off the alley from Home Avenue. There will be 11 spaces in total with two accessible parking stalls. Trails will connect this space to the rest of the park, so the parking can be shared by users attending other events. The total estimated cost of this phase would be \$138,013.80.

Project Funding

Planning is essential to a quality project. Now that the plan for the park is complete a strategic approach to fund the project is the next step. The components of the plan have been prioritized into a suggested phasing plan. The needs of the community were analyzed and funding opportunities were considered. The plan is not a static document – in fact, action has already taken place. Grant opportunities were available and the Borough applied for funds from the DEP for improvements to Toad Creek. Grants are one means of funding the project components. The following is a list of potential funding sources to help implement the plan for Topton Park.

Community Conservation Partnership Program (C2P2)

The Community Conservation Partnership Program (C2P2) is an annual grant program offered by the Pennsylvania Department of Conservation and Natural Resources (DCNR). The program is open to municipalities, municipal agencies, and authorized non-profit organizations. Grants are due mid-April and can be used for land acquisition, planning, and development of trails and parks. Applicants are strongly encouraged to work with their local DCNR representative before applying.

All phases of the master plan are eligible projects for C2P2. It is strongly recommended that the Borough meet with their DCNR regional advisor to determine the most competitive grant applications. It is important to note that feasibility studies are typically not funded by other funding sources.

Greenways, Trails, and Recreation Program

The Greenways, Trails, and Recreation Program is offered by the Commonwealth Financing Authority (CFA) through the Department of Community and Economic Development (DCED). Funds are made available through the Act 13 Marcellus Shale Program. Previous rounds have been due the end of June. Eligible applicants include municipalities, council of governments, authorized organizations, institutions of higher education, watershed organizations, and for profit businesses. Funds may be used for the acquisition, rehabilitation/renovation, and development of public parks, recreation areas, and trails and the enhancement of rivers, streams, and watersheds for recreational purposes. The maximum grant amount is \$250,000 and the required match is minimum 15% of the grant amount.

Most components of the master plan are eligible projects for the Greenways, Trails, and Recreation Program. It is important to strategize how this funding source can match other project funds.

Multimodal Transportation Funds

There are two Multimodal Transportation Funds: one is jointly administered by the DCED and the Department of Transportation (DOT) under the direction of the Commonwealth Financing Authority; the second is administered by solely the Department of Transportation.

The focus of the DCED Multimodal Transportation Fund is to improve transportation assets that enhance communities, pedestrian safety and transit revitalization. Projects related to streetscapes, lighting, sidewalk connections and enhancement, crosswalk safety improvements, and bicycle lanes. Typically, grants are due in July and eligible applicants include municipalities, council of governments, businesses, economic develop organizations, public transportation agencies, and

rail and freight ports. Grants range between \$100,000 and \$3,000,000 and require a 30% match.

There are four types of projects that are eligible for the Department of Transportation's Multimodal Transportation Fund: projects that coordinate land use with transportation assets to enhance existing communities, projects related to streetscapes, lighting, sidewalk enhancement and pedestrian safety, projects improving connectivity or utilization of existing transportation assets, and projects related to transit-oriented development. Eligible applicants are municipalities, counties, school districts, council of governments, businesses, non-profits, economic development agencies, ports, rail freight, and passenger rail entities. The program funds range between \$100,000 and \$3,000,000 with a match requirement of 30%. Applications are due the end of December.

Components of the master plan that are eligible for both multimodal funding sources would include improvements and additions of sidewalks and pedestrian street crossings at Weis Street.

Transportation Alternatives Program (TAP)

DOT's Transportation Alternatives Program replaces former grant programs offered by PennDOT, including Transportation Enhancements, Safe Routes to School, and the Recreational Trails Program. The program funds projects that are transportation alternatives. Eligible projects include: on- and off-road pedestrian and bicycle facilities; infrastructure projects for improving non-driver access to public transportation and enhanced mobility; community improvement activities; trails that serve a transportation purpose; and safe routes to school projects. The program funds projects between \$50,000 and \$1,000,000 in construction activities. The local sponsor match is all pre-construction costs. Applications are due the beginning of January.

Topton Borough is eligible for two pots of funds with TAP: the general state-wide funds and the Reading MPO allocation. Typically, one application is submitted to the state and the project will go into both funding pots. The Reading MPO reviews and ranks the applications within their area separately from the state-wide review.

Similar to the multimodal funds, the Transportation Alternatives Program can be used to install missing sidewalks and improve crosswalks that are a part of a cohesive walking network. Additionally, bike lanes, improved public transit access (like a bus stop), bike racks, and other bicycle facilities are eligible. Since the park is adjacent to the school district, walking paths through the park may also serve as safe walking routes to school.

Automated Red Light Enforcement Program (ARLE)

The ARLE Funding Program is administered by the Department of Transportation. The purpose of the program is to improve safety and reduce congestion through transportation enhancements. Eligible applicants are local authorities that can enact laws related to traffic (municipalities, counties, etc.), metropolitan planning organizations (MPOs) and rural planning organizations (RPOs), county planning organizations, and commonwealth agencies. Match is not required but highly encouraged. Applications are due June 30th of each year.

ARLE is another funding option that can help to improve pedestrian and bicycle circulation to/from the park and within the park.

Growing Greener II

Growing Greener II is a state program established to address Pennsylvania's critical environmental issues. The funds distributed to the Department of Environmental Protection (DEP) are to be used

for watershed restoration and protection, abandoned mine reclamation, and abandoned oil and gas well plugging projects. Eligible applicants include incorporated watershed associations, counties, municipalities, county conservation districts, council of governments, nonprofits, educational institutions, and municipal authorities. Projects require a 15% match. No standard grant deadlines are posted. Check with local DEP office for details.

The DEP Growing Greener grants can be used for improvements to Toad Creek. The Borough is encouraged to meet with their local DEP Growing Greener representative and the Berks County Conservation District to vet potential projects.

Environmental Education Grants

The goal of DEP's Environmental Education Grants is to educate the public about local and regional environmental issues so that they can make informed decisions and take positive action on behalf of the environment. Eligible topics include climate change, water, and environmental justice. General grants are up to \$50,000 and require a 20% match. General grant projects cover a regional area or are statewide. Mini-grants are up to \$3,000 and require no match. Mini-grant projects focus on a definable area, such as a school, municipality, or county.

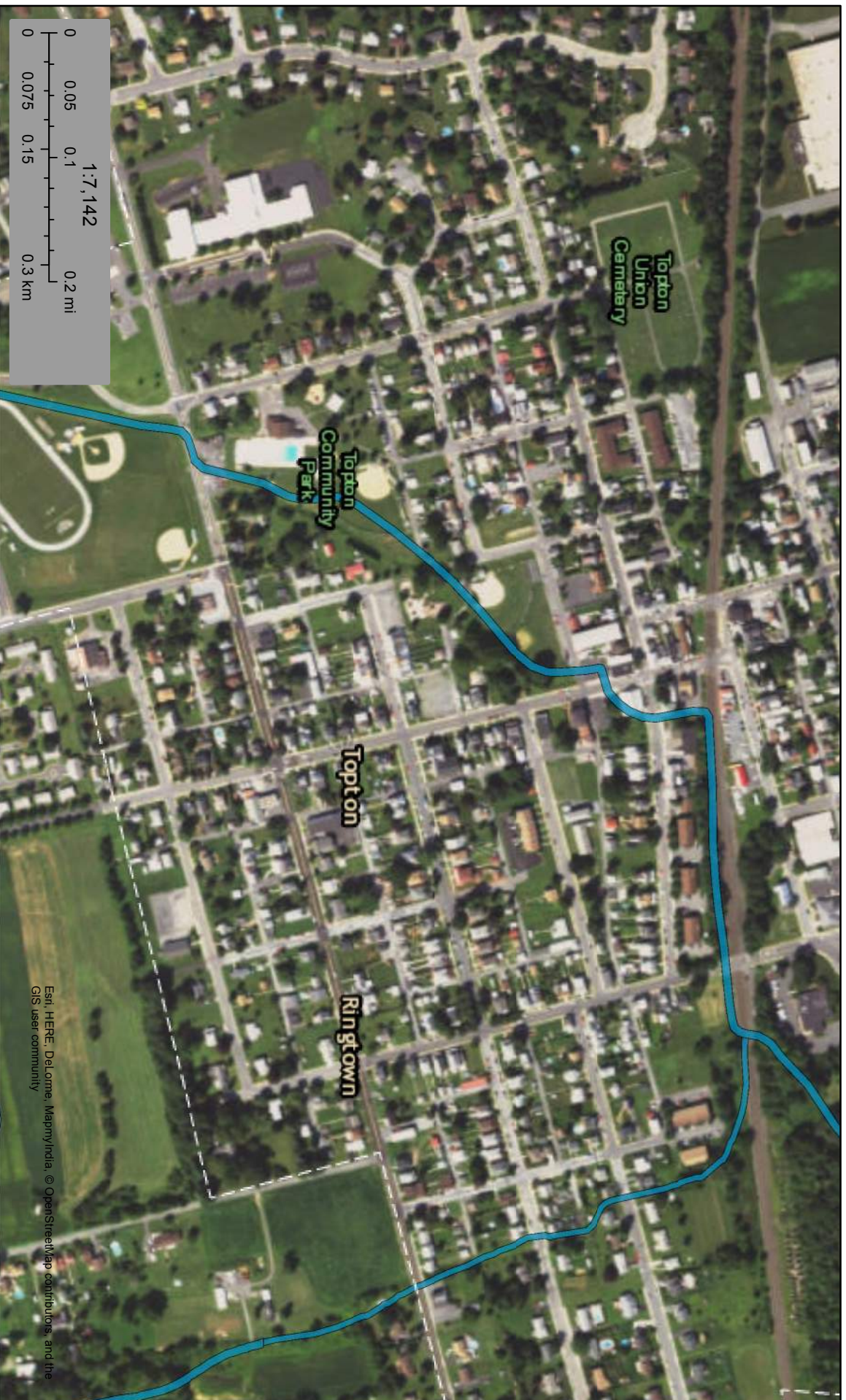
Since the Environmental Education grants are meant to be used to educate the public, the mini-grants are a way to help support programming in the park focused on water. Program topics can include stormwater management, water quality monitoring, and habitat restoration aimed at a variety of audiences, from school age kids to homeowners and contractors.

APPENDIX A



U.S. Fish and Wildlife Service
National Wetlands Inventory

Topton Park Wetlands



March 27, 2017

Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

APPENDIX B



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Berks County, Pennsylvania**

Topton Park



March 24, 2017

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.









Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



MAP LEGEND

	Area of Interest (AOI)		Spoil Area
	Area of Interest (AOI)		Stony Spot
Soils			Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
Special Point Features		Water Features	
	Blowout		Streams and Canals
	Borrow Pit	Transportation	
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow		Background
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Berks County, Pennsylvania
Survey Area Data: Version 13, Sep 19, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 20, 2011—May 10, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Berks County, Pennsylvania (PA011)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
MuB	Murrill gravelly loam, 3 to 8 percent slopes	0.2	1.9%
UmB	Urban land-Duffield complex, 0 to 8 percent slopes	11.7	98.1%
Totals for Area of Interest		11.9	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the

Custom Soil Resource Report

development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Berks County, Pennsylvania

MuB—Murrill gravelly loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 172v
Elevation: 200 to 1,800 feet
Mean annual precipitation: 32 to 50 inches
Mean annual air temperature: 48 to 57 degrees F
Frost-free period: 120 to 200 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Murrill and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Murrill

Setting

Landform: Hills
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear, convex
Across-slope shape: Convex, linear
Parent material: Colluvium derived from limestone, sandstone, and shale over residuum weathered from limestone

Typical profile

A - 0 to 9 inches: gravelly loam
Bt - 9 to 31 inches: gravelly clay loam
2Bt - 31 to 64 inches: gravelly silty clay loam

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: 72 to 99 inches to lithic bedrock
Natural drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 6.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Hydric soil rating: No

Minor Components

Clarksburg

Percent of map unit: 4 percent
Landform: Valley flats

Custom Soil Resource Report

Landform position (two-dimensional): Footslope, toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave, linear

Across-slope shape: Linear, concave

Hydric soil rating: No

Penlaw

Percent of map unit: 4 percent

Landform: Swales

Landform position (two-dimensional): Toeslope, footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: No

Thorndale

Percent of map unit: 2 percent

Landform: Depressions

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Linear, concave

Hydric soil rating: Yes

UmB—Urban land-Duffield complex, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 173v

Elevation: 200 to 1,500 feet

Mean annual precipitation: 32 to 50 inches

Mean annual air temperature: 44 to 57 degrees F

Frost-free period: 120 to 200 days

Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 65 percent

Duffield and similar soils: 25 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Landform: Hills

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Pavement, buildings and other artificially covered areas

Typical profile

C - 0 to 6 inches: variable

Custom Soil Resource Report

Properties and qualities

Slope: 0 to 8 percent

Depth to restrictive feature: 10 to 100 inches to lithic bedrock

Available water storage in profile: Very low (about 0.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8s

Hydric soil rating: No

Description of Duffield

Setting

Landform: Valleys

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Residuum weathered from limestone

Typical profile

Ap - 0 to 10 inches: silt loam

Bt - 10 to 53 inches: silty clay loam

C - 53 to 72 inches: silt loam

Properties and qualities

Slope: 0 to 8 percent

Depth to restrictive feature: 48 to 120 inches to lithic bedrock

Natural drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: High (about 10.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: B

Hydric soil rating: No

Minor Components

Clarksburg

Percent of map unit: 4 percent

Landform: Valley flats

Landform position (two-dimensional): Footslope, toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave, linear

Across-slope shape: Linear, concave

Hydric soil rating: No

Penlaw

Percent of map unit: 4 percent

Landform: Swales

Custom Soil Resource Report

Landform position (two-dimensional): Toeslope, footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: No

Thorndale

Percent of map unit: 2 percent

Landform: Depressions

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Linear, concave

Hydric soil rating: Yes

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Custom Soil Resource Report

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APPENDIX C



BARRY ISETT & ASSOCIATES, INC.

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85 South Route 100
Allentown, PA 18106

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Memorandum of Meeting

DATE: 1/25/16

PROJECT #: 341616.002

LOCATION: TOPTON BOROUGH HALL **TIME:** 7 PM

PROJECT NAME: TOPTON BOROUGH PARK MASTER SITE PLAN – COMMITTEE MEETING #1

ATTENDEES: (see attached)

PURPOSE:

Introductory committee meeting. Outline of the project process and committee tasks. Committee members introduced themselves. Reviewed overall site plan. Discussion on existing conditions and amenities in the park.

MINUTES:

Members of the committee currently use the park in very different ways. Frequency of use ranged from not at all to daily. Most members frequent the park for a specific activity, such as baseball, softball, swimming, jogging, or walking the dog.

The group discussed some overall goals and objectives such as:

- Provide continuity within the park with a path or walkway.
- Create interconnectivity between various uses.
- Maximize recreation offerings.
- Accommodate informal play – large open lawn, access to the creek, dogpark.
- Afford activities for all ages, from toddler to senior.

Reviewed the site plan starting at Home Avenue and worked southwest to Weis Street.

Starting in the northeast corner:

1. Home Avenue
 - a. Former "Town Center"
 - b. Flagpole
 - c. No access to the park – isolated by Toad Creek
2. Open lawn
 - a. Largest and flattest un-programmed area in the park
 - b. Shared with T-ball field
3. T-ball field in the corner
 - a. Limited on-street parking

- b. Large trees/evergreens
 - c. Wet/poorly drained
- 4. Little League Field
 - a. Good location
 - b. Well drained field
 - c. Fence enclosed
 - d. League manages concession and field use
 - e. Dugouts, concession, restrooms all closely located
 - f. Limited ADA accessibility
 - g. Limited spectator seating/viewing areas
 - h. No off-street parking
 - i. On street parking shared with neighboring residents
- 5. Pedestrian Bridge
 - a. Metal
 - b. Occasionally flooded
 - c. Poor condition
 - d. Not attractive/inviting
 - e. Connects ballfield to former playground
- 6. Toad Creek
 - a. Inaccessible
 - b. Eroding
 - c. Limits access/movement in the park
 - d. Borough currently working on restoration project
- 7. Timbertown Playground
 - a. Recently removed
 - b. Memorial/dedication plaques salvaged
 - c. Difficult to police
 - d. Unable to maintain/repair
 - e. Liability
 - f. Became a hang-out/hiding spaces
 - g. Currently open level area
- 8. Basketball Court
 - a. People park on it
 - b. Not fence enclosed
 - c. Pavement in poor condition
 - d. Not usable/not used
 - e. Isolated drainage issue
 - f. Diamond Tex infield works well
 - g. No lights
 - h. Adjacent to residents
 - i. Noisy
- 9. Pavilion
 - a. Wooded area/shaded
 - b. Used to have picnic tables
 - c. Picnic tables vandalized, thus removed
 - d. Summer programs
 - e. Previous senior/daycare uses
 - f. The 'albatross' in the park
 - g. "what is it?"
 - h. Not currently used
- 10. Pinch Point
 - a. Aligns with Cherry Street
 - b. Narrow portion of park
 - c. Unable to see from upper to lower portions of the park

- d. Not accessible – stream width of property
- 11. Softball Field
 - a. Batting cage away from infield
 - b. Concession stand in need of repairs
 - c. Concession space too small
 - d. Concessions run by leagues
 - e. Limited off-street parking
 - f. No enough parking
 - g. Fence enclosed field used as “dog park”
 - h. Dugouts need updating
 - i. Re-orient bleachers to afford better views
 - j. Spectators cannot see game
 - k. No lighting
 - l. Championship Game held here
 - m. Tournament use
- 12. Restrooms
 - a. Close to pavilion, playground and softball field – shared use.
 - b. Sometimes not large enough
 - c.
- 13. Large Pavilion
 - a. Large covered space
 - b. Antiquated
 - c. Low ceiling
 - d. Limited ADA access
 - e. Shared and limited off-street parking
 - f. Rented throughout the season
 - g. Patchwork of repairs
 - h. No food prep/cold storage area
 - i. Several community events held here
- 14. Playground
 - a. Newer park improvement
 - b. Not ADA accessible
 - c. Away from ball fields
 - d. Adjacent traffic on Borough parking lot and Callowhill Street
- 15. Borough Hall Parking Lot
 - a. Steep slope
 - b. Inefficient
 - c. Poor drainage
 - d. Poor condition
 - e. Not connected to upper lot
 - f. Safety concern as kids cut across lot from pool to playground
 - g. Inadequate space for Borough Hall, particularly meetings
 - h. Parked by pool and adjacent park amenity users
 - i. Access off Callowhill Street
 - j. One-way circulation
 - k.
- 16. Borough Hall
 - a. Addition to the pool building
 - b. Large meeting room
 - c. Adequate office space
 - d. Adjoining pool building.
 - e. Not on the “main street”
- 17. Pool
 - a. Pool over 60 years old

- b. Increased repairs/patching
 - c. 4" concrete shell
 - d. No locker space
 - e. Limited off-street parking
 - f. Programmed facility
 - g. "Out dated"
 - h. Not popular
 - i. Generally profitable
 - j. Concession area
 - k. ADA accessible
 - l. Day camp program
 - m. Swim team
 - n. Need more parking
 - o. Fence enclosed
 - p. Fence prohibits walking along
 - q. Access from Weis Street
18. Programming
- a. JC Fish rodeo
 - b. Car show
 - c. Music in the park
 - d. Fireworks
 - e. Other – multiple organizations

ACTION:

Committee charged with developing a wish list for the park.

BIA to prepare an existing conditions site plan.

Next meeting to be set up in February.

COPIES:

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DATE: January 25, 2016

PROJECT #: 343416.002

NAME: Borough Park MSP

OWNER: Topton Borough

Sign In Sheet

NAME	ORGANIZATION/RESIDENT	PHONE NUMBER	EMAIL
Stephen Beck	Boro Councilman	610 682 6640	beck1@PTD.NET
Michelle Leah	Council	610 334 2877	chicka@dejazzd.com
RICKIE A. GREENLY	EAST PENN MFG.	610 682 6361	RGREENLY@DEKABATTERIES.COM
Keith Arnold	BGSL	610-762-9375	BOAD475@AOL.COM
Tony Boser	Topton Resident	484-274-4481	ToyCarboser@gmail.com
Erica Schoch-Shane	Graphite Machining	610 682 0080	erica.schoch@graphitemachininginc.com
Tommy Fitch	Advanced Graphite Machining	610-682-0080	Tommy.Fitch@graphitemachininginc.com
Prudence Miller	BHCTaskforce	484 955-1257	millerpru@gmail.com
Eric Stouff	B4BA	610-301-4152	
WALT SAMAYDAK	B4BA	610 780 6729	WALT.SAMAYDAK@BRANDYKINEBASEBALL.COM
Tom Joellker	BHASD	610 682 5113	thovae@bhasd.org
Ken Reisman	REISMAN	410 960 0040	KREITMEY@PTD.NET

Topton Borough Park • Master Site Plan

Topton Borough, Berks County, Pennsylvania

BIA proposes the following Scope of Services, which fully meets the services outlined in the Request for Proposal (RFP):

Task Overview

- Task 1 – Master Plan Goals and Objectives
- Task 2 – Background Information and Data
- Task 3 – Site Information and Analysis
- Task 4 – Activities and Facilities Analysis
- Task 5 – Design Considerations
- Task 6 – Design Process
- Task 7 – Design Cost Estimates
- Task 8 – Security Analysis
- Task 9 – Plan Narrative and Report
- Task 10 – Base Map and Site Development Drawings
- Task 11 – Grantsmanship

Task 1 – Master Plan Goals and Objectives

At the outset of the project, BIA will meet with Borough representatives to overview the project work, set the project schedule, define the goals and objectives, solicit preliminary feedback on key issues relative to the planning process, and discuss the relationship of this project to other planned and/or on-going planning and development projects within and surrounding the site. In addition, BIA will gather documents provided by the Borough for the project.

Task 2 – Background Information and Data

The goal of this task is to understand the community and its park system and how Topton Borough Park fit into the park system. Information about the community will be collected and analyzed, including but not limited to:

- ◆ Demographic information.
- ◆ Geographic information.
- ◆ Natural resources.
- ◆ Community park system inventory outlining the resources within each park, park sizes, and connections to each other and the region.
- ◆ Community planning documents, including any regional plans.

BIA will use this information to determine the Borough's recreational needs and interests. BIA will coordinate with the Borough to collect and review all relevant, available planning documents, in final and draft form, that provide information on: land use policy, comprehensive planning and zoning ordinance information, regulatory documents concerning park use and development, use permits and easements, and other relevant planning studies and related information.

SCOPE OF SERVICES

Topton Borough Park • Master Site Plan

Topton Borough, Berks County, Pennsylvania

BIA will utilize a variety of public participation methods to solicit this information and follow the guidelines established in the DCNR's *Public Participation Guide*.

- ◆ Steering committee meetings (four).
- ◆ Community workshops (one).
- ◆ Council Presentation (one).

Based on input received from the community workshop, interviews, focus groups, and survey, BIA will prepare a summary of ideas and concepts identified during the public participation process.

BIA will gather and prepare information generally about the community and more specifically each park site to provide a general overview of the project in the narrative report. This documentation shall include research on the history of the region.

Task 3 – Site Information and Analysis

BIA will conduct an inventory of existing site conditions at Topton Borough Park. This inventory documents the physical, natural, and cultural resources of the site that includes, but is not limited to, the following features:

- | | |
|---|--|
| ◆ Location. | ◆ Soil types. |
| ◆ Acreage. | ◆ Species of special concern. |
| ◆ Site access. | ◆ Stormwater drainage features. |
| ◆ Deed restrictions, easements, and right-of-ways that limit use. | ◆ Surrounding land uses. |
| ◆ Environmental issues. | ◆ Topographic features. |
| ◆ Floodplains. | ◆ Vegetation (including both native and non-native species present). |
| ◆ Historic features. | ◆ Vernal pools. |
| ◆ Playground safety audit (if available). | ◆ Wetlands. |
| ◆ Riparian buffers. | ◆ Zoning. |

BIA will provide an analysis and description of how the physical features within each park will impact the potential use and development of the park, such as:

- ◆ Advantages of the site for certain uses.
- ◆ Disadvantages of the site for certain uses.
- ◆ Areas that may not be suitable for public use.
- ◆ Areas that need special environmental protection and/or mitigation.
- ◆ Areas that should be protected because they are natural drainage courses.
- ◆ Areas of high quality habitat value.
- ◆ Other limiting aspects of the site, including deed restrictions.

Topton Borough Park • Master Site Plan

Topton Borough, Berks County, Pennsylvania

- ◆ Neighborhood compatibility, including impact on and from adjacent land uses to activities, lighting, traffic, noise, and/or aesthetic characteristics.

Task 4 –Activities and Facilities Analysis

The purpose of this analysis is to determine the uses and the type, size, and standards to which new facilities will be developed on the site, based upon the public participation process and site analysis.

A. Primary site use and facility programming.

BIA will develop a list of uses and facilities determined to be necessary for inclusion within the master plan for each park. Some potential uses include:

- ◆ Athletic fields.
- ◆ Playgrounds.
- ◆ Pavilions.
- ◆ Wildlife viewing.
- ◆ Nature trail with interpretive signage.
- ◆ Quiet places for reading and relaxing.
- ◆ Sensory gardens, wildlife gardens.
- ◆ Native plant gardens.
- ◆ Wetland or critical habitat protection.
- ◆ Education uses.
- ◆ Night sky viewing.
- ◆ Watershed protection.
- ◆ Environmental education.
- ◆ Eco-tourism.
- ◆ Outdoor temporary art.
- ◆ Natural sculpture garden.
- ◆ Outdoor classroom.
- ◆ Picnic grove.

Topton Borough Park • Master Site Plan

Topton Borough, Berks County, Pennsylvania

For each use or facility identified, BIA will:

- ◆ Describe the degree and skill level of site use for active recreation purposes.
- ◆ Describe the proposed use of the sites for passive recreation activities.
- ◆ Describe the proposed conservation of open space, natural areas, and buffers on the sites.
- ◆ Indicate the projected participation rates.
- ◆ Describe the basic standards and requirements of each use or facility.

B. Support facilities and design considerations.

BIA will identify the physical requirements of any infrastructure necessary to support these uses and facilities (i.e., access, parking requirements, comfort facilities, utilities, etc.), the applicable code/zoning restrictions, applicable ADA accessibility standards, permitting requirements, and resource protection requirements related to each use.

Topton Borough Park • Master Site Plan

Topton Borough, Berks County, Pennsylvania

Task 5 – Design Considerations

Using the information gathered from the previous tasks, BIA will identify the physical site opportunities and constraints regarding the suitability of various recreational uses and facilities, condition of existing facilities, stormwater issues, areas requiring environmental or historic resource protection, and other relevant topics.

Portions of the site could be considered environmentally sensitive. As a result, the master planning process and recommendations shall be guided by this notion. From the location of proposed improvements to the selection of materials for paths, parking, signage, overlook, railing, pedestrian bridge, plantings, etc., shall reflect a critical sensitivity to the site and the community.

BIA will incorporate sustainable site design and green infrastructure into the master plan and proposed improvements. Sources listed in the RFP as well as others will be used to provide a list of options to be discussed with the Borough.

The use of green materials will be provided in a menu format. BIA shall provide a comparison of cost, life expectancy, and maintenance needs for each “green option,” so the committee can fully understand the issues related to each proposed product.

Task 6 – Design Process

Once the programmatic needs of the park have been identified, BIA will develop concept sketch alternatives depicting the location and relationships between the proposed uses and facilities.

A. Alternative sketch drawings.

BIA will develop at least two illustrative draft concept sketch alternatives (bubble diagrams) for each park that will identify the approximate:

- ◆ Location and general extent of new or relocated/rehabilitated uses and facilities.
- ◆ Location of potential trails and linkages.
- ◆ Active and passive use areas.
- ◆ Areas for new parking areas.
- ◆ Areas needing natural buffers and/or screening.
- ◆ Areas requiring environmental protection and/or mitigation.
- ◆ Infrastructure improvement requirements to include stormwater.
- ◆ Other uses/ideas to be determined.

B. Evaluation and recommendations.

Topton Borough Park • Master Site Plan

Topton Borough, Berks County, Pennsylvania

BIA will prepare a written evaluation highlighting both the positive and negative points of each alternative. Based upon the findings of the needs assessment and programming requirements, BIA will recommend which alternative, or combination of ideas from each alternative, offers the best solution.

C. Master site development plan (MSDP).

BIA will prepare a draft of the final MSDP and present the alternatives and final draft MSDP to the steering committee and to the public. The plan will be to scale and all proposed uses and facilities and their support facilities will be shown to the proper orientation, size, and shape. Upon approval by appropriate agencies, BIA will prepare the final MSDP.

Task 7 – Design Cost Estimates

Based upon the site plan, BIA will develop an opinion of probable cost for plan implementation (construction cost). This cost estimate will be based upon current costs for construction, permitting, engineering, and other professional services; project administration; and contingencies.

BIA will also develop a phasing plan that prioritizes capital development projects and the future costs associated with each. Implementation strategies to finance these costs will also be considered.

Task 8 –Security Analysis

Safety and security from the perspective of the visitors are critical elements in the success of a park. The protection of the site and facilities are of concern to the Borough. BIA will evaluate the risk management options and will make recommendations regarding the safety, security, and risk management of the proposed new or rehabilitated existing sites.

As a part of the planning and design process, BIA will weigh the following criteria as a part of the recommendations:

- ◆ Design and construction alternatives.
- ◆ Policing and patrolling methods as well as monitoring via cameras, etc.
- ◆ Maintenance issues.
- ◆ Safety signage.
- ◆ Insurance coverage.

Through a series of interviews with local government officials, public safety officials, recreation providers, and insurance providers, BIA will make recommendations regarding safety and security at the sites from the following perspectives:

Topton Borough Park • Master Site Plan

Topton Borough, Berks County, Pennsylvania

- ◆ Safety and security of visitors.
- ◆ Protection of site property, recreation facilities, natural resources, critical habitat, and species of special concern.
- ◆ Risk management options.

BIA will work with the Borough to develop a multi-faceted safety and security program that best fits the needs of the community, the site, and the Borough. The following items will be outlined in the report:

- ◆ A safety policy.
- ◆ A process for routine inspections and hazard abatement.
- ◆ A program to assist employees and visitors in reporting hazards.
- ◆ Emergency procedures.
- ◆ An accident reporting system.
- ◆ An information management system for site safety and security.
- ◆ A citizen awareness and reporting program.

Task 9 – Plan Narrative and Report

A. Draft report.

Using information gathered and analyses produced in the previous tasks and in accordance with comments received from the committee and the community, BIA will prepare a draft master site plan report to summarize all components of the planning process. This draft will contain both narrative and graphic recommendations as listed below:

- ◆ Cover/title page/project acknowledgements.
- ◆ Executive summary.
- ◆ Project introduction (project goals, background, scope, methodology, and the public participation process).
- ◆ Needs assessment.
- ◆ Site opportunities and constraints analysis.
- ◆ Recreational activities and facilities program.
- ◆ Summary of design considerations and alternatives considered.
- ◆ Master plan recommendations.
- ◆ Detailed construction cost estimates.
- ◆ Phase implementation plan with suggested capital development plan.
- ◆ Maintenance, operating costs, and revenue.
- ◆ Security analysis.
- ◆ Bibliography (as appropriate).
- ◆ Appendices (as appropriate).

Topton Borough Park • Master Site Plan

Topton Borough, Berks County, Pennsylvania

B. Deliverables.

A 100% draft master plan report will be submitted for Borough review:

- ◆ Three bound and printed copies and one digital copy, in PDF format, for the Borough.

C. Final report/executive summary.

Following receipt of the comments from the Borough review of the draft document, BIA will finalize the document.

D. Deliverables.

The final master plan report will be provided.

- ◆ Three bound and printed copies and one digital copy, in PDF format, for the Borough.

Task 10 – Base Map and Site Development Drawings

A. Base map.

As a foundation for the final site development drawing (SDD), an existing conditions map of the site will be prepared in accordance with the specifications and information outlined in previous tasks and in the RFP.

B. SSD.

BIA will prepare drawings for each park that reflect the final, proposed, long-term, full development of each park. The drawings will be prepared on the foundation of the base map/existing conditions. The specifications and standards outlined in previous tasks and the RFP will be followed.

C. Deliverables.

For each park the following deliverables will be provided:

- ◆ Six full-scale SDD and one digital copy, in PDF format, shall be prepared and provided to the Borough.

Topton Borough Park • Master Site Plan

Topton Borough, Berks County, Pennsylvania

Task – 11 Grantsmanship

As an added value service, BIA provides our clients with grant writing services. As a part of the master plan process, BIA will help Tipton Borough determine which funding opportunities may be available to fund phases of the master site plan. BIA will work with Borough staff to apply for funds to implement phases of the master plan. BIA will prepare the application, provide cost estimates, outline required support documentation, and facilitate the submission in a timely manner. Some grant options include: DCNR Development Grants, Department of Community and Economic Development (DCED) Grants, and others.

Topton Borough Park • Master Site Plan

Topton Borough, Berks County, Pennsylvania

The schedule proposed below is based on a standard twelve month planning process. This takes into account time required to schedule committee meetings. BIA will customize the schedule, as required, to meet the township's goals and needs.

Task 1 – Master Plan Goals and Objectives

- | | |
|-----------------------------------|---------|
| A. Steering committee meeting #1: | Month 1 |
|-----------------------------------|---------|

Task 2 – Background Information and Data

- | | |
|--|---------|
| A. Park system analysis and document review: | Month 1 |
|--|---------|

Task 3 – Site Information and Analysis

- | | |
|--------------------------|---------|
| A. Field reconnaissance: | Month 1 |
|--------------------------|---------|

Task 4 – Activities and Facilities Analysis:

Month 2

Task 5 – Design Considerations

Month 3

Task 6 – Design Process

- | | |
|--|---------|
| A. Steering Committee #2: | Month 1 |
| B. Alternative sketch drawings: | Month 2 |
| C. Evaluation and recommendations: | Month 2 |
| D. Steering committee meeting #3: | Month 2 |
| E. Draft master site development plan: | Month 3 |
| F. Presentation of alternatives (public meeting #1): | Month 3 |

Task 7 – Design Cost Estimates:

Month 3

Task 8 – Security Analysis

- | | |
|--|---------|
| A. Evaluation of existing conditions: | Month 1 |
| D. Activities and facilities analysis: | Month 1 |
| E. Design considerations: | Month 2 |
| F. Draft policy: | Month 3 |

Task 9 and 10 – Narrative/Report/Plan

- | | |
|-------------------------------|---------|
| A. Draft plan report: | Month 3 |
| B. Public comment: | Month 4 |
| C. Borough and agency review: | Month 4 |
| D. Final report: | Month 5 |
| E. Steering Committee #4 | Month 4 |

Task 11 – Grantsmanship

- | | |
|----------------------------------|-------------------------|
| A. Matrix of grant options: | Month 3 |
| B. Facilitate grant application: | Month 3/Month 4/Month 5 |

(Subject to change based upon contract award, client availability, and weather)

SCHEDULE



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85 South Route 100
Allentown, PA 18106

610 • 398 • 0904

FAX: 610 • 481 • 9098

Memorandum of Meeting

DATE: 2/22/16

PROJECT #: 341616.002

LOCATION: TOPTON BOROUGH HALL **TIME:** 7 PM

PROJECT NAME: TOPTON BOROUGH PARK MASTER SITE PLAN – COMMITTEE MEETING #2

ATTENDEES: (see attached)

PURPOSE:

Programming session and development of a “wish list”. Prior to the meeting, committee members solicited community thoughts on proposed park improvements. Each member provided a number of comments which were listed and then discussed.

MINUTES:

The following list of items were obtained by the committee members and presented at the meeting. Some of the comments are repeated as they were expressed by several members of the group.

TOPTON PARK – WISH LIST

Gaga ball	Bocce court	Bathrooms (year round)
Par-core course	Seating areas	Security cameras
Soccer fields – informal/formal	Performance area	Motion lighting
Basketball/ice hockey (by t-ball)	Bowling	Netting along creek or higher
Volleyball (sand)	Parking	fencing
Swings	Pavilion –	Relocate – t-ball field
Zip line	better/bigger/accessible	Wider bridge ‘8’ (for equipment)
Walking trail (wide for bikes)	Creek repair – accessible	Metal bleachers
Walking trail (wide for bikes)	Walking path	Snack stand (softball) – (move)
Recreation center	Bridges	Lighting field
Multiuse indoor court	Toddler equipment	Bleachers
Rent/borrow equipment	Swings	Resolve drainage issue at
Hang out shade/pavilion	Splash pad	softball field
Fishing pond	Walking path	Walking path (asphalt)
Pool	Fitness equipment	Parking
High dive	Year-round pool	Summer playground program
Splash pad	Baseball lighting field	
Big slide (pool)	Fencing around field	

Summer program: 9-
 1/Monday-Friday/8 weeks/K-6
 (older – staff)
 Walking trail
 Playground – ADA
 equipment/fence enclosed
 Band shell/stage
 Shed/storage
 Baseball/softball storage
 Field prep equipment
 Community garden
 Learning/demonstration garden
 Native plants
 Ecology/diversity
 Performance area
 Outdoor classroom
 Fitness path & equipment
 Splash pad
 Trampoline park
 Beach volleyball
 Access to water
 Dog park
 Pool with dome
 Recreation center –
 multipurpose court
 Mommy and me swing
 Hanging chair swing
 Space in pool area
 Diving well
 Lap pool
 Walking path
 Recreation building
 Pavilions
 Interpretive signage
 Walking path
 Culvert creek – more space

Recreation center –
 locker rooms
 basketball court
 weight room
 office
 multipurpose room
 programs
 Walking trail
 Stage – movie
 nights/performances
 Recreation center
 Lower area – stage
 Open space
 Cameras
 Lighting
 Carnivals – large space
 Pavilion – cold food storage
 Restrooms (lower park)
 Paved trail (wheelchairs,
 stroller)
 Distant markers
 Trail lighting
 Water fountains
 Dog water fountain
 Center town “hub”
 Classes – yoga/etc.
 Recreation center (indoor gaga)
 Trail to connect to recreation
 center
 AC
 Topton days
 Car show
 Indoor basketball court (high
 school regulation)
 Indoor bleachers/spectator
 Concession

Games & practice
 +/- 10 car parking
 Parking 50 cars/game
 Parking garage
 Gazebo
 Gazebo bridge
 Center of Topton
 Tournaments
 Income generator
 Available to residents
 Competition pool
 Indoor/outdoor pool
 No Wi-Fi
 Playground
 Topton Halloween parade
 Trail markers
 Trail markers
 Enclosed pool
 Creek – access/learning
 Recreation center
 Recreation center
 Recreation center
 Recreation center
 Programs
 Community garden – all ages
 Community garden – all ages
 Community garden – all ages
 Dog park
 Dog park
 Lighted walking path
 Lighted walking path
 Lighted walking path
 Fitness equipment
 Fitness equipment
 AC recreation center
 Gaga pit

ACTION:

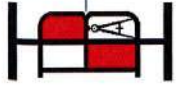
BIA to prepare a synopsis of the various wish list items.

BIA to develop ‘concept’ park plans for discussion at the next committee meeting.

NEXT MEETING: March 21 @ 7 pm.

COPIES: Marus Dolny; Committee members.

RECORDED BY: Bryan Smith



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85 South Route 100
Allentown, PA 18106

610 • 398 • 0904

FAX: 610 • 481 • 9098

DATE: February 22, 2016

PROJECT #: 343416.002

NAME: Borough Park MSP

OWNER: Topton Borough

Sign In Sheet

NAME	ORGANIZATION/RESIDENT	PHONE NUMBER	EMAIL
Prudence Miller	Task Force	484-955-1257	Millerpru@gmail.com
Toby C. Brown	Coldwell Banker	484-274-4481	Toby.c.brown@gmail.com
Caitlin A. Moll	resident	484-269-8325	CaitAMoll@gmail.com
Eric Stouffer	BYBn	610-301-4152	micitp3@ptd.net
Michelle Lora	Council member	610 334 2877	chockap@lejazz.com
Stephen Beck	Council member	610 682 6640	beck1@PTD.net
Erica Schoch	Graphite Machining	610 682 0080	erica.schoch@graphitemachining.com
Tammy Fritch	Graphite Machining	610 682 0080	tammy.fritch@graphitemachining.com
Michael Sexton	Longswamp Troop 575	610 682 0018	sextom@ptd.net
Tim Sexton	Topton Soccer Club	610-741-5926	sextom@ptd.net
Kurt Showalter	Brandywine Basketball Assoc.	610-682-1033	showtop10@aol.com
Megan Dougherty	Tri Valley YMCA	610-944-6515	MDougherty@ymca-berkscounty.org
Keith Steward	Brandywine Girls Softball	610-762-9375	belady75@AOL.com
Ken Reimer	RESIDENT	410-960-0042	KREIMER@PTD.NET



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85 South Route 100
Allentown, PA 18106

610 • 398 • 0904

FAX: 610 • 481 • 9098

Memorandum of Meeting

DATE: 3/21/16

PROJECT #: 341616.002

LOCATION: TOPTON BOROUGH HALL **TIME:** 7 PM

PROJECT NAME: TOPTON BOROUGH PARK MASTER SITE PLAN – COMMITTEE MEETING #3

ATTENDEES: (see attached)

PURPOSE:

Concept design review. Presented three different concept plans of the park. Committee discussion on pros and cons of each plan. Discussion on combination plan presented by Marcus. Committee direction on draft plan.

MINUTES:

Concept Plan One:

Highlights – access from Weis and Callowhill to a central parking lot around a new borough building, recreation hall and pool; new pavilion with adjacent playgrounds; re-oriented softball field with new concession; new tball field where the old playground used to be, eliminate basketball court and install additional parking; new basketball court in the northeast corner of the park; looped walking trails and three new stream crossings.

Discussion points – Too much change to the park. Cost will be a factor with this plan, replacing three major items (ball field, borough hall and pool). Tball would fit in this area but parking needed for 20-25 cars. Basketball court near the road improves policing of the court, but this location will eat up the only open space for informal play. Pool and playground separated by the parking lot is problematic.

Concept Plan Two:

Highlights – Borough hall and recreation building on Weis Street with pool located behind. Large, single parking lot accessed only from Weis Street. Grouped pool, playgrounds, volleyball court, basketball court and pavilion along Callowhill Street for uninterrupted cross use. Re-oriented softball field. Tball and baseball field not changed. New terraced community garden and parking lot over the old playground site. Water access. Loop trail in the southern half with a linear connection to Home Avenue. Two new pedestrian bridges.

Discussion points – Similar cost comment as option 1, relocating major park elements. Liked the grouping of the playground, volleyball court and pavilion near the pool complex for cross use. Not much interest in a community garden taking up so much space. Welcome the opportunity for access to the

water's edge. Tee ball field uses up valuable open space and no parking close by for parents/spectators. Prefer looped trails.

Concept Plan Three:

Highlights: Centrally located Borough hall within the park. Large parking lots off Oak Alley. Pavilion and playground adjacent to the pool. Community/botanical gardens occupy the center of the park. Elimination of the softball field – to be provided on another site. Tball and volleyball court located where the playground used to be. Fitness trail and second playground at the corner of Broad Alley and Home Avenue

Discussion points – Similar cost comment as option 1. Did not want to see the softball field eliminated from the park as the Borough has limited space. Want to combine Borough hall with the new recreation center.

Concept Plan Four (Marcus Plan):

Highlights: Expanded parking lot off Wies Street; new pool over existing pool area; recreation center expanded off Borough hall over existing parking lot; new pavilion connected to existing restrooms, tball field and parking lot over former playground and basketball court; new basketball/hockey/ice skating rink; expanded parking of dogwood drive for new Bocci, gaga, quaits and horseshoe courts; upper and lower loop trail with two pedestrian bridge crossings. Develop overflow parking lot on borough lot on the southwest corner of Cherry and Broad.

Discussion – Most cost effective re-use of existing building. Connection between pool, recreation center and playground. Optional dog park area instead of horseshoe/gaga/quait/boccie court – relocated elsewhere. Look to connect parking lot/access from Callowhill to main Weis St. parking lot.

Other comments:

Pool and filtration system need to be redone.

Want to see more attractive fencing around the pool

Playground next to the pool/pavilion.

Pool to include splash pad.

Stage next to open space for events.

Second pavilion by Oak and Home – possible stage use.

Trails – upper and lower loop.

Tball/whiffle ball joint use.

In 10 years – Borough 250 anniversary.

ACTION:

BIA to develop draft plan for committee discussion.

NEXT MEETING: April 25, 2016 @ 7 pm.

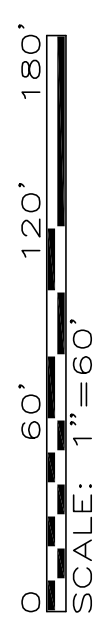
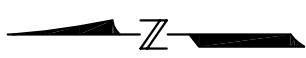
COPIES: Marus Dolny; Committee members.

RECORDED BY: Bryan Smith

TOPTON BOROUGH
COMMUNITY PARK
MASTER PLAN

Topton Borough
Berks County, Pennsylvania

Existing Features Plan
January 26, 2016



TOPTON BOROUGH
COMMUNITY PARK
MASTER PLAN

MAP #
A
Topton Borough
Berks County, Pennsylvania

SITE ANALYSIS PLAN

KEY

RESIDENTIAL LAND USE

COMMERCIAL LAND USE

MUNICIPAL LAND USE

SCHOOL LAND USE

PARKING AREAS

WOODED AREA

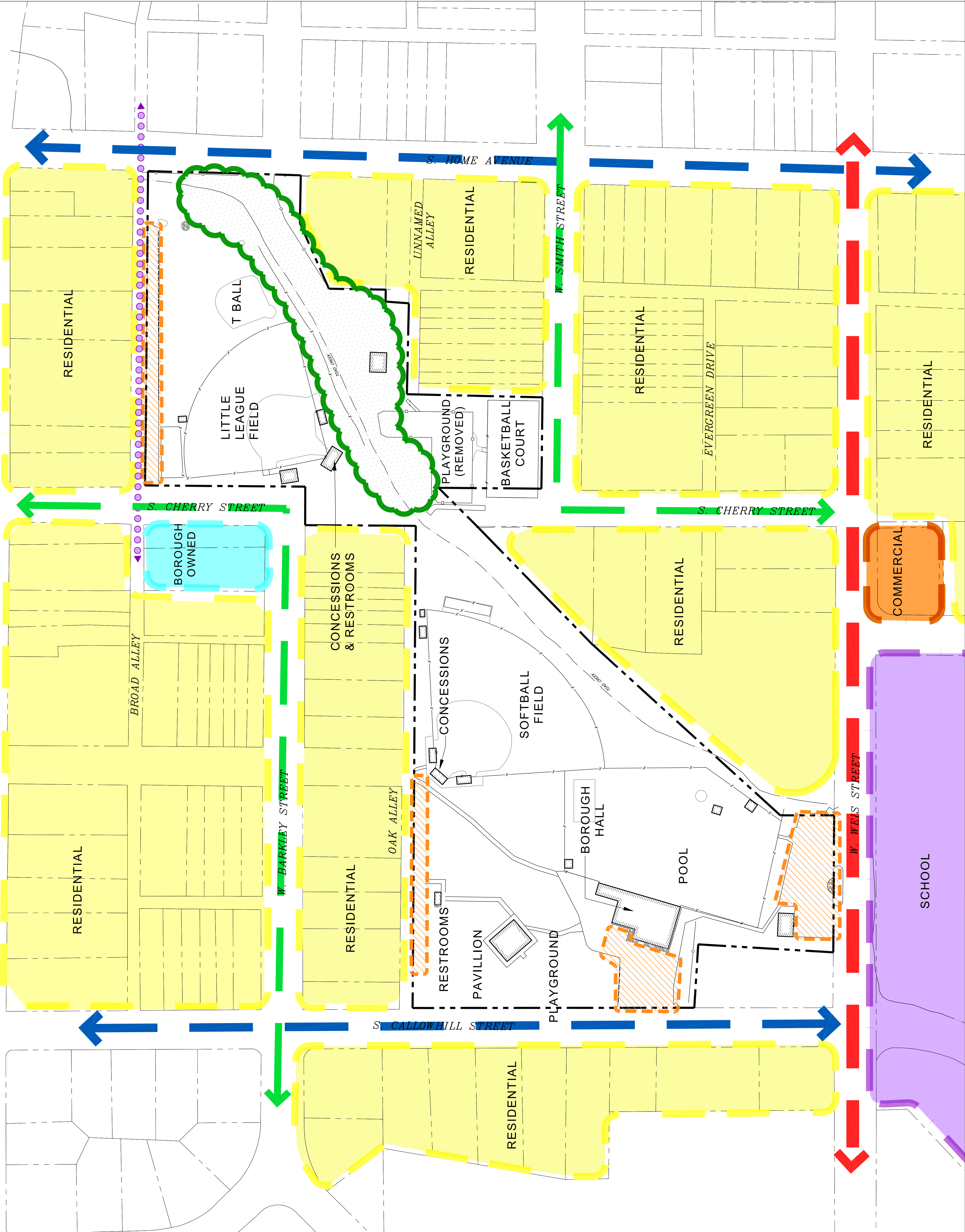
PARK BOUNDARY

MAIN ARTERIAL

STREET COLLECTOR

SECONDARY COLLECTOR

LOCAL ALLEY

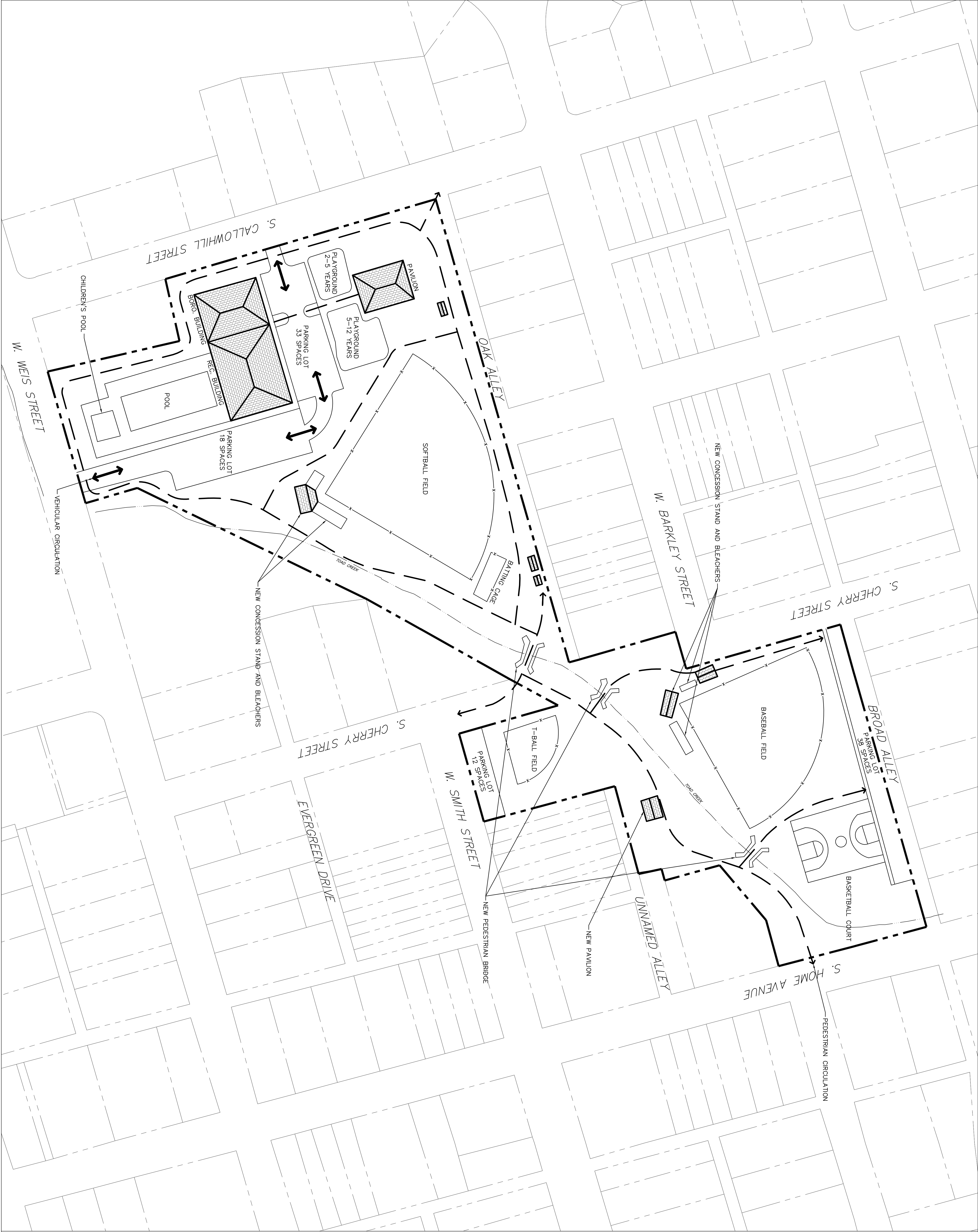


TOPTON BOROUGH
COMMUNITY PARK
MASTER PLAN

Topton Borough
Berks County, Pennsylvania

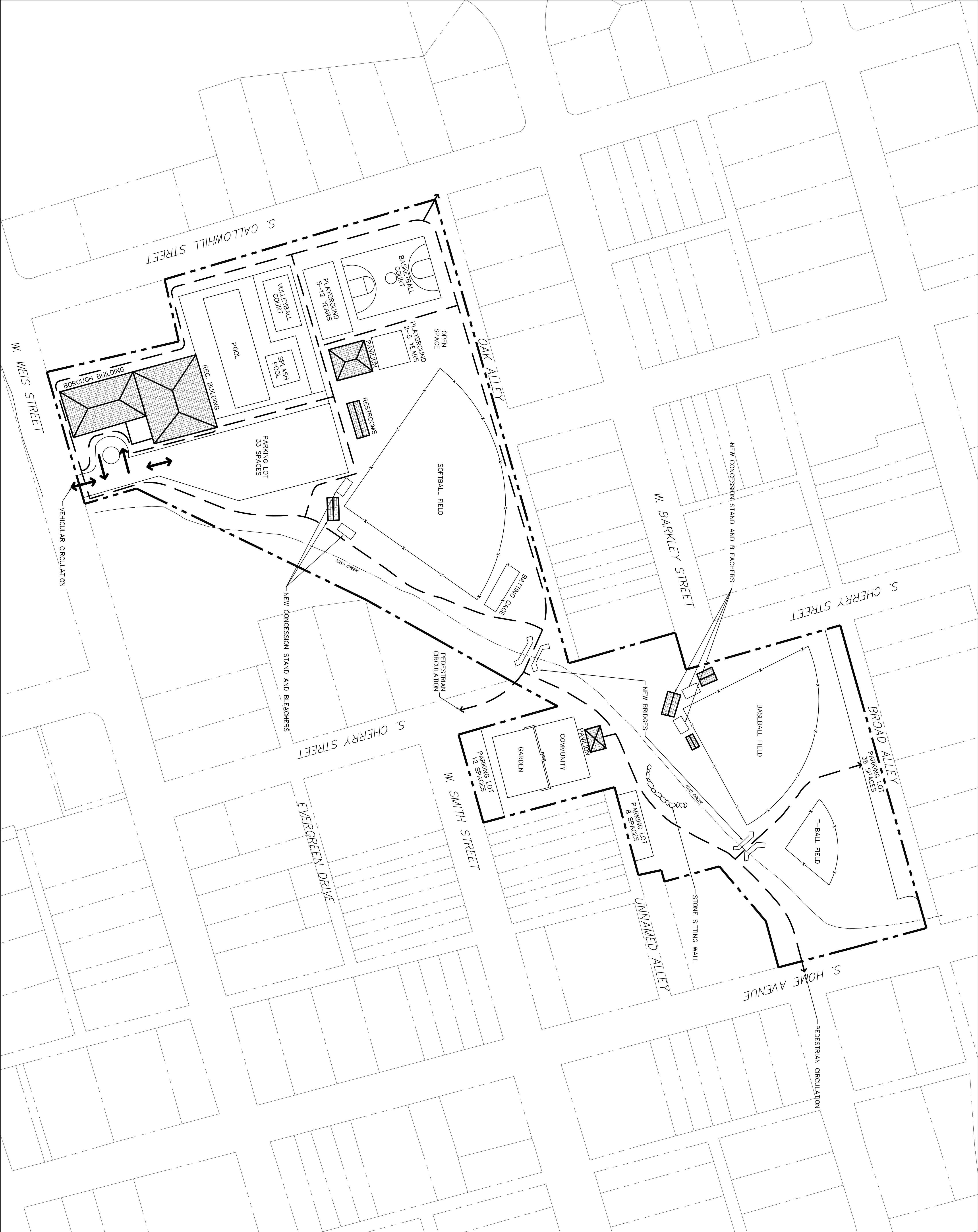
MAP #
1

Concept Plan One
March 21, 2016



0 60' 120' 180'
SCALE: 1"=60'

Concept Plan Two
March 21, 2016

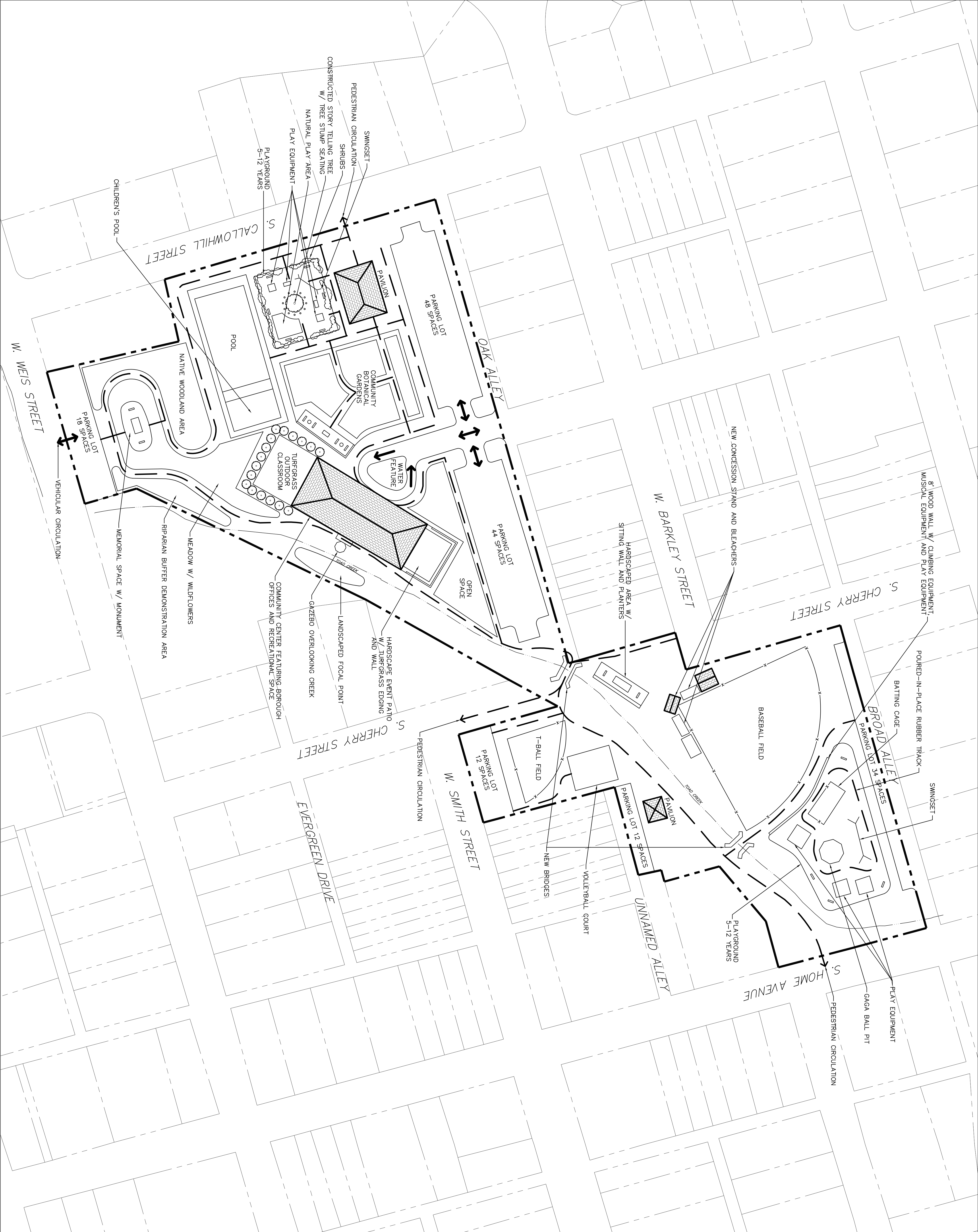


TOPTON BOROUGH
COMMUNITY PARK
MASTER PLAN

Topton Borough
Berks County, Pennsylvania

MAP #
3

Concept Plan Three
March 21, 2016



0 60' 120' 180'
SCALE: 1"=60'



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85 South Route 100
Allentown, PA 18106

610 • 398 • 0904

FAX: 610 • 481 • 9098

Memorandum of Meeting

DATE: 4/25/2016

PROJECT #: 341616.002

LOCATION: TOPTON BOROUGH HALL **TIME:** 7 PM

PROJECT NAME: TOPTON BOROUGH PARK MASTER SITE PLAN – COMMITTEE MEETING #4

ATTENDEES: (see attached)

PURPOSE:

Draft Plan Review

MINUTES:

Overall the plan was received very well. The committee comments from the previous meeting and discussion were incorporated into the plan.

Maximize parking where possible as multiple events at one time creates a real issue for residents.

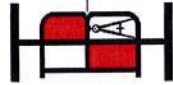
Continue the trail from the northern bridge along the creek to Home Ave.

ACTION:

BIA to develop final plan for committee discussion.

COPIES: Marcus Dolny; Committee members.

RECORDED BY: Bryan Smith



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Allentown, PA 18106

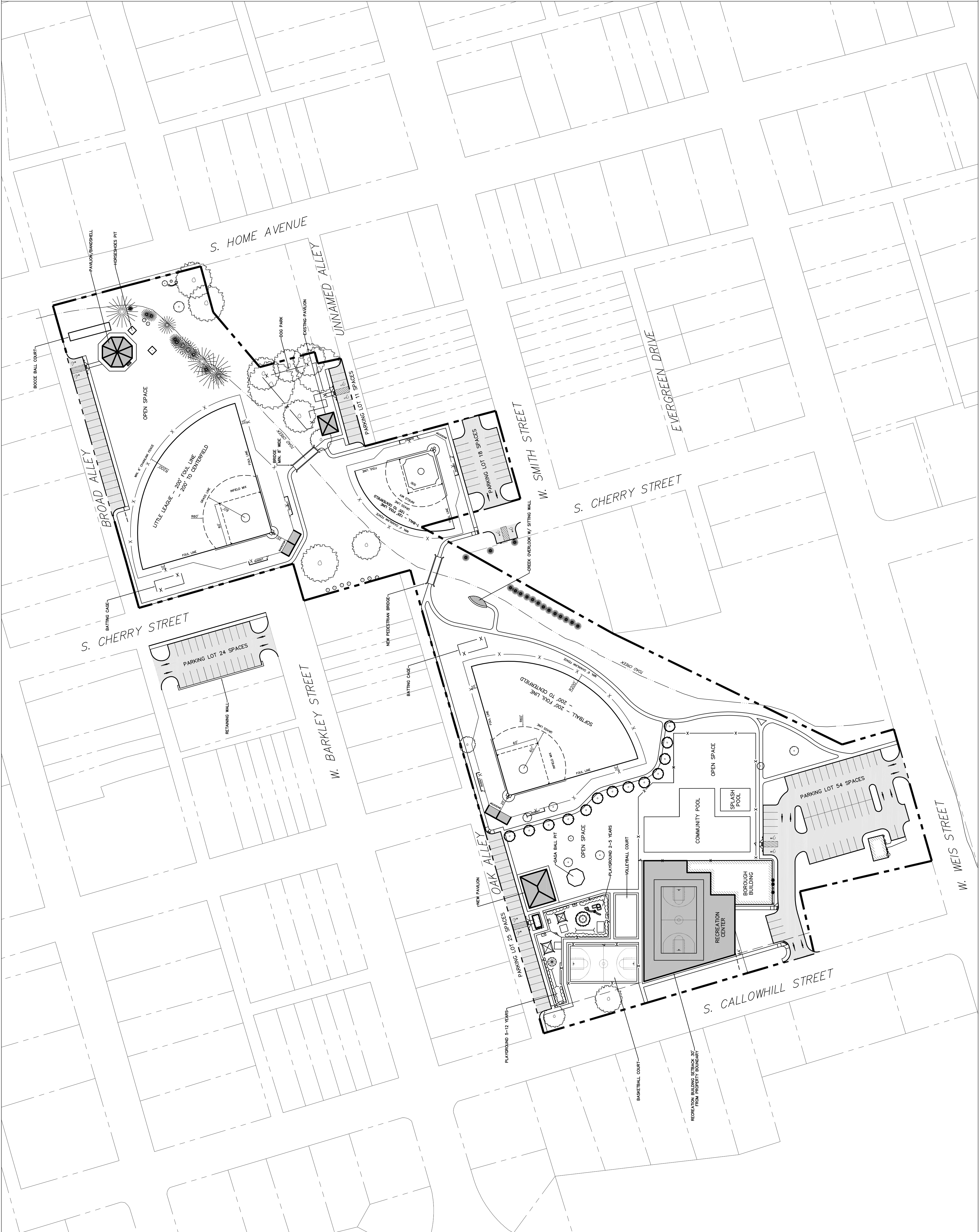
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DATE: April 25, 2016
PROJECT #: 343416.002
NAME: Borough Park MSP - Meeting #4
OWNER: Topton Borough

Sign In Sheet

NAME		ORGANIZATION/RESIDENT		PHONE NUMBER	EMAIL
Stephen B Beck		Councilman		610 682 6640	beck1@PTD.net
Michelle Leah		Council		610 334 2877	chocka@dejazzd.com
Fair Stover		BYBA		610-301-4152	michdi03@ptd.net
Ken Benimeria		RESIDENTS		410 960 0042	KREISMEY@PTD.NET
FRANK SCHOCH		GRAPHITE MACHINING		610 682 20080	SCHUCH@GRAPHITEMACHINING.NC
Erica Schoch-Shane		Graphite Machining / Advanced Carbon		610 682 0080	erica.schoch@graphitemachining.com
RICKIE A. GREENLY		EAST PENN MFG.		610 682 6361	RGREENLY@DEKABATTERIES.COM
Tim Sexton		Boy Scouts Troop 478		610-682-0018	sexton@ptd.net
Michael Sexton		Boy Scouts Troop 575		610-682-0018	sexton@ptd.net
TROY FAIRCHILD		BOROUGH OF TOPTON		484 638 2498	





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85 South Route 100
Allentown, PA 18106

610 • 398 • 0904

FAX: 610 • 481 • 9098

Memorandum of Meeting

DATE: 10/20/16

PROJECT #: 341616.002

LOCATION: TOPTON BOROUGH HALL **TIME:** 7 PM

PROJECT NAME: TOPTON BOROUGH PARK MASTER SITE PLAN – COMMITTEE MEETING #5

ATTENDEES: (see attached)

PURPOSE:

Review Phasing and Cost Estimates

MINUTES:

Reviewed proposed cost estimates and phasing plan.

Phases could be developed out of sequence.

Concern cost will be born on residents as tax increases if grants are not obtained. Marcus noted the Borough Council is committed to improving the park, without increasing taxes. Other sources of funding beyond grants are being explored.

Costs seem high. Noted the cost estimates are based on a fully contracted project at prevailing wage rates. The opportunity for donated and volunteer work is very likely, but not included in the estimates as those details have to be worked out.

ACTION:

Finalize report and plan for presentation to Council and public.

COPIES: Marcus Dolny; Committee members.

RECORDED BY: Bryan Smith

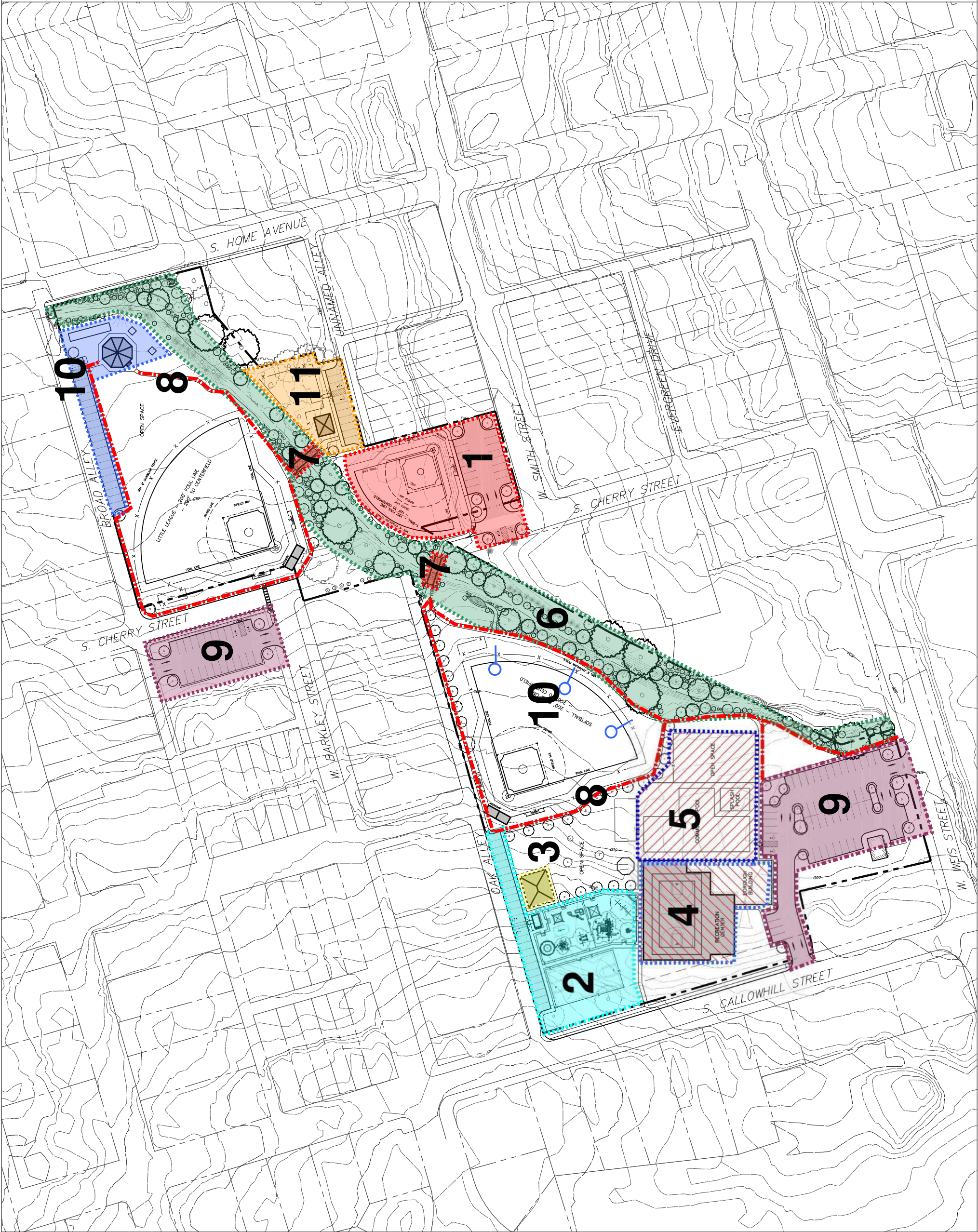
TOPTON BOROUGH
COMMUNITY PARK
MASTER PLAN

Topton Borough
Berks County, Pennsylvania

MAP # 1

PHASING PLAN

- 1. TEE BALL FIELD
- 2. PLAYGROUND/BASKETBALL COURT
- 3. PAVILION
- 4. RECREATION CENTER FEASIBILITY STUDY
- 5. POOL FEASIBILITY STUDY
- 6. RIPARIAN BUFFER
- 7. PEDESTRIAN BRIDGES
- 8. TRAILS
- 9. ADDITIONAL PARKING
- 10. BANDSHELL SOFTBALL LIGHTING
- 11. DOG PARK



DATE:	October 20, 2016
PROJECT #:	343416.002
NAME:	Borough Park MS
OWNER:	Tipton Borough

610 • 398 • 0904

FAX: 610 • 481 • 9098

Sign In Sheet

[illegible]

APPENDIX D



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85 South Route 100
Allentown, PA 18106

610 • 398 • 0904

FAX: 610 • 481 • 9098

Memorandum of Meeting

DATE: February 27, 2017

PROJECT #: 341616.002

LOCATION: TOPTON BOROUGH HALL **TIME:** 7 PM

PROJECT NAME: TOPTON BOROUGH PARK MASTER SITE PLAN – COUNCIL PRESENTATION

ATTENDEES: (see attached)

PURPOSE:

Review Final Master Site Plan

MINUTES:

Reviewed master site plan, cost estimates, and phasing plan.

Need for safe routes for residents to walk...need to "fill in" gaps where sidewalks are missing in the borough.

Consider purchasing property on southwest corner of the property, if it becomes available.

Request for restroom near the bandshell/pavilion.

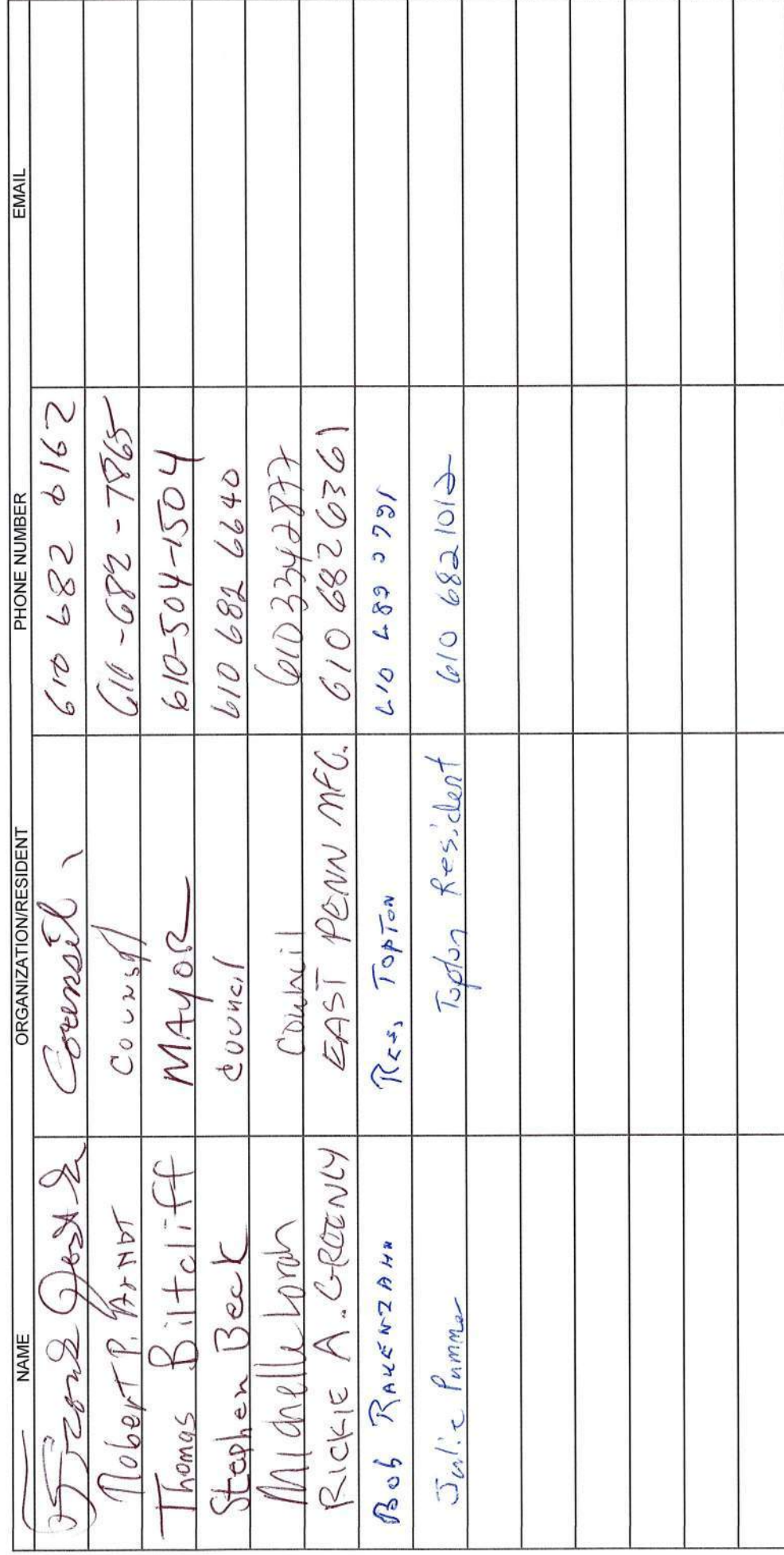
Space needed for seniors.

ACTION:

Finalize report and plan for presentation to public.

COPIES: Marcus Dolny.

RECORDED BY: Bryan Smith



[illegible]



TOPTON BOROUGH PARK

Master Site Plan



TOPTON BOROUGH PARK

Master Site Plan - Draft Plan Presentation

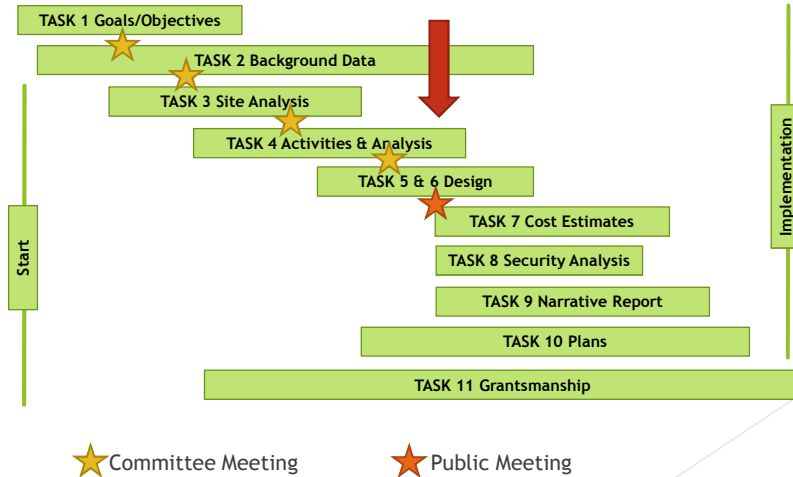
- ▶ AGENDA
 - ▶ Planning Process
 - ▶ Park Overview
 - ▶ Proposed Program
 - ▶ Concept Plans
 - ▶ Draft Plan
 - ▶ Details
 - ▶ Phasing
 - ▶ Public Comment



TOPTON BOROUGH PARK

Master Site Plan - Draft Plan Presentation

► Planning Process



★ Committee Meeting

★ Public Meeting

TOPTON BOROUGH PARK

Master Site Plan - Draft Plan Presentation

► Park Overview



TOPTON BOROUGH PARK

Master Site Plan - Draft Plan Presentation

► South section



TOPTON BOROUGH PARK

Master Site Plan - Draft Plan Presentation

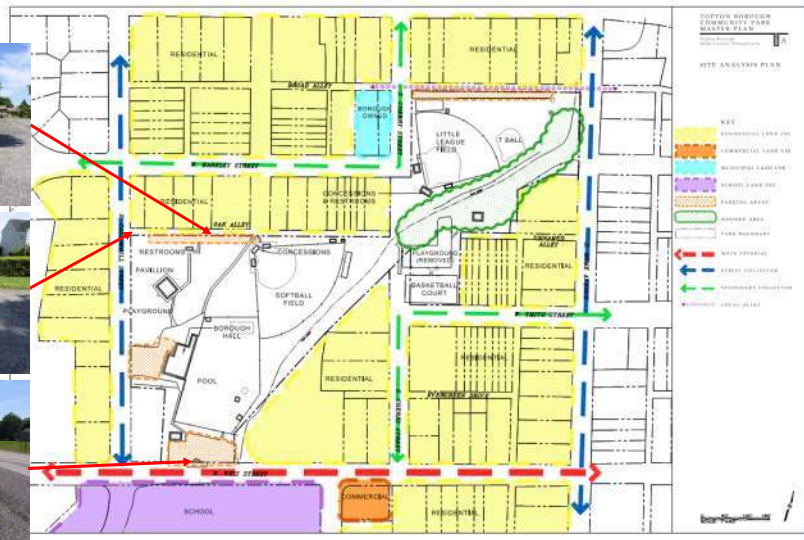
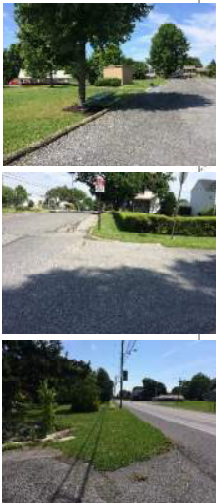
► North section



TOPTON BOROUGH PARK

Master Site Plan - Draft Plan Presentation

► Site Analysis



TOPTON BOROUGH PARK

Master Site Plan - Draft Plan Presentation

► Issues/Concerns

Lack of Parking
Low pavilion ceiling
Need trails
Narrow, singular bridge
Drainage/erosion

Steep parking lot

No access to creek

Bathrooms too far n small
Basketball not Fenced

Missing sidewalks



TOPTON BOROUGH PARK

Master Site Plan - Draft Plan Presentation

► Proposed Program

Dog water fountain
Center town "hub"
 Classes – yoga/etc.
 Recreation center (indoor gaga)
Trail to connect to recreation center
 Topton days
 Car show
Indoor basketball court
Indoor bleachers/spectator
 Concession
 Games & practice
+/- 10 car parking
Parking 50 cars/game
 Parking garage
Gazebo
 Gazebo bridge
 Center of Topton
 Tournaments
 Income generator
 Available to residents
Competition pool
 Indoor/outdoor pool
 No Wi-Fi
Playground
 Topton Halloween parade
Trail markers

Community garden
 Learning/demonstration garden
Native plants
Ecology/diversity
Performance area
 Outdoor classroom
 Fitness path & equipment
Splash pad
 Trampoline park
Beach volleyball
Access to water
Dog park
 Pool with dome
 Recreation center – multipurpose court
 Mommy and me swing
 Hanging chair swing
Space in pool area
Diving well
Lap pool
Walking path
Recreation building
Pavilions
Interpretive signage
Walking path
 Culvert creek – more space
Recreation center –
 locker rooms
 basketball court
 weight room
 office
 multipurpose room
 programs

Gaga ball
 Par-core course
 Soccer fields – informal/formal
 Basketball/ice hockey (by t-ball)
Volleyball (sand)
Swings
 Zip line
 Walking trail (wide for bikes)
Recreation center
 Multiuse indoor court
 Rent/borrow equipment
 Hang out shade/pavilion
 Fishing pond
Pool
 High dive
 Splash pad
 Big slide (pool)
 Boogie court
 Seating areas
 Performance area
 Bowling
Parking
 Pavilion – better/bigger/accessible
 Creek repair – accessible
Walking path
Bridges
Toddler equipment
Swings
Splash pad
Walking path
 Fitness equipment
 Year-round pool

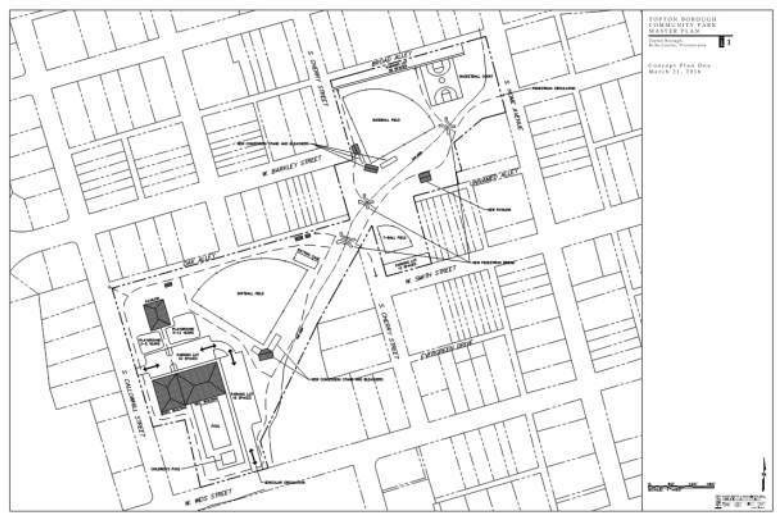
Baseball lighting field
 Fencing around field
Bathrooms (year round)
Security cameras
 Motion lighting
 Netting along creek or higher fencing
 Relocate – t-ball field
 Wider bridge '8' (for equipment)
 Metal bleachers
 Snack stand (softball) – (move)
Lighting field
Bleachers
 Resolve drainage issue at softball field
 Walking path (asphalt)
Parking
 Summer playground program
 Summer program:
 9-11/Monday-Friday/8 weeks/K-6 (older – staff)
Walking trail
 Playground – ADA equipment/fence enclosed
Band shell/stage
Shed/storage
Baseball/softball storage
 Field prep equipment

TOPTON BOROUGH PARK

Master Site Plan - Draft Plan Presentation

► Concept Plan 1

- Interior parking and access
- Centralized pool/rec center/borough hall
- Relocated Tball
- Relocated basketball court
- Additional bridges
- Re-orient softball field

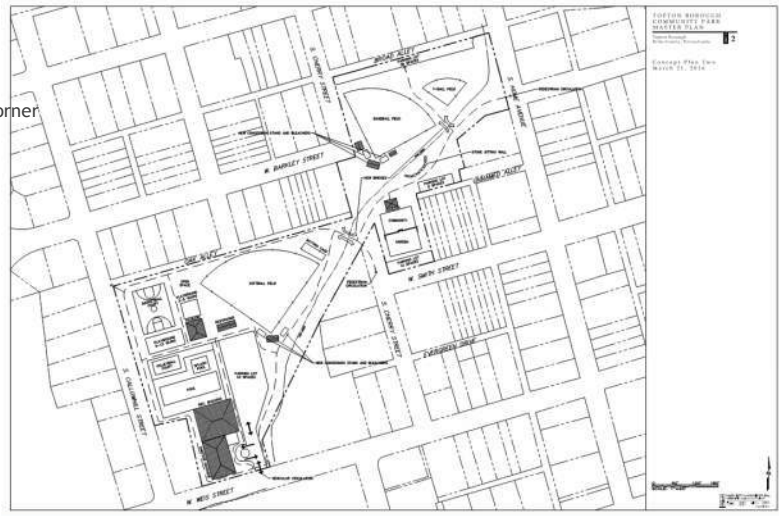


TOPTON BOROUGH PARK

Master Site Plan - Draft Plan Presentation

► Concept Plan 2

- Borough Hall on Weis Street
- Basketball/playground in western corner
- Community garden
- Interior loop trail
- Centralized parking lot

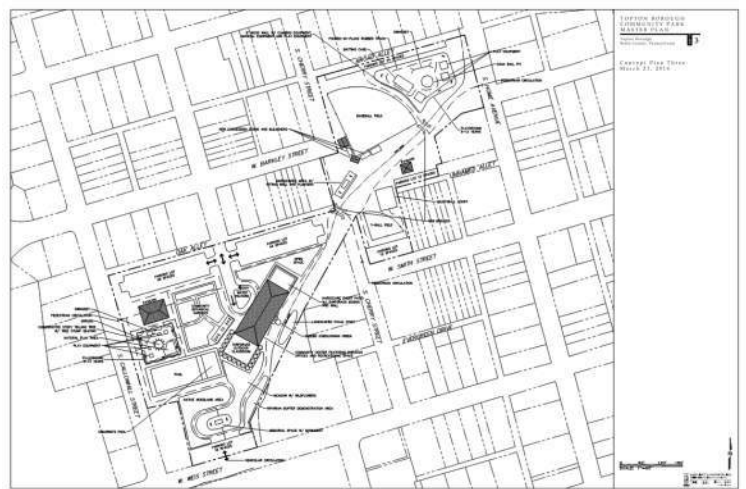


TOPTON BOROUGH PARK

Master Site Plan - Draft Plan Presentation

► Concept Plan 3

- New Borough Hall/rec Center
- Relocate playground
- Centralized parking lot
- New Pool
- Enhanced riparian buffer

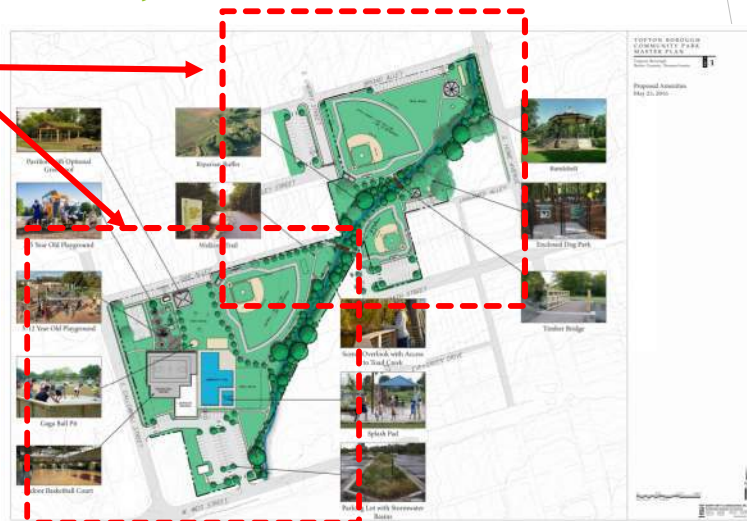


TOPTON BOROUGH PARK

Master Site Plan - Draft Plan Presentation

► Draft Plan

- North Section
- South Section



TOPTON BOROUGH PARK

Master Site Plan - Draft Plan Presentation

► South section

- New pavilion
- New playgrounds
- Relocated basketball court
- New Recreation Center
- New Pool complex
- Loop trails
- Enhanced riparian buffer
- Access to creek
- Off-street parking lot



TOPTON BOROUGH PARK

Master Site Plan - Draft Plan Presentation

► North section

- Bandshell/pavilion
- Dog Park
- Tball field
- Off-street parking lots
- Bridges over Toad Creek
- Added sidewalks
- Lighted softball field
- Expanded spectator seating



TOPTON BOROUGH PARK

Master Site Plan - Draft Plan Presentation

► Phasing

- Ten key areas
- Timing based on funds
- Grant Opportunities
 - DCNR - Tball Field
 - DCED - Playground



TOPTON BOROUGH PARK

Master Site Plan - Draft Plan Presentation

► NEXT STEPS



TOPTON BOROUGH PARK

Master Site Plan - Draft Plan Presentation

► Public Comment

COMMENT

What do you think?

COMMENT

comment

Something missing?

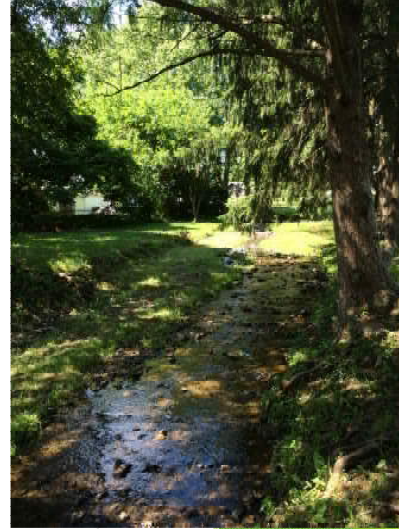
comment

Need to
add?

TOPTON BOROUGH PARK

Master Site Plan - *Draft Plan Presentation*

► THANK YOU!





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Structural | Mechanical | Electrical | Plumbing | Facilities Services | Geological Services | Construction Services | Water & Waste Water | Municipal Engineering

85 South Route 100
Allentown, PA 18106

610 • 398 • 0904

FAX: 610 • 481 • 9098

Memorandum of Meeting

DATE: February 27, 2017

PROJECT #: 341616.002

LOCATION: TOPTON BOROUGH HALL **TIME:** 7 PM

PROJECT NAME: TOPTON BOROUGH PARK MASTER SITE PLAN – PUBLIC MEETING #2

ATTENDEES: (see attached)

PURPOSE:

Review Final Master Site Plan

MINUTES:

Reviewed master site plan, cost estimates, and phasing plan.

Concern cost will be born on residents as tax increases if grants are not obtained. Marcus noted the Borough Council is committed to improving the park, without increasing taxes. Other sources of funding beyond grants are being explored.

Request for restroom near the bandshell/pavilion.

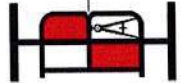
Space needed for seniors.

ACTION:

Finalize report and plan for presentation to Council and public.

COPIES: Marcus Dolny; Committee members.

RECORDED BY: Bryan Smith



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DATE: February 27, 2017

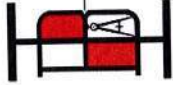
PROJECT #: 343416.002

NAME: Borough Park MSP

OWNER: Topton Borough

Sign In Sheet

NAME	ORGANIZATION/RESIDENT	PHONE NUMBER	EMAIL
Robert Arndt	TopTon	610-682-7865	UNDYS38@AOL.COM
Stephany Beck	TopTon	610 682-6640	beck4@PTD.NET
KAP STRUFFER	TOP TON	610-682-6204	BIKSTNUFFER@LIVE.COM
BOUNIE STRUFFER	"	"	"
Michelle Lurah	"	610 334 2877	chocKa@dejazzd.com
Allison Huyett	READING EAGLE	610-371-5000 978-760-6067	ahuyett@readingpage.com
Sallie Jost	TopTon	610 682 6162	
Robert RAVENZAHN	TopTon	610 682 3021	
Caitlin Moll	Resident	484-269-8325	CaitAMoll@gmail.com
Kylie Swavely			
Tyra Swavely	Resident	610-568-2939	tss168@gmail.com
Iraa Navitska	Shahed Hussain Mackenzie	610-965-9933	hnavitska@phoenixgroup.com
Tim Shury & Brian Sexton	Resident	610-582-0018	Sexton@ptd.net
Willard Breuninger	TopTon	610-644-8348	



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Structural Mechanical Electrical Plumbing Facilities Services Geological Services Construction Services Water & Waste Water Municipal Engineering

85 South Route 100
Allentown, PA 18106

610 • 398 • 0904

FAX: 610 • 481 • 9098

DATE: February 27, 2017

PROJECT #: 343416.002


NAME: Borough Park MSP

OWNER: Topton Borough


Sign In Sheet

NAME	ORGANIZATION/RESIDENT	PHONE NUMBER	EMAIL
Donald G. Bly	TOPTON	610-682-6291	NA
Monica Kunkler	TOPTON	610 682 8976	
Scott Tenser			
Susan Kuby	topton		
George Kuby	topton		
[Signature]			
Beth Rogers	Topton		
Shawn Madany	topton	610-737-2037	
Robyn Gralinski	Topton	610-610-401-3630	
Erin Clark	BGSL		
Andrew Lotkeper	BTHAD	610 682-5100	and.fotebhasd.org
Kurt Showalter	BRAWOY WINE BASKETBALL BRAWOY WINE YOUTH BASEBALL		
Scott Tenser	TOPTON		
Karen Yenser	Topton		


APPENDIX E


SITE IMPROVEMENTS COST OPINION				Date: FINAL		
PROJECT				Revised:		
Phase 1: Tee Ball Field						
LOCATION						
Borough of Topton, Berks County						
CLIENT						
Borough of Topton						
DRAWING TITLE	PROJECT NO.	ESTIMATOR		CHECKED BY		SHEET
Master Plan	343416.002	SMG		BNS		
		UNITS	QTY	UNIT	TOTAL	SUBTOTALS
				PRICE	PRICE	
MOBILIZATION						\$5,000.00
1. Mobilization/Demobilization		LS	1	\$5,000.00	\$5,000.00	
EROSION & SEDIMENTATION CONTROLS						\$3,240.00
1. Silt Soxx along creek		LF	270	\$12.00	\$3,240.00	
DEMOLITION						\$40,140.00
1. Tree removal (Under 10" dbh)		EA	5	\$600.00	\$3,000.00	
2. Tree removal (10" dbh and over)		EA	4	\$900.00	\$3,600.00	
3. Demo existing asphalt paving		SY	115	\$10.00	\$1,150.00	
4. Demo basketball court		SY	1110	\$10.00	\$11,100.00	
5. Demo guardrail		LF	25	\$100.00	\$2,500.00	
6. Remove fencing		LF	872	\$5.00	\$4,360.00	
7. Relocate utility poles		EA	1	\$1,500.00	\$1,500.00	
8. Remove light poles		EA	3	\$1,500.00	\$4,500.00	
9. Excavate for sidewalks		CY	27	\$15.00	\$405.00	
10. Excavate for concrete curb (18" depth)		LF	480	\$5.00	\$2,400.00	
11. Excavate for asphalt pavement		CY	375	\$15.00	\$5,625.00	
CONSTRUCTION						
Tee Ball Field						\$139,880.00
1. Grading		SY	1850	\$2.50	\$4,625.00	
2. Warning track (3", #8 stone)		CY	45	\$25.00	\$1,125.00	
3. Infield mix		CY	35	\$10.00	\$350.00	
4. Seed		SY	930	\$3.00	\$2,790.00	
5. Dugouts		EA	2	\$5,000.00	\$10,000.00	
6. Foul poles		EA	2	\$2,500.00	\$5,000.00	
7. Bases		EA	5	\$60.00	\$300.00	
8. Chalk striping		LF	260	\$1.50	\$390.00	
9. Fencing (4', pvc coated chainlink)		LF	510	\$25.00	\$12,750.00	
10. Gate (4', pvc coated chainlink)		EA	2	\$600.00	\$1,200.00	
11. New bleachers		EA	2	\$12,000.00	\$24,000.00	
12. Lighting		EA	7	\$8,000.00	\$56,000.00	
13. Grounding rods		EA	7	\$300.00	\$2,100.00	
14. Conduit		LF	450	\$25.00	\$11,250.00	
15. Electrical connections		LS	1	\$5,000.00	\$5,000.00	
17. Backstop		LS	1	\$3,000.00	\$3,000.00	
Sidewalks						\$10,537.50
1. Concrete (4" depth)		LF	140.5	\$75.00	\$10,537.50	


Parking Lots					\$114,882.50
1. Rough grading and compact sub-base	SY	1115	\$2.50	\$2,787.50	
2. 6" aggregate base (#57 stone)	CY	190	\$40.00	\$7,600.00	
3. Final grading	SY	1115	\$4.00	\$4,460.00	
4. 4" Superpave 25 mm base course	SY	1115	\$45.00	\$50,175.00	
5. 1.5" Superpave 9 mm wearing course	SY	1115	\$25.00	\$27,875.00	
6. Striping (4" wide, white)	LF	380	\$1.75	\$665.00	
7. Striping (ADA diagonal, blue)	SF	160	\$5.00	\$800.00	
8. Straight arrows, white	EA	2	\$200.00	\$400.00	
9. ADA symbols	EA	2	\$125.00	\$250.00	
10. Stop sign	EA	1	\$150.00	\$150.00	
11. Accessible parking sign	EA	2	\$200.00	\$400.00	
12. Curb (18" depth, concrete)	LF	480	\$40.00	\$19,200.00	
13. Joint sealer	LF	24	\$5.00	\$120.00	
LANDSCAPING					
Shade Trees					\$2,400.00
1. Trees (1.5" cal. min.)	EA	4	\$600.00	\$2,400.00	
				SUBTOTAL:	\$316,080.00
Contingency (10%)					\$31,608.00
Survey, Engineering, Permitting					\$37,929.60
Construction Administration/Inspection (15%)					\$47,412.00
TOTAL COST OPINION					\$433,029.60


SITE IMPROVEMENTS COST OPINION				Date: FINAL		
PROJECT				Revised:		
Phase 2: Playground/Basketball Court						
LOCATION						
Borough of Topton, Berks County						
CLIENT						
Borough of Topton						
DRAWING TITLE		PROJECT NO.	ESTIMATOR	CHECKED BY		SHEET
Master Plan		343416.002	SMG	BNS		
			UNITS	QTY	UNIT	TOTAL
					PRICE	PRICE
						SUBTOTALS
MOBILIZATION						\$5,000.00
1. Mobilization/Demobilization			LS	1	\$5,000.00	\$5,000.00
EROSION & SEDIMENTATION CONTROLS						\$2,540.00
1. Rock Construction Entrance			EA	1	\$2,000.00	\$2,000.00
2. Tree protection fencing			LF	60	\$9.00	\$540.00
DEMOLITION						\$87,815.00
1. Tree removal (Under 10" dbh)			EA	9	\$600.00	\$5,400.00
2. Tree removal (10" dbh and over)			EA	3	\$900.00	\$2,700.00
3. Demo existing pavilion			LS	1	\$20,000.00	\$20,000.00
4. Demo existing asphalt paving			SY	655	\$10.00	\$6,550.00
5. Demo concrete steps			LS	1	\$5,000.00	\$5,000.00
6. Remove playground edging			LF	300	\$3.00	\$900.00
7. Remove playground surfacing			LS	1	\$3,500.00	\$3,500.00
8. Demo existing play equipment			LS	1	\$15,000.00	\$15,000.00
9. Remove fencing			LF	193	\$5.00	\$965.00
10. Remove signs			EA	2	\$150.00	\$300.00
11. Excavate for sidewalks			CY	185	\$15.00	\$2,775.00
12. Excavate for concrete curb (18" depth)			LF	360	\$5.00	\$1,800.00
13. Excavate for basketball court			CY	300	\$15.00	\$4,500.00
14. Excavate for playground			CY	775	\$20.00	\$15,500.00
15. Excavate for asphalt pavement			CY	195	\$15.00	\$2,925.00
CONSTRUCTION						
Playground						\$428,670.00
1. Grading			SY	1070	\$2.50	\$2,675.00
2. Safety surface (pour-in-place)			SF	9600	\$15.00	\$144,000.00
3. Underdrain pipe (6" perforated pvc @ 10' o.c.)			LF	1705	\$18.00	\$30,690.00
4. Underdrain pipe (8" pvc outlet)			LF	295	\$25.00	\$7,375.00
5. Aggregate stone layer (18" min., #57 stone)			CY	535	\$60.00	\$32,100.00
6. Geotextile			SY	1070	\$9.00	\$9,630.00
7. Edging (18" depth, concrete)			LF	450	\$40.00	\$18,000.00
8. Fencing (4' chainlink)			LF	515	\$25.00	\$12,875.00
9. Gate (4' chainlink)			EA	7	\$600.00	\$4,200.00
10. Equipment (2-5 years)			LS	1	\$50,000.00	\$50,000.00
11. Equipment (5-12 years)			LS	1	\$70,000.00	\$70,000.00
12. Shade structure			EA	2	\$10,000.00	\$20,000.00
13. Dry streambed			LF	35	\$100.00	\$3,500.00
14. Footbridge over streambed			LS	1	\$1,000.00	\$1,000.00
15. Planting box (18", wood)			EA	2	\$400.00	\$800.00
16. "Storytelling" tree (2.5" cal., deciduous)			EA	1	\$600.00	\$600.00
17. Benches			EA	6	\$3,000.00	\$18,000.00


18. Concrete entryway pads	LF	43	\$75.00	\$3,225.00	
Basketball Court					\$241,495.00
1. Grading	SY	890	\$2.50	\$2,225.00	
2. 6" aggregate base (#57 stone)	CY	150	\$40.00	\$6,000.00	
3. 3" Superpave 25 mm base course	SY	890	\$40.00	\$35,600.00	
4. 1.5" Superpave 9 mm wearing course	SY	890	\$20.00	\$17,800.00	
5. Surface coating	SY	890	\$20.00	\$17,800.00	
6. Post footings (Class A concrete)	EA	2	\$125.00	\$250.00	
7. Gooseneck post with backboard	EA	2	\$2,000.00	\$4,000.00	
8. Hoop and netting	EA	2	\$300.00	\$600.00	
9. Line striping (2" wide, white)	LS	1	\$1,500.00	\$1,500.00	
10. Fencing (10', chainlink)	LF	368	\$40.00	\$14,720.00	
11. Gate (4' wide, chainlink)	EA	1	\$1,000.00	\$1,000.00	
12. Lighting (4 post, LED, with timer control)	LS	1	\$120,000.00	\$120,000.00	
13. Security system	LS	1	\$20,000.00	\$20,000.00	
Sidewalks					\$70,875.00
1. Concrete (4" depth)	LF	945	\$75.00	\$70,875.00	
Parking Lots					\$65,647.50
1. Rough grading and compact sub-base	SY	585	\$2.50	\$1,462.50	
2. 6" aggregate base (#57 stone)	CY	100	\$40.00	\$4,000.00	
3. Final grading	SY	585	\$4.00	\$2,340.00	
4. 4" Superpave 25 mm base course	SY	585	\$45.00	\$26,325.00	
5. 1.5" Superpave 9 mm wearing course	SY	585	\$25.00	\$14,625.00	
6. Striping (4" wide, white)	LF	460	\$1.75	\$805.00	
7. Striping (ADA diagonal, blue)	SF	160	\$5.00	\$800.00	
9. ADA symbols	EA	2	\$125.00	\$250.00	
10. Stop sign	EA	1	\$150.00	\$150.00	
11. Accessible parking sign	EA	2	\$200.00	\$400.00	
12. Curb (18" depth, concrete)	LF	360	\$40.00	\$14,400.00	
13. Joint sealer	LF	18	\$5.00	\$90.00	
LANDSCAPING					
Shade Trees					\$3,000.00
1. Trees (1.5" cal. min.)	EA	5	\$600.00	\$3,000.00	
Misc.					\$6,440.00
1. Seed, mulch open areas	SY	860	\$4.00	\$3,440.00	
2. Park signs	EA	1	\$2,500.00	\$2,500.00	
3. Donor sign	EA	1	\$500.00	\$500.00	
				SUBTOTAL:	\$911,482.50
Contingency (10%)					\$91,148.25
Survey, Engineering, Permitting					\$109,377.90
Construction Administration/Inspection (15%)					\$136,722.38
TOTAL COST OPINION					\$1,248,731.03


SITE IMPROVEMENTS COST OPINION				Date: FINAL		
PROJECT				Revised:		
Phase 3: Pavilion						
LOCATION						
Borough of Topton, Berks County						
CLIENT						
Borough of Topton						
DRAWING TITLE	PROJECT NO.	ESTIMATOR		CHECKED BY		SHEET
Master Plan	343416.002	SMG		BNS		
		UNITS	QTY	UNIT	TOTAL	SUBTOTALS
				PRICE	PRICE	
MOBILIZATION						\$5,000.00
1. Mobilization/Demobilization		LS	1	\$5,000.00	\$5,000.00	
DEMOLITION						\$1,425.00
1. Excavate for pavilion pad		CY	95	\$15.00	\$1,425.00	
CONSTRUCTION						
Pavilion						\$235,875.00
1. Concrete pad (4" depth)		SY	285	\$75.00	\$21,375.00	
2. Pavilion (39x46', wood)		LS	1	\$150,000.00	\$150,000.00	
3. Electric/Lighting		LS	1	\$10,000.00	\$10,000.00	
4. Picnic tables		EA	10	\$1,250.00	\$12,500.00	
5. Storage/Cooler Addition to Restroom		LS	1	\$30,000.00	\$30,000.00	
6. Security System		LS	1	\$12,000.00	\$12,000.00	
Game Areas						\$14,567.50
1. Grading		SY	265	\$2.50	\$662.50	
2. Edging (6" timber)		LF	260	\$15.00	\$3,900.00	
3. 6" Aggregate (#57 stone)		CY	44	\$35.00	\$1,540.00	
4. Geotextile		SY	265	\$9.00	\$2,385.00	
5. Surfacing (8", sand)		CY	56	\$40.00	\$2,240.00	
6. Posts and netting (Volleyball)		LS	1	\$1,500.00	\$1,500.00	
7. Wall (Gaga ball pit, 30" high, wood)		LF	78	\$30.00	\$2,340.00	
LANDSCAPING						
Misc.						\$7,700.00
1. Seed, mulch open areas		SY	1925	\$4.00	\$7,700.00	
					SUBTOTAL:	\$264,567.50
Contingency (10%)						\$26,456.75
Survey, Engineering, Permitting						\$31,748.10
Construction Administration/Inspection (15%)						\$39,685.13
TOTAL COST OPINION						\$362,457.48

SITE IMPROVEMENTS COST OPINION				Date: FINAL Revised:		
PROJECT Phase 4: Recreation Center Feasibility Study						
LOCATION Borough of Tipton, Berks County						
CLIENT Borough of Tipton						
DRAWING TITLE Master Plan	PROJECT NO. 343416.002	ESTIMATOR SMG		CHECKED BY BNS	SHEET	
		UNITS	QTY	UNIT	TOTAL	SUBTOTALS
				PRICE	PRICE	
Recreation Center Feasibility Study		LS	1	\$60,000.00	\$60,000.00	\$60,000.00
Contingency						N/A
Inspection						N/A
TOTAL COST OPINION						\$60,000.00


SITE IMPROVEMENTS COST OPINION				Date: FINAL Revised:		
PROJECT Phase 5: Pool Feasibility Study						
LOCATION Borough of Tipton, Berks County						
CLIENT Borough of Tipton						
DRAWING TITLE Master Plan	PROJECT NO. 343416.002	ESTIMATOR SMG		CHECKED BY BNS	SHEET	
		UNITS	QTY	UNIT	TOTAL	SUBTOTALS
				PRICE	PRICE	
Pool Feasibility Study		LS	1	\$40,000.00	\$40,000.00	\$40,000.00
Contingency						N/A
Inspection						N/A
TOTAL COST OPINION						\$40,000.00

SITE IMPROVEMENTS COST OPINION				Date: FINAL		
PROJECT				Revised:		
Phase 6: Riparian Buffer						
LOCATION						
Borough of Tipton, Berks County						
CLIENT						
Borough of Tipton						
DRAWING TITLE		PROJECT NO.	ESTIMATOR	CHECKED BY		SHEET
Master Plan		343416.002	SMG	BNS		
			UNITS	QTY	UNIT	TOTAL
					PRICE	PRICE
MOBILIZATION						\$5,000.00
1. Mobilization/Demobilization			LS	1	\$5,000.00	\$5,000.00
EROSION & SEDIMENTATION CONTROLS						\$48,435.00
1. Silt Soxx along creek			LF	2,800	\$12.00	\$33,600.00
2. Rock Construction Entrance			EA	2	\$2,000.00	\$4,000.00
3. Remove fencing			LF	1,114	\$5.00	\$5,570.00
4. Tree protection fencing			LF	585	\$9.00	\$5,265.00
LANDSCAPING						
Riparian Buffer						\$81,550.00
1. Trees (2.5" cal. or greater)			EA	15	\$1,200.00	\$18,000.00
2. Trees (1.5" cal. or greater)			EA	26	\$600.00	\$15,600.00
3. Shrubs (#20 cont.)			EA	33	\$150.00	\$4,950.00
4. Shrubs (#10 cont.)			EA	31	\$100.00	\$3,100.00
5. Grasses (#2 cont.)			EA	118	\$50.00	\$5,900.00
6. Plugs			EA	1000	\$4.00	\$4,000.00
7. Seeding (Native riparian seed mix)			MSF	25	\$1,200.00	\$30,000.00


SITE IMPROVEMENTS COST OPINION				Date: FINAL	
PROJECT Phase 7: Pedestrian Bridges					
LOCATION Borough of Topton, Berks County					
CLIENT Borough of Topton					
DRAWING TITLE Master Plan	PROJECT NO. 343416.002	ESTIMATOR SMG		CHECKED BY BNS	SHEET
		UNITS	QTY	UNIT	TOTAL
				PRICE	PRICE
MOBILIZATION					\$5,000.00
1. Mobilization/Demobilization		LS	1	\$5,000.00	\$5,000.00
EROSION & SEDIMENTATION CONTROLS					\$15,960.00
1. Silt Soxx along creek		LF	80	\$12.00	\$960.00
2. Coffey Dams		EA	6	\$2,500.00	\$15,000.00
DEMOLITION					\$2,410.00
1. Remove fencing		LF	320	\$5.00	\$1,600.00
2. Excavate for pedestrian bridges		CY	27	\$25.00	\$675.00
3. Excavate for sidewalks		CY	9	\$15.00	\$135.00
CONSTRUCTION					
Pedestrian Bridges					\$452,250.00
1. Pre-fabircated bridge		EA	3	\$150,000.00	\$450,000.00
2. Sidewalks (Concrete, 4" depth)		LF	30	\$75.00	\$2,250.00

SITE IMPROVEMENTS COST OPINION				Date: FINAL		
PROJECT				Revised:		
Phase 8: Trails						
LOCATION						
Borough of Tipton, Berks County						
CLIENT						
Borough of Tipton						
DRAWING TITLE		PROJECT NO.	ESTIMATOR	CHECKED BY		SHEET
Master Plan		343416.002	SMG	BNS		
			UNITS	QTY	UNIT	TOTAL
					PRICE	PRICE
MOBILIZATION						\$5,000.00
1. Mobilization/Demobilization			LS	1	\$5,000.00	\$5,000.00
EROSION & SEDIMENTATION CONTROLS						\$34,140.00
1. Silt Soxx along creek			LF	2,800	\$12.00	\$33,600.00
2. Tree protection fencing			LF	60	\$9.00	\$540.00
DEMOLITION						\$20,525.00
1. Tree removal (Under 10" dbh)			EA	3	\$600.00	\$1,800.00
2. Tree stump grinding along Home Ave.			EA	4	\$75.00	\$300.00
3. Relocate benches, bleachers, misc. items			EA	1	\$300.00	\$300.00
4. Relocate utility poles			EA	3	\$1,500.00	\$4,500.00
5. Excavate for sidewalks			CY	145	\$15.00	\$2,175.00
6. Excavate for trails			CY	480	\$15.00	\$7,200.00
7. Excavate for paver area			CY	12	\$50.00	\$600.00
8. Excavate for concrete curb (18" depth)			LF	730	\$5.00	\$3,650.00
CONSTRUCTION						
Trails						\$159,500.00
1. Asphalt paths (5' wide, ADA accessible)			LF	1350	\$40.00	\$54,000.00
2. Asphalt trail (8' wide ADA accessible)			LF	1250	\$60.00	\$75,000.00
3. Benches			EA	6	\$3,000.00	\$18,000.00
4. Trail distance markers			EA	10	\$250.00	\$2,500.00
5. Signage			EA	4	\$2,500.00	\$10,000.00
Sidewalks						\$146,600.00
1. Concrete (5' wide, 4" depth)			LF	730	\$75.00	\$54,750.00
2. Benches			EA	6	\$1,500.00	\$9,000.00
3. Curb (18" depth, concrete)			LF	730	\$40.00	\$29,200.00
4. Joint sealer			LF	730	\$5.00	\$3,650.00
5. Hanicap ramps			EA	10	\$5,000.00	\$50,000.00
Creek Access/Overlook						\$31,500.00
1. Seat Wall			LF	20	\$400.00	\$8,000.00
2. Paving			SF	300	\$50.00	\$15,000.00
3. Interpretive Signage			EA	1	\$5,000.00	\$5,000.00
4. SS Railing			LS	1	\$3,500.00	\$3,500.00
Culvert Extension at Home Ave						\$10,330.00
1. Culvert, concrete			LS	1	\$10,000.00	\$10,000.00
2. Railing			LF	11	\$30.00	\$330.00
LANDSCAPING						
Shade Trees						\$34,400.00
1. Trees (1.5" cal. min.)			EA	43	\$800.00	\$34,400.00


Misc.					\$9,880.00
1. Seed, mulch open areas	SY	2470	\$4.00	\$9,880.00	
				SUBTOTAL:	\$451,875.00
Contingency (10%)					\$45,187.50
Survey, Engineering, Permitting					\$63,262.50
Construction Administration/Inspection (15%)					\$67,781.25
TOTAL COST OPINION					\$628,106.25

SITE IMPROVEMENTS COST OPINION				Date: FINAL		
PROJECT				<div>BARRY ISETT & associates <small>INC</small> <small>MULTI-DISCIPLINE ENGINEERS AND CONSULTANTS</small></div>		
Phase 8B: Softball Field Restoration and Lighting						
LOCATION						
Borough of Topton, Berks County						
CLIENT						
Borough of Topton						
DRAWING TITLE		PROJECT NO.	ESTIMATOR	CHECKED BY		SHEET
Master Plan		343416.002	SMG	BNS		
			UNITS	QTY	UNIT	TOTAL
					PRICE	PRICE
						SUBTOTALS
MOBILIZATION						\$5,000.00
1. Mobilization/Demobilization			LS	1	\$5,000.00	\$5,000.00
EROSION & SEDIMENTATION CONTROLS						\$4,800.00
1. Silt Soxx along creek			LF	400	\$12.00	\$4,800.00
DEMOLITION						\$30,000.00
1. Chainlink Fence			LF	1500	\$5.00	\$7,500.00
2. Relocate batting cage			LS	1	\$2,500.00	\$2,500.00
3. Demo dugouts/concession			LS	1	\$20,000.00	\$20,000.00
CONSTRUCTION						
Softball field						\$535,000.00
1. Grading			LF	1350	\$40.00	\$54,000.00
2. Soil Preparation			LS	1	\$40,000.00	\$40,000.00
3. Sod field			MSF	65	\$1,500.00	\$97,500.00
4. Fence			LF	700	\$20.00	\$14,000.00
5. Gates			EA	6	\$2,000.00	\$12,000.00
6. Outfield Poles			EA	4	\$2,500.00	\$10,000.00
7. Backstop			LS	1	\$15,000.00	\$15,000.00
8. Scoreboard			LS	1	\$7,500.00	\$7,500.00
9. Dugouts			EA	2	\$12,000.00	\$24,000.00
10. Infield Mix			CY	150	\$100.00	\$15,000.00
11. Lighting			EA	4	\$30,000.00	\$120,000.00
12. Player Benches			EA	4	\$1,500.00	\$6,000.00
13. Bleachers			EA	2	\$10,000.00	\$20,000.00
14. Storage/Concession/Viewing Building			LS	1	\$100,000.00	\$100,000.00


SITE IMPROVEMENTS COST OPINION					Date: FINAL	
PROJECT					Revised:	
Phase 8C: Baseball Field Restoration and Lighting						
LOCATION						
Borough of Tipton, Berks County						
CLIENT						
Borough of Tipton						
DRAWING TITLE		PROJECT NO.	ESTIMATOR		CHECKED BY	
Master Plan		343416.002	SMG		BNS	
			UNITS	QTY	UNIT	TOTAL
					PRICE	PRICE
						SUBTOTALS
MOBILIZATION						\$5,000.00
1. Mobilization/Demobilization			LS	1	\$5,000.00	\$5,000.00
EROSION & SEDIMENTATION CONTROLS						\$4,800.00
1. Silt Soxx along creek			LF	400	\$12.00	\$4,800.00
DEMOLITION						\$10,000.00
1. Chainlink Fence			LF	1500	\$5.00	\$7,500.00
2. Relocate batting cage			LS	1	\$2,500.00	\$2,500.00
CONSTRUCTION						
Baseball Field						\$389,500.00
1. Grading			LF	1350	\$40.00	\$54,000.00
2. Soil Preparation			LS	1	\$40,000.00	\$40,000.00
3. Sod field			MSF	70	\$1,500.00	\$105,000.00
4. Fence			LF	700	\$20.00	\$14,000.00
5. Gates			EA	6	\$2,000.00	\$12,000.00
6. Outfield Poles			EA	4	\$2,500.00	\$10,000.00
7. Backstop			LS	1	\$15,000.00	\$15,000.00
8. Scoreboard			LS	1	\$7,500.00	\$7,500.00
9. Infield Mix			CY	120	\$100.00	\$12,000.00
10. Lighting			EA	4	\$30,000.00	\$120,000.00
						SUBTOTAL:
						\$409,300.00
Contingency (10%)						\$40,930.00
Survey, Engineering, Permitting						\$54,027.60
Construction Administration/Inspection (15%)						\$61,395.00
TOTAL COST OPINION						\$565,652.60

SITE IMPROVEMENTS COST OPINION					Date: FINAL	
PROJECT					Revised:	
Phase 9: Additional Parking Areas					<div></div>	
LOCATION						
Borough of Topton, Berks County						
CLIENT						
Borough of Topton						
DRAWING TITLE		PROJECT NO.	ESTIMATOR		CHECKED BY	
Master Plan		343416.002	SMG		BNS	
			UNITS	QTY	UNIT	TOTAL
					PRICE	PRICE
						SUBTOTALS
MOBILIZATION						\$10,000.00
1. Mobilization/Demobilization			LS	1	\$10,000.00	\$10,000.00
EROSION & SEDIMENTATION CONTROLS						\$2,100.00
1. Silt Soxx along creek			LF	175	\$12.00	\$2,100.00
DEMOLITION						\$79,630.00
1. Tree removal (Under 10" dbh)			EA	1	\$600.00	\$600.00
2. Shrub removal			EA	22	\$150.00	\$3,300.00
3. Plant/Grasses removal			EA	10	\$75.00	\$750.00
4. Demo existing asphalt paving			SY	3995	\$10.00	\$39,950.00
5. Remove fencing			LF	116	\$5.00	\$580.00
6. Remove light poles			EA	2	\$1,500.00	\$3,000.00
7. Remove signs			EA	15	\$150.00	\$2,250.00
8. Excavate for concrete curb (18" depth)			LF	1820	\$5.00	\$9,100.00
9. Excavate for asphalt pavement			CY	1340	\$15.00	\$20,100.00
10. Excavate for sidewalks			CY	225	\$15.00	\$3,375.00
11. Excavate for retaining wall			CY	30	\$25.00	\$750.00
CONSTRUCTION						
Retaining Wall						\$33,500.00
1. Retaining wall (Redi-rock gravity wall, 36" high)			LF	134	\$250.00	\$33,500.00
Parking Lots						\$419,667.50
1. Rough grading and compact sub-base			SY	4015	\$2.50	\$10,037.50
2. 6" aggregate base (#57 stone)			CY	670	\$40.00	\$26,800.00
3. Final grading			SY	4015	\$4.00	\$16,060.00
4. 4" Superpave 25 mm base course			SY	4015	\$45.00	\$180,675.00
5. 1.5" Superpave 9 mm wearing course			SY	4015	\$25.00	\$100,375.00
6. Striping (4" wide, white)			LF	1420	\$1.75	\$2,485.00
7. Striping (ADA diagonal, blue)			SF	320	\$5.00	\$1,600.00
8. Straight arrows, white			EA	12	\$200.00	\$2,400.00
9. ADA symbols			EA	4	\$125.00	\$500.00
10. Crosswalk striping (6" wide, white)			LF	195	\$4.00	\$780.00
11. Crosswalk striping (24" wide, white)			SF	240	\$7.50	\$1,800.00
12. Pedestrian crossing sign			EA	6	\$250.00	\$1,500.00
13. Stop sign			EA	4	\$150.00	\$600.00
14. Accessible parking sign			EA	4	\$200.00	\$800.00
15. Curb (18" depth, concrete)			LF	1820	\$40.00	\$72,800.00
16. Joint sealer			LF	91	\$5.00	\$455.00

LANDSCAPING					
Shade Trees					\$13,800.00
1. Trees (1.5" cal. min.)	EA	23	\$600.00	\$13,800.00	
Misc.					\$16,440.00
1. Seed, mulch open areas	SY	2135	\$4.00	\$8,540.00	
2. Park signs	EA	2	\$2,500.00	\$5,000.00	
3. Donor sign	EA	1	\$500.00	\$500.00	
4. Misc. signage	LS	1	\$2,400.00	\$2,400.00	
				SUBTOTAL:	\$575,137.50
Contingency (10%)					\$57,513.75
Survey, Engineering, Permitting					\$69,016.50
Construction Administration/Inspection (15%)					\$86,270.63
TOTAL COST OPINION					\$787,938.38

SITE IMPROVEMENTS COST OPINION				Date: FINAL		
PROJECT				Revised:		
Phase 10: Bandshell						
LOCATION						
Borough of Topton, Berks County						
CLIENT						
Borough of Topton						
DRAWING TITLE		PROJECT NO.	ESTIMATOR	CHECKED BY		SHEET
Master Plan		343416.002	SMG	BNS		
			UNITS	QTY	UNIT	TOTAL
					PRICE	PRICE
MOBILIZATION						\$5,000.00
1. Mobilization/Demobilization			LS	1	\$5,000.00	\$5,000.00
DEMOLITION						\$9,150.00
1. Tree removal (10" dbh and over)			EA	1	\$900.00	\$900.00
2. Shrub removal			EA	3	\$150.00	\$450.00
3. Plant/Grasses removal			EA	10	\$75.00	\$750.00
4. Tree stump grinding along Home Ave.			EA	4	\$75.00	\$300.00
5. Relocate utility poles			EA	2	\$1,500.00	\$3,000.00
6. Remove signs			EA	6	\$150.00	\$900.00
7. Excavate for asphalt pavement			CY	190	\$15.00	\$2,850.00
CONSTRUCTION						
Game Areas						\$5,115.00
1. Grading			SY	100	\$2.50	\$250.00
2. Edging (6" timber)			LF	210	\$15.00	\$3,150.00
3. 6" Aggregate (#57 stone)			CY	17	\$35.00	\$595.00
4. Geotextile			SY	100	\$9.00	\$900.00
5. Surfacing (8", sand)			CY	20	\$10.00	\$200.00
6. Stakes (Horseshoes)			EA	2	\$10.00	\$20.00
Bandshell						\$110,200.00
1. Bandshell (Wood/steel structure on concrete foundation)			LS	1	\$100,000.00	\$100,000.00
2. Paved walkway			LF	170	\$60.00	\$10,200.00
Parking Lots						\$48,860.00
1. Rough grading and compact sub-base			SY	560	\$2.50	\$1,400.00
2. 6" aggregate base (#57 stone)			CY	95	\$40.00	\$3,800.00
3. Final grading			SY	560	\$4.00	\$2,240.00
4. 4" Superpave 25 mm base course			SY	560	\$45.00	\$25,200.00
5. 1.5" Superpave 9 mm wearing course			SY	560	\$25.00	\$14,000.00
6. Striping (4" wide, white)			LF	440	\$1.75	\$770.00
7. Striping (ADA diagonal, blue)			SF	160	\$5.00	\$800.00
8. ADA symbols			EA	2	\$125.00	\$250.00
9. Accessible parking sign			EA	2	\$200.00	\$400.00
Restroom						\$90,000.00
1. Single unit unisex bathroom			LS	1	\$75,000.00	\$75,000.00
2. Utility connections			LS	1	\$15,000.00	\$15,000.00

LANDSCAPING					
Misc.					\$54,500.00
1. Seed, mulch open areas	SY	4750	\$4.00	\$19,000.00	
2. Park sign	EA	1	\$5,000.00	\$5,000.00	
3. Donor sign	EA	1	\$500.00	\$500.00	
4. Landscape garden areas	EA	3	\$10,000.00	\$30,000.00	
				SUBTOTAL:	\$322,825.00
Contingency (10%)					\$32,282.50
Survey, Engineering, Permitting					\$45,195.50
Construction Administration/Inspection (15%)					\$48,423.75
TOTAL COST OPINION					\$448,726.75

SITE IMPROVEMENTS COST OPINION				Date: FINAL	
PROJECT				Revised:	
Phase 11: Dog Park					
LOCATION					
Borough of Tipton, Berks County					
CLIENT					
DRAWING TITLE	PROJECT NO.	ESTIMATOR		CHECKED BY	SHEET
Master Plan	343416.002	SMG		BNS	
		UNITS	QTY	UNIT	TOTAL
				PRICE	PRICE
MOBILIZATION					\$5,000.00
1. Mobilization/Demobilization		LS	1	\$5,000.00	\$5,000.00
EROSION & SEDIMENTATION CONTROLS					\$3,720.00
1. Silt Soxx along creek		LF	160	\$12.00	\$1,920.00
2. Tree protection fencing		LF	200	\$9.00	\$1,800.00
DEMOLITION					\$2,625.00
1. Excavate for sidewalks		CY	35	\$15.00	\$525.00
2. Excavate for concrete curb (18" depth)		LF	165	\$5.00	\$825.00
3. Excavate for asphalt pavement		CY	85	\$15.00	\$1,275.00
CONSTRUCTION					
Dog Park					\$20,090.00
1. Seed, mulch		SY	560	\$4.00	\$2,240.00
2. Concrete (4" depth)		SY	20	\$75.00	\$1,500.00
3. Fencing (4', chainlink)		LF	370	\$25.00	\$9,250.00
4. Gate (4', chainlink)		EA	2	\$600.00	\$1,200.00
5. Waste disposal receptacles		EA	1	\$900.00	\$900.00
6. Play equipment		LS	1	\$5,000.00	\$5,000.00
Pavilion (Renovation)					\$31,125.00
1. Pavilion renovation		LS	1	\$30,000.00	\$30,000.00
2. Concrete (4" depth)		SY	15	\$75.00	\$1,125.00
Sidewalks					\$9,000.00
1. Concrete (4" depth)		LF	120	\$75.00	\$9,000.00
Parking Lots					\$29,180.00
1. Rough grading and compact sub-base		SY	250	\$2.50	\$625.00
2. 6" aggregate base (#57 stone)		CY	42	\$40.00	\$1,680.00
3. Final grading		SY	250	\$4.00	\$1,000.00
4. 4" Superpave 25 mm base course		SY	250	\$45.00	\$11,250.00
5. 1.5" Superpave 9 mm wearing course		SY	250	\$25.00	\$6,250.00
6. Striping (4" wide, white)		LF	160	\$1.75	\$280.00
7. Striping (ADA diagonal, blue)		SF	160	\$5.00	\$800.00
8. ADA symbols		EA	2	\$125.00	\$250.00
9. Accessible parking sign		EA	2	\$200.00	\$400.00
10. Curb (18" depth, concrete)		LF	165	\$40.00	\$6,600.00
11. Joint sealer		LF	9	\$5.00	\$45.00
				SUBTOTAL:	\$100,740.00
Contingency (10%)					\$10,074.00
Survey, Engineering, Permitting					\$12,088.80
Inspection (15%)					\$15,111.00
TOTAL COST OPINION					\$138,013.80

Appendix B

Key Person Interviews

Key Person Interviews

Brandon Shurr - Tri Valley YMCA, Branch Executive

New Pool Renovations or Replacement

1. Do you feel the Borough would benefit from replacing / repairing the existing pool facility? Why or why not?

Yes, the pool while very costly is a great asset to the community.

2. If the pool was to be completely replaced, what features would you like to see be incorporated into the new facility?

Pickleball Courts, Additional Pavilions

3. What are the areas of biggest concern of the current existing pool? (What would you like to see changed)

The largest concern right now with many things and the pool would be no different is staffing. Lifeguards are extremely difficult to staff currently. If you are spending the money to upgrade the pool, the last thing you want is a late opening or modified schedules due to staffing shortages.

New Community / Recreation Center

1. As part of the Topton Park Master Site Development Plan, a new Recreation Center was a popular request from the Community. Do you feel the Borough would benefit from the construction of a new Community / Recreation Center? Why or why not?

I do not, membership across the fitness industry is down about 30% due to things like peloton and other in home workout programs.

2. Does the Borough currently have a Community Center that provides adequate Recreation opportunities for the community members?

N/A

3. What features / spaces within the Community Center would you like to see in the design?

Indoor Pool, Pickleball Courts

Michelle Lorah – Tipton Borough Council

After reading your questions and seeing the study results, pool usage by the community and current state of existing facilities, what I will say is the current usage of the pool by our municipalities residents do not make a new pool or recreation facility feasible or necessary. We have voted to not open the pool for the 2022 season as it would require too many upgrades and repairs and the pool fund does not contain the necessary funds to do so. I do not feel that deciding to seek any funding for a new pool/facility would be in Tipton's best interest as there is not enough community participation in use of the pool.

I hope this information is useful to you.

Heidi Hermany – Tipton Torpedoes Swim Team Assoc. / Borough of Kutztown

New Pool Renovations or Replacement

1. Do you feel the Borough would benefit from replacing / repairing the existing pool facility? Why or why not?

The pool is an integral part of our little community. Many families spend their summer days at the pool. The pool provide a safe space for kids to hang with their friends, as well as space for older residents to relax with their friends. The pool is a place that employs our older teenagers, and a place for our younger kids to learn water safety. The special events and Splash Bashes are enjoyed by all age groups.

2. If the pool was to be completely replaced, what features would you like to see be incorporated into the new facility?

6 lane lap pool for competition

Splash pad/baby pool

Basketball net (poolside)

Diving Board

Sliding Board

3. What are the areas of biggest concern of the current existing pool? (What would you like to see changed)

I think the existing pool would be fine, with a few minor additions, aside from safety/water loss issues. The sidewalks need replacing as a safety measure.

New Community / Recreation Center

1. As part of the Topton Park Master Site Development Plan, a new Recreation Center was a popular request from the Community. Do you feel the Borough would benefit from the construction of a new Community / Recreation Center? Why or why not?

This would be an exceptional addition for the community. This would provide a safe space for the kids to hang out/play with their friends, and also nice for the senior/retiree group to gather/socialize. It could be rented out for parties and special events to produce some extra revenue.

2. Does the Borough currently have a Community Center that provides adequate Recreation opportunities for the community members?

No

3. What features / spaces within the Community Center would you like to see in the design?

*Basketball court for the winter months would be well-visited
Domed/indoor pool area, as the Tri-valley YMCA does not have one, closest is Boyertown. Could be used for lessons, aqua classes, therapy, and swim team
Rec Room area with board games, possible video gaming*

Andrew Potteiger – Brandywine Heights Area School District, Superintendent

New Pool Renovations or Replacement

1. **Do you feel the Borough would benefit from replacing / repairing the existing pool facility? Why or why not?**

Having a community pool in the Tipton/Brandywine community is a key resource for both residents of the Borough and the community at large. It provides a communal location and outlet during the hot summer months for relief otherwise not available for the large majority of the population. Aside from the physical heat relief, the pool provides a location for families and children to gather together as a common place to share friendships and neighborly connections.

2. **If the pool was to be completely replaced, what features would you like to see be incorporated into the new facility?**

Normal pool area, recreation area for younger children, race lanes for swim team, recreational/activity components to attract and engage teenagers.

3. **What are the areas of biggest concern of the current existing pool? (What would you like to see changed)**

The pool layout entering the facility is cumbersome with the current entry plan. Parking is limited in scope due to the existing layout.

New Community / Recreation Center

1. **As part of the Tipton Park Master Site Development Plan, a new Recreation Center was a popular request from the Community. Do you feel the Borough would benefit from the construction of a new Community / Recreation Center? Why or why not?**

This would absolutely be a great resource for the community. A community center could potentially have a high cost associated but if built, would serve the needs of the Borough for current functionality such as normal business, meetings, etc. It would be a great resource for community activities as well such as scouts, adult classes like yoga, etc. There are areas in the community for activities to occur such as churches, Grange, and school buildings but those facilities are either at remote locations of the community or are already booked for events such as youth sports making it difficult to find space availability.

2. Does the Borough currently have a Community Center that provides adequate Recreation opportunities for the community members?

The Borough strives to be a community partner. The work done to enhance the park system is a great example of opening possibilities and creating communal areas for recreation. The interior location is limited by the physical structure making it more difficult to host or partner with the community for recreational activities during the point in the year when inside activities are necessary.

3. What features / spaces within the Community Center would you like to see in the design?

Larger gather room for meetings, communal activities, etc. Office space. Improved flow and entrance into the pool.

Noah Hermany – Topton Torpedoes Swim Team Head Coach

I am actually the head swim coach for Topton's swim team, so I am a little biased in saying that I think it would be of great benefit to renovate/repair a pool in town. Lots of people use it as a place to spend time with friends, and family in a local setting. Without the pool, lots of kids, specifically teenagers, will be left with nothing to do over the summer, especially while most of their parents are at work. It also creates a great opportunity for those who are looking to get in better shape or join in on a sport they enjoy for all ages. I have 5 year olds on my team and I have 45 year olds on my team, so it creates a great chance for anyone to get in shape and enjoy some competition.

As for a recreational facility, we do not have one, while other surrounding towns do, including Fleetwood, who has a YMCA. A basketball court and weight room would be great to have, as well as possibly an indoor pool for the winter, since the closest indoor pool is a good 25 minutes in any direction from Topton. A team could be formed, and lessons could be given there throughout the year.

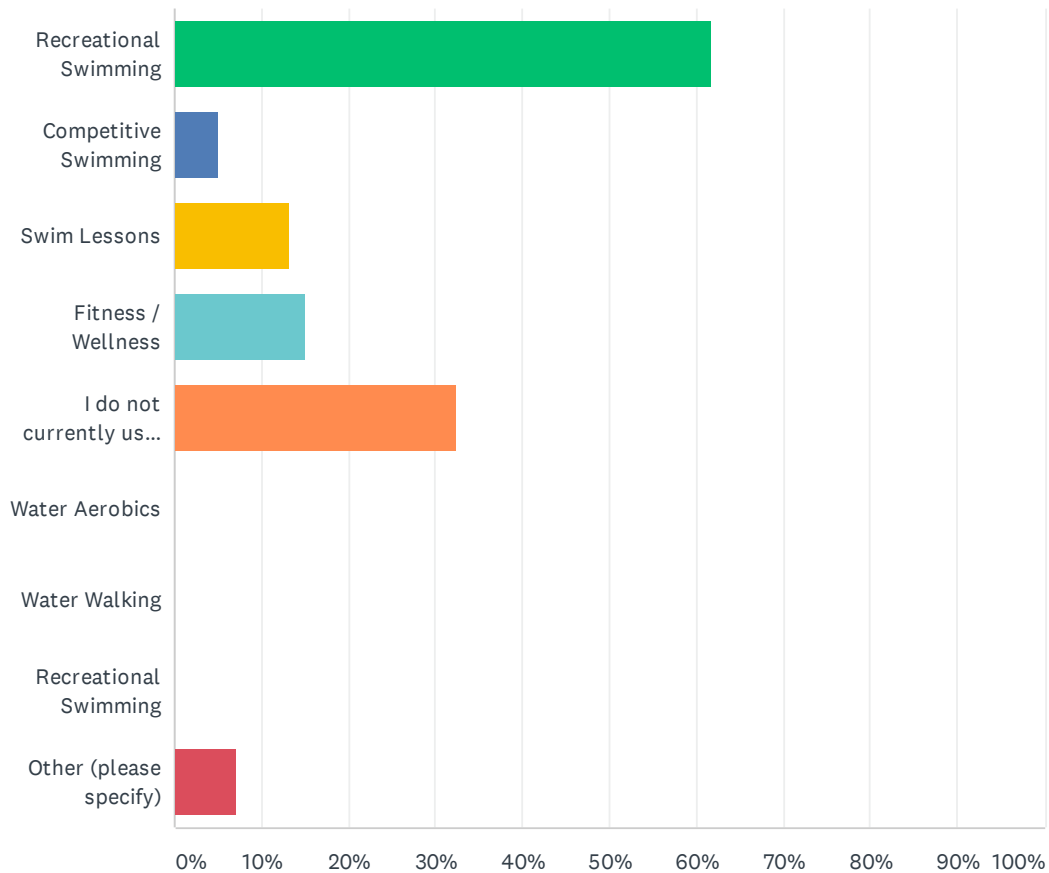
The current pool has some flaws and, frankly, has outlived its expected lifespan, but it still is a staple of the community and is needed and depended on for many families and children. There is a new park in town, which is great, but the pool has always been a great destination in Topton every summer, especially when big events are being held there. If repairs can be made, they should be made.

Appendix C

Public Survey Data

Q1 For what purposes do you currently use the Tipton Pool? Please check all that apply.

Answered: 99 Skipped: 1



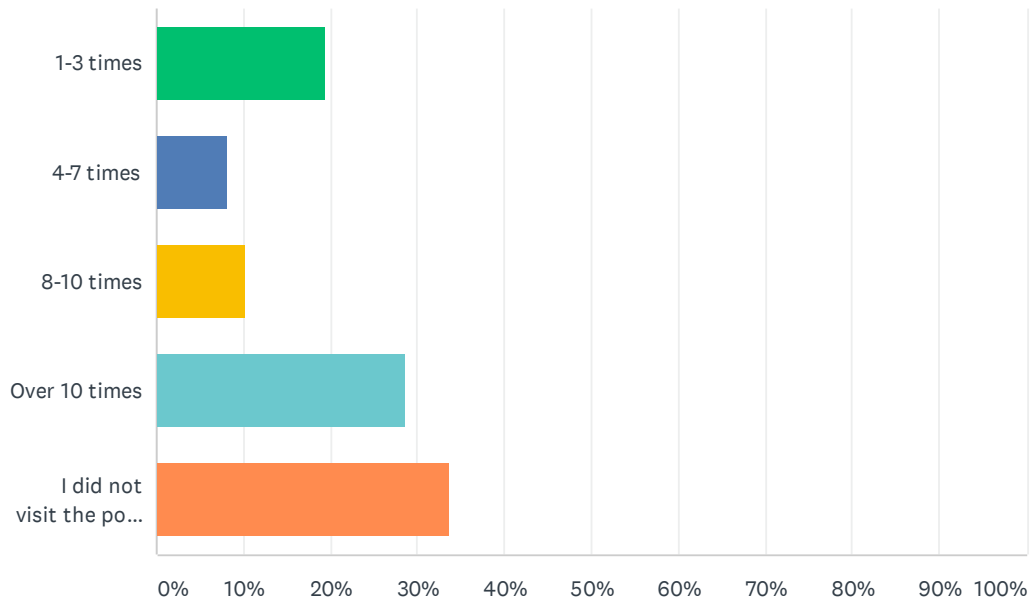
ANSWER CHOICES	RESPONSES	
Recreational Swimming	61.62%	61
Competitive Swimming	5.05%	5
Swim Lessons	13.13%	13
Fitness / Wellness	15.15%	15
I do not currently use the pool	32.32%	32
Water Aerobics	0.00%	0
Water Walking	0.00%	0
Recreational Swimming	0.00%	0
Other (please specify)	7.07%	7
Total Respondents: 99		

Borough of Tipton Community Park Swimming Pool

#	OTHER (PLEASE SPECIFY)	DATE
1	Relaxation	3/31/2020 9:06 PM
2	Watching swim meets	3/30/2020 3:10 PM
3	special events	3/29/2020 11:11 AM
4	I bring the kids to special event, ex. Dip n dance (or whatever it's called these days).	3/29/2020 10:57 AM
5	Work/daycare	3/29/2020 10:33 AM
6	Diving (please get new boards! The one there cannot be used competitively & is not particularly safe)	3/29/2020 10:21 AM
7	Summer Camp	3/29/2020 10:15 AM

Q2 How many times did you visit the Tipton Pool during the summer of 2019?

Answered: 98 Skipped: 2



ANSWER CHOICES	RESPONSES	
1-3 times	19.39%	19
4-7 times	8.16%	8
8-10 times	10.20%	10
Over 10 times	28.57%	28
I did not visit the pool during the summer of 2019.	33.67%	33
TOTAL		98

Q3 If you did not visit the pool during the summer of 2019, please explain why.

Answered: 54 Skipped: 46

Borough of Tipton Community Park Swimming Pool

#	RESPONSES	DATE
1	Just too busy last summer	3/31/2020 11:16 AM
2	Did not live in area	3/30/2020 9:42 PM
3	CASH ONLY. It makes it hard for families.	3/30/2020 9:06 PM
4	We have a pool at home but I am interested in updates on the park.	3/30/2020 8:04 PM
5	weather mainly pool pass costs to much for a family that is why I did not renew our family pass	3/30/2020 7:53 PM
6	My daughter wasn't old enough for swim lessons yet	3/30/2020 6:40 PM
7	Cost of family season pass.	3/30/2020 7:17 AM
8	Moved out of town	3/29/2020 10:04 PM
9	Small private pools are difficult enough to keep the pool cleaner and water chemistry balanced. Large public pools are near impossible. Would need to be convinced it's clean.	3/29/2020 9:38 PM
10	N/A	3/29/2020 7:27 PM
11	We are members - we visit the pool 2-3 times a week	3/29/2020 6:25 PM
12	We rarely go due to prices as I'm a single mom on disability.	3/29/2020 5:34 PM
13	I don't want to see myself in a bathing suit, but also too expense to bring the kids i watch.	3/29/2020 3:45 PM
14	n/a	3/29/2020 3:22 PM
15	Too expensive	3/29/2020 2:55 PM
16	Have pool at home	3/29/2020 2:48 PM
17	Avoid the sun.	3/29/2020 2:40 PM
18	When they "redesigned" the pool...I did not care to go back.	3/29/2020 2:32 PM
19	N/a	3/29/2020 12:03 PM
20	Kids have all grown up.	3/29/2020 11:57 AM
21	N/a	3/29/2020 11:37 AM
22	N/a	3/29/2020 11:25 AM
23	Don't like public swimming pools. Cost.	3/29/2020 11:24 AM
24	Just moved here.	3/29/2020 11:18 AM
25	..	3/29/2020 11:18 AM
26	price, timing and weather	3/29/2020 11:14 AM
27	My son visited the pool as part of Playground Camp. I was not there	3/29/2020 11:11 AM
28	Only use this pool for my son to go see his friends	3/29/2020 11:07 AM
29	Expensive	3/29/2020 11:06 AM
30	N/A	3/29/2020 11:04 AM
31	N/a	3/29/2020 11:03 AM
32	Weather	3/29/2020 10:57 AM
33	N/A	3/29/2020 10:56 AM
34	Kids are grown so I no longer go.	3/29/2020 10:55 AM
35	we did	3/29/2020 10:53 AM
36	It is to expensive for people who live in Longswamp to get a season pass	3/29/2020 10:48 AM
37	I am not a big swimmer. Going forward as my grandchildren are getting older I might take them	3/29/2020 10:47 AM

Borough of Tipton Community Park Swimming Pool

once in a while.

38	Would like a senior time to swim with no kids	3/29/2020 10:45 AM
39	I would visit the pool if there would be packages. I feel the price is to much for one visit. I come with my nephews but don't swim. Why charge the same amount for everyone if they are only coming to watch someone.	3/29/2020 10:38 AM
40	Too expensive	3/29/2020 10:33 AM
41	Senior Citizen and no longer swim	3/29/2020 10:32 AM
42	I have my own pool	3/29/2020 10:29 AM
43	Have own pool	3/29/2020 10:27 AM
44	N/A	3/29/2020 10:24 AM
45	Not interested in using a public pool	3/29/2020 10:22 AM
46	I was there pretty much every nice day	3/29/2020 10:21 AM
47	Have a pool in my backyard	3/29/2020 10:20 AM
48	na	3/29/2020 10:19 AM
49	My son did.	3/29/2020 10:15 AM
50	Don't like to swim	3/29/2020 10:15 AM
51	Don't care about a pool	3/29/2020 10:14 AM
52	-It's overpriced -We use a family members pool -The bathroom facilities are sub par -Lack of manners from other patrons	3/29/2020 10:13 AM
53	I did	3/29/2020 10:11 AM
54	Was going through medical treatment that did not allow for it, unfortunately.	3/29/2020 10:10 AM

Q4 What is your favorite amenity of the Tipton Pool?

Answered: 72 Skipped: 28

Borough of Tipton Community Park Swimming Pool

#	RESPONSES	DATE
1	Lap lanes for people who are interested in swimming laps without interruption	3/31/2020 9:06 PM
2	Always clean, my daughter loves the kids area.	3/31/2020 11:16 AM
3	Na	3/30/2020 9:42 PM
4	use to be the lounge chairs	3/30/2020 7:53 PM
5	People	3/30/2020 3:10 PM
6	The lap lanes	3/30/2020 1:34 PM
7	The slides and diving boards	3/30/2020 1:15 PM
8	Lap lanes	3/30/2020 8:47 AM
9	Not sure. When I did go the snack bar was great.	3/30/2020 7:17 AM
10	Cheaper price for lessons	3/30/2020 6:48 AM
11	I like the open entry into the main pool. Everything is always neat and clean	3/29/2020 10:26 PM
12	Fun friendly environment. And the cleanest public pool in the area	3/29/2020 10:07 PM
13	Swimming laps	3/29/2020 10:04 PM
14	Proximity to my house	3/29/2020 8:33 PM
15	It's nice to have a snack bar and my children Love the slide and diving board.	3/29/2020 7:27 PM
16	I like that there is a firm divider between the shallow and deep end. Some pools just have ropes and it's nice to have a definite barrier. My kids also like the snack shop, sliding board, and diving board.	3/29/2020 6:25 PM
17	A place for kids to hang with friends	3/29/2020 5:34 PM
18	Lane Line are always available!	3/29/2020 4:57 PM
19	The pool	3/29/2020 4:39 PM
20	Lap area	3/29/2020 3:22 PM
21	Lessons	3/29/2020 2:48 PM
22	Swim team	3/29/2020 2:39 PM
23	Snack bar	3/29/2020 2:32 PM
24	The pool	3/29/2020 12:46 PM
25	Food stand, coffee sucked	3/29/2020 12:36 PM
26	Lap swim	3/29/2020 12:17 PM
27	The green space	3/29/2020 12:14 PM
28	Middle pool - fitness walking	3/29/2020 12:03 PM
29	Allowing the daycare to bring the children swimming during the week. My grand daughter love it!	3/29/2020 11:57 AM
30	Pool	3/29/2020 11:37 AM
31	The big, wide steps at the shallow end are great for little kids and lounging parents.	3/29/2020 11:36 AM
32	The swim team	3/29/2020 11:25 AM
33	N/a	3/29/2020 11:24 AM
34	It's so close.	3/29/2020 11:18 AM
35	..	3/29/2020 11:18 AM

Borough of Tipton Community Park Swimming Pool

36	n/a	3/29/2020 11:14 AM
37	The snack bar	3/29/2020 11:12 AM
38	pool	3/29/2020 11:11 AM
39	Not sure	3/29/2020 11:11 AM
40	Snack stand	3/29/2020 11:08 AM
41	Diving Board	3/29/2020 11:04 AM
42	Baby pool	3/29/2020 11:03 AM
43	Price	3/29/2020 11:00 AM
44	You can bring your own snacks, which helps family save money but still have fun!	3/29/2020 10:57 AM
45	The pool itself	3/29/2020 10:56 AM
46	I used to enjoy the social aspect of family nights.	3/29/2020 10:55 AM
47	the diving board for the kids	3/29/2020 10:53 AM
48	Slide and 2 pool areas	3/29/2020 10:51 AM
49	I like how kid friendly it is for my two year old, how clean it is and very convenient for us bc we k my live down the street	3/29/2020 10:51 AM
50	Shaded areas to watch kids swim	3/29/2020 10:42 AM
51	Events	3/29/2020 10:38 AM
52	N/A	3/29/2020 10:38 AM
53	Shade trees for cooling off when children can not be in pol for adult swim time	3/29/2020 10:33 AM
54	The pool itself	3/29/2020 10:33 AM
55	The separation of the different depths of the pool and having kids pool separated	3/29/2020 10:32 AM
56	Local events that take place there	3/29/2020 10:32 AM
57	The pool	3/29/2020 10:29 AM
58	I don't use it	3/29/2020 10:29 AM
59	Bring in your own food	3/29/2020 10:27 AM
60	Snack shack	3/29/2020 10:26 AM
61	Being young and the the dip n dances	3/29/2020 10:24 AM
62	.	3/29/2020 10:22 AM
63	Snack stand	3/29/2020 10:22 AM
64	I love how friendly everyone is, especially the guards!	3/29/2020 10:21 AM
65	Middle school field trips	3/29/2020 10:20 AM
66	grass area	3/29/2020 10:19 AM
67	Swim lessons and snack bar	3/29/2020 10:16 AM
68	Snack bar	3/29/2020 10:15 AM
69	N/A	3/29/2020 10:14 AM
70	Swim lessons	3/29/2020 10:13 AM
71	The slide	3/29/2020 10:11 AM
72	Lap lanes	3/29/2020 10:10 AM

Q5 What is your least favorite amenity of the Tipton Pool?

Answered: 68 Skipped: 32

Borough of Tipton Community Park Swimming Pool

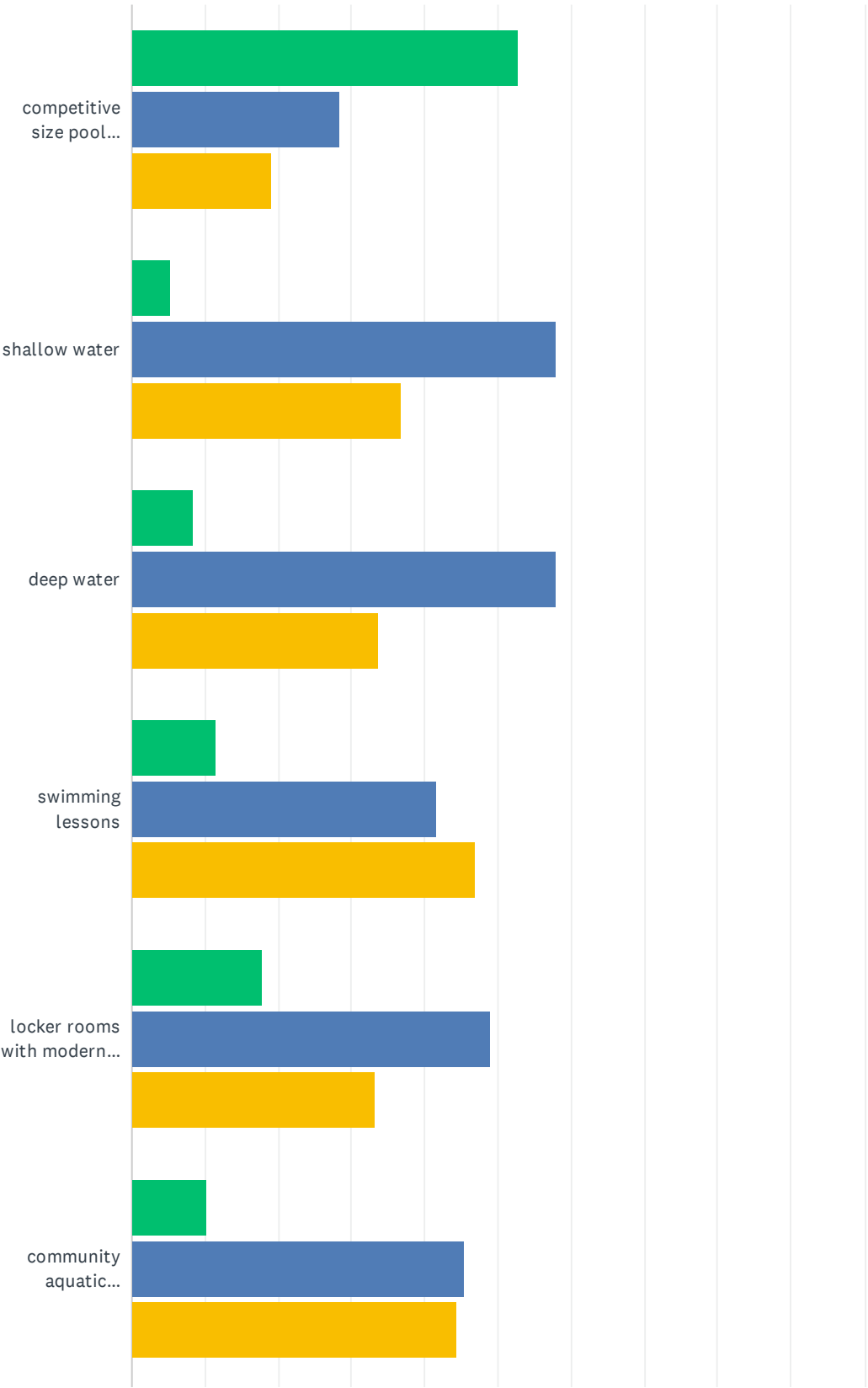
#	RESPONSES	DATE
1	Seeing young children who can't swim and inexperienced weak swimmers in the diving well without supervision and thinking they can dive off the diving board and no one says anything	3/31/2020 9:06 PM
2	N/a	3/31/2020 11:16 AM
3	Na	3/30/2020 9:42 PM
4	the bathrooms	3/30/2020 7:53 PM
5	The diving board when you have little kids who can't swim going off	3/30/2020 1:34 PM
6	The size, needs a diving board that can be used for competitive diving	3/30/2020 11:01 AM
7	Hours	3/30/2020 7:17 AM
8	Cost of season pass	3/30/2020 6:48 AM
9	Wish the main pool didnt have the divider on the middle.	3/29/2020 10:26 PM
10	Could be bigger!!! Bigger the better!	3/29/2020 10:07 PM
11	Lack of shade	3/29/2020 8:33 PM
12	The restroom/locker room could be larger and kept cleaner. The toilet stalls in the women's room are usually a mess. Lack is shade, more trees would be nice.	3/29/2020 7:27 PM
13	I wish there were a few more shaded areas for when you are sitting out of the pool.	3/29/2020 6:25 PM
14	Not sure	3/29/2020 5:34 PM
15	Nothing unfavorable!	3/29/2020 4:57 PM
16	No sure	3/29/2020 4:39 PM
17	none	3/29/2020 3:22 PM
18	Cost	3/29/2020 2:48 PM
19	Lack of shaded areas/umbrellas never up or are broken	3/29/2020 2:39 PM
20	Really dont want to spend money every time I did visit.	3/29/2020 2:32 PM
21	Snack area	3/29/2020 12:46 PM
22	Coffee wagon	3/29/2020 12:36 PM
23	Snack shop	3/29/2020 12:17 PM
24	No chairs. Not enough seating	3/29/2020 12:14 PM
25	None	3/29/2020 12:03 PM
26	none	3/29/2020 11:57 AM
27	The dirt	3/29/2020 11:37 AM
28	Tiny parking lot	3/29/2020 11:36 AM
29	Need better food and more choices at the food stand	3/29/2020 11:25 AM
30	N/a	3/29/2020 11:24 AM
31	..	3/29/2020 11:18 AM
32	n/a	3/29/2020 11:14 AM
33	Not sure	3/29/2020 11:11 AM
34	Locker area, lack of shade	3/29/2020 11:08 AM
35	Toilets don't flush. Peeing in pool	3/29/2020 11:07 AM
36	Lap Lanes	3/29/2020 11:04 AM

Borough of Tipton Community Park Swimming Pool

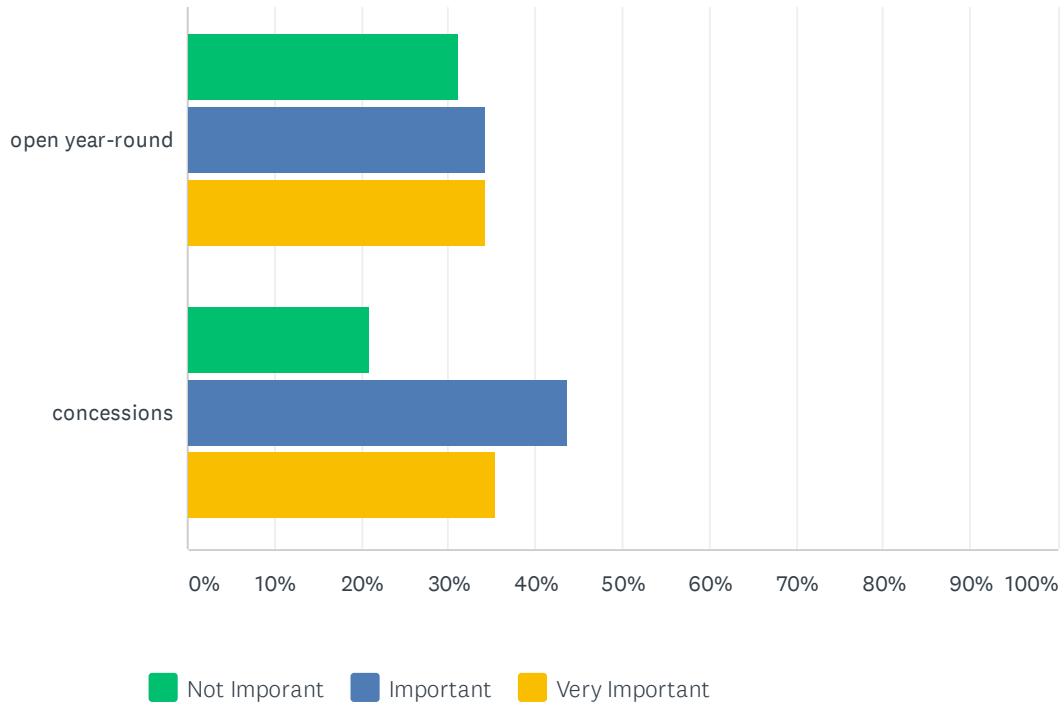
37	Parking	3/29/2020 11:03 AM
38	Not enough umbrella stands	3/29/2020 11:01 AM
39	None	3/29/2020 11:00 AM
40	Not enough shade to keep little ones out of the sun	3/29/2020 10:57 AM
41	Adult swim in the middle of the afternoon.	3/29/2020 10:56 AM
42	I never used the snack stand.	3/29/2020 10:55 AM
43	the small pavilion area because people camp out there and can't be used by many over the course of the day	3/29/2020 10:53 AM
44	None	3/29/2020 10:51 AM
45	N/A	3/29/2020 10:51 AM
46	Need more shaded areas	3/29/2020 10:42 AM
47	Needs more trees for shade	3/29/2020 10:41 AM
48	Walking through the bathhouse to enter	3/29/2020 10:38 AM
49	The price	3/29/2020 10:38 AM
50	In ability to see all children when entering and exiting since it's through the bathrooms	3/29/2020 10:33 AM
51	The food stand needs to be upgraded	3/29/2020 10:33 AM
52	Snack shop not accepting credit/debit cards. Not everyone carries cash around. Would be helpful if they put in an atm or a card machine	3/29/2020 10:32 AM
53	I have no "least favorite" amenity. If I were younger I would love everything the pool has to offer.	3/29/2020 10:32 AM
54	None	3/29/2020 10:29 AM
55	I don't use it	3/29/2020 10:29 AM
56	Cost	3/29/2020 10:27 AM
57	Bathrooms	3/29/2020 10:26 AM
58	Nothing	3/29/2020 10:24 AM
59	.	3/29/2020 10:22 AM
60	Bathroom	3/29/2020 10:22 AM
61	Diving board is terrible! Also, the women's bathroom is always pretty gross (I know with wet conditions there is only so much the guards can do to clean. It just needs an overhaul at this point.)	3/29/2020 10:21 AM
62	Cost to use it	3/29/2020 10:20 AM
63	lack of shae	3/29/2020 10:19 AM
64	Price	3/29/2020 10:15 AM
65	N/A	3/29/2020 10:14 AM
66	Restrooms	3/29/2020 10:13 AM
67	None	3/29/2020 10:11 AM
68	None, I like the Tipton Pool.	3/29/2020 10:10 AM

Q6 If the Tipton Pool were to be renovated or replaced, what features would you most like to see?

Answered: 98 Skipped: 2



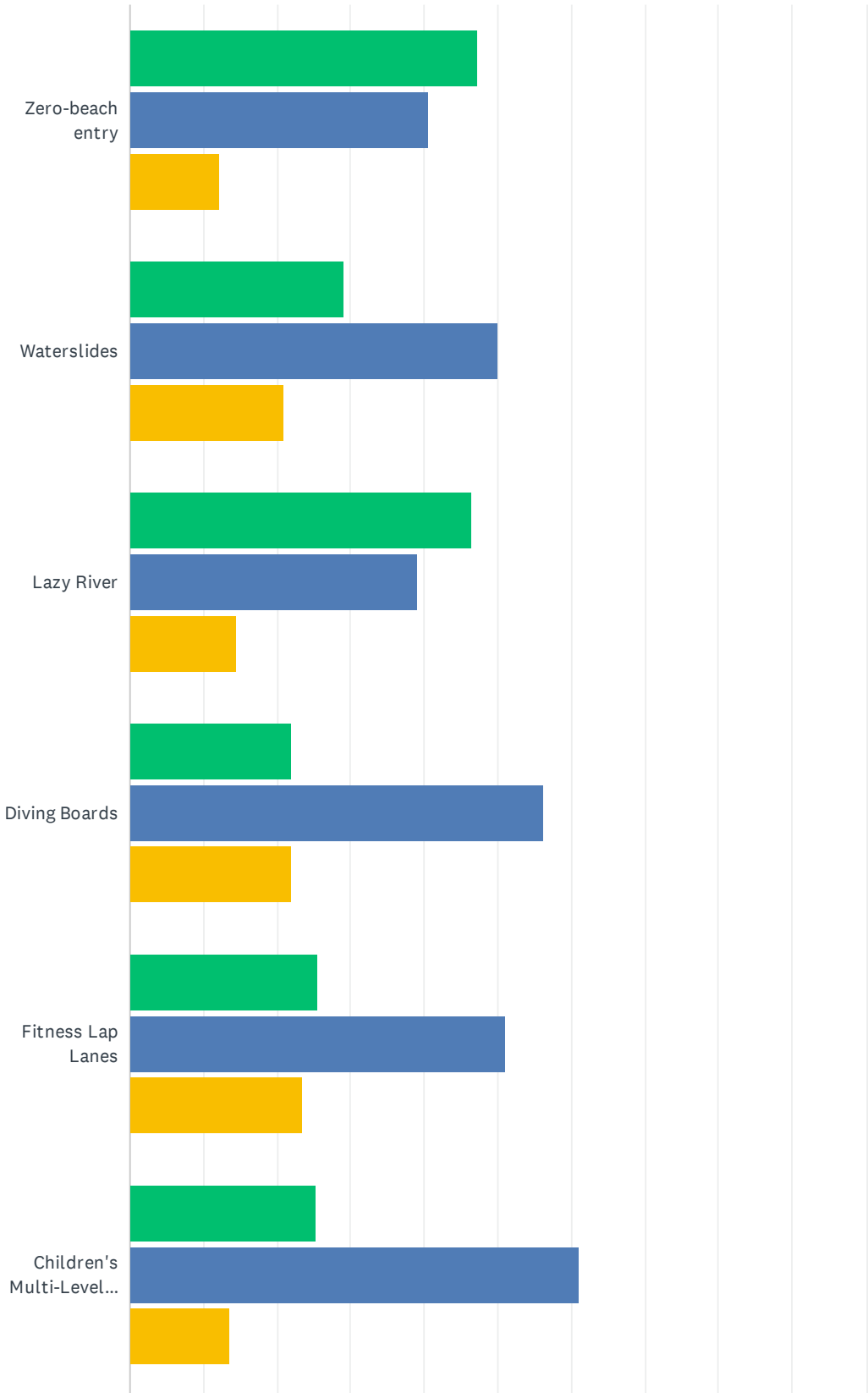
Borough of Tipton Community Park Swimming Pool



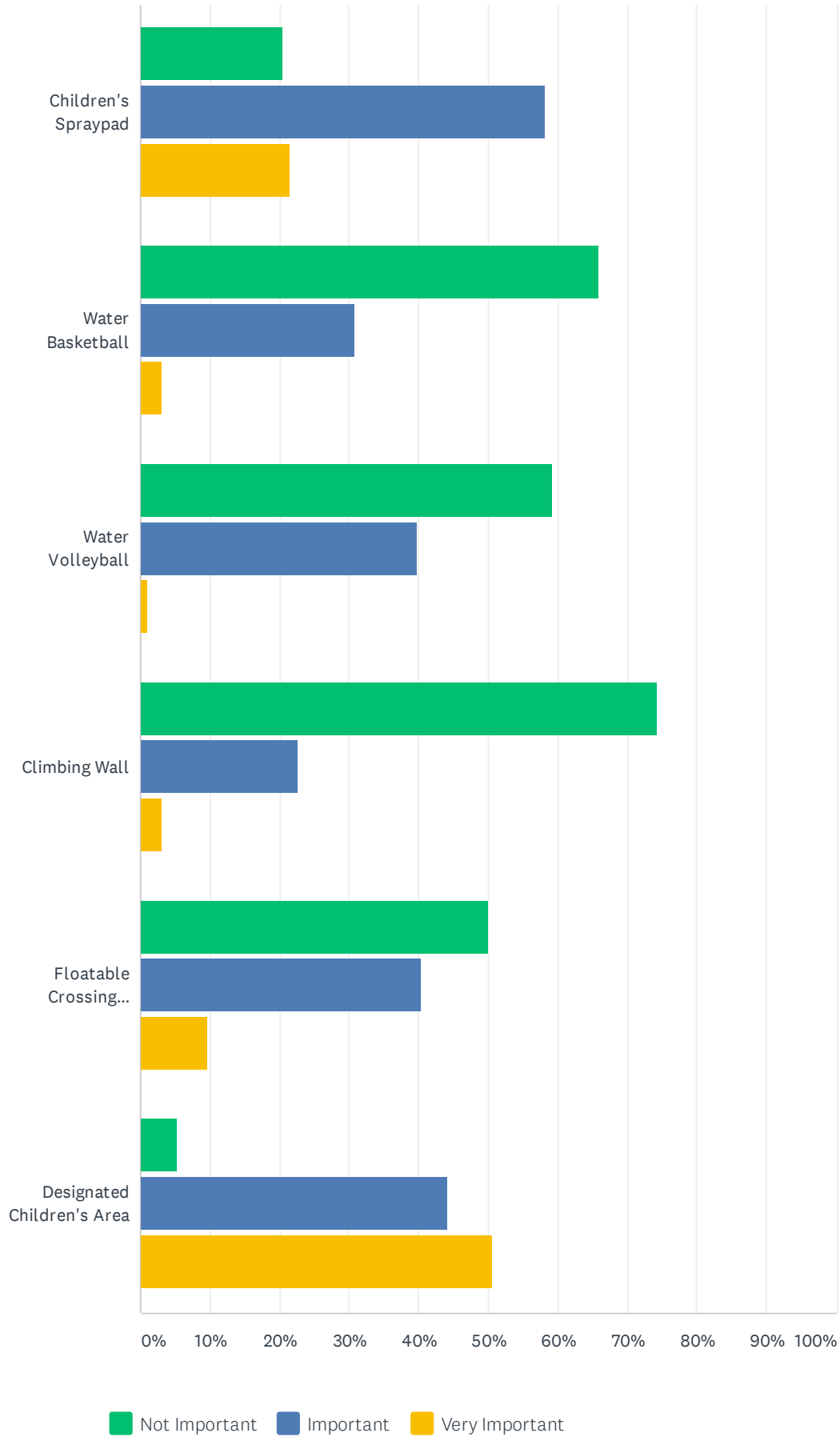
	NOT IMPORANT	IMPORTANT	VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
competitive size pool (minimum 6-lane, 25-yard)	52.63% 50	28.42% 27	18.95% 18	95	1.66
shallow water	5.26% 5	57.89% 55	36.84% 35	95	2.32
deep water	8.42% 8	57.89% 55	33.68% 32	95	2.25
swimming lessons	11.46% 11	41.67% 40	46.88% 45	96	2.35
locker rooms with modern amenities and easy access	17.71% 17	48.96% 47	33.33% 32	96	2.16
community aquatic programs for all ages	10.31% 10	45.36% 44	44.33% 43	97	2.34
open year-round	31.25% 30	34.38% 33	34.38% 33	96	2.03
concessions	20.83% 20	43.75% 42	35.42% 34	96	2.15

Q7 If the Tipton Pool were to be renovated or replaced, what recreational features would you most like to see?

Answered: 99 Skipped: 1



Borough of Tipton Community Park Swimming Pool

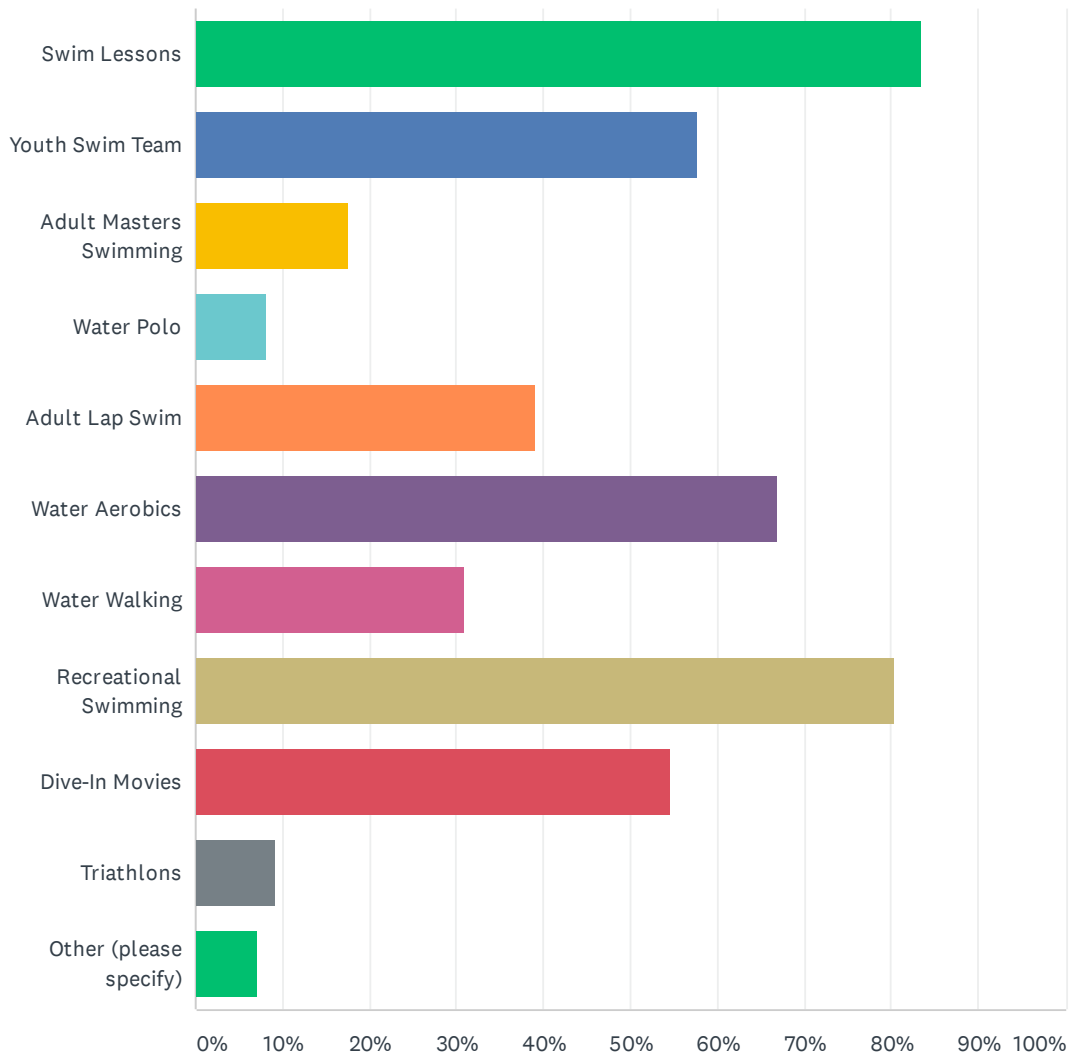


Borough of Tipton Community Park Swimming Pool

	NOT IMPORTANT	IMPORTANT	VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Zero-beach entry	47.25% 43	40.66% 37	12.09% 11	91	1.65
Waterslides	29.17% 28	50.00% 48	20.83% 20	96	1.92
Lazy River	46.39% 45	39.18% 38	14.43% 14	97	1.68
Diving Boards	21.88% 21	56.25% 54	21.88% 21	96	2.00
Fitness Lap Lanes	25.53% 24	51.06% 48	23.40% 22	94	1.98
Children's Multi-Level Play Structure	25.26% 24	61.05% 58	13.68% 13	95	1.88
Children's Spraypad	20.43% 19	58.06% 54	21.51% 20	93	2.01
Water Basketball	65.96% 62	30.85% 29	3.19% 3	94	1.37
Water Volleyball	59.14% 55	39.78% 37	1.08% 1	93	1.42
Climbing Wall	74.19% 69	22.58% 21	3.23% 3	93	1.29
Floatable Crossing Activity / Lily Pad Walk	50.00% 47	40.43% 38	9.57% 9	94	1.60
Designated Children's Area	5.26% 5	44.21% 42	50.53% 48	95	2.45

Q8 If the Tipton Pool were to be renovated or replaced, what types of programs would you like to see offered. Please check all that apply.

Answered: 97 Skipped: 3



Borough of Tipton Community Park Swimming Pool

ANSWER CHOICES	RESPONSES	
Swim Lessons	83.51%	81
Youth Swim Team	57.73%	56
Adult Masters Swimming	17.53%	17
Water Polo	8.25%	8
Adult Lap Swim	39.18%	38
Water Aerobics	67.01%	65
Water Walking	30.93%	30
Recreational Swimming	80.41%	78
Dive-In Movies	54.64%	53
Triathlons	9.28%	9
Other (please specify)	7.22%	7
Total Respondents: 97		

#	OTHER (PLEASE SPECIFY)	DATE
1	We took swim lessons at the pool and I would really like to see that kept. My kids loved it and they are both very proficient swimmers now!	3/29/2020 6:25 PM
2	A morning & afternoon adult swim	3/29/2020 2:32 PM
3	Just depends if you want it to be mostly for the locals or if you are trying to bring in outside patrons. If you do something spectacular and unique, the locals will appreciate it, but then you will be bringing in a lot of other traffic. I guess it depends on what demographics you are targeting.	3/29/2020 11:08 AM
4	Athletic Adult programs not for competition	3/29/2020 10:51 AM
5	Adult only time	3/29/2020 10:45 AM
6	Adults only evening hours	3/29/2020 10:22 AM
7	Diving team	3/29/2020 10:21 AM

Q9 Are there any other comments that you would like to add?

Answered: 43 Skipped: 57

Borough of Tipton Community Park Swimming Pool

#	RESPONSES	DATE
1	N/a	3/31/2020 11:16 AM
2	There needs to be a way to pay besides cash. Venmo, PayPal, debit, etc.	3/30/2020 9:06 PM
3	please consider reducing membership price. if you lower the cost more people would join. it is actually cheaper to get your own pool and not leave your home and deal with the crowds. lower prices makes it better to deal with.	3/30/2020 7:53 PM
4	No	3/30/2020 1:34 PM
5	I do think it's time for a major overhaul that's for sure. And I would personally love for it to be more kids friendly and have more things to do.	3/30/2020 7:17 AM
6	Redoing the pool I feel would be the best thing for this town. Not enough to do here for kids. Kids having fun at a pool keeps them out of trouble and I feel a indoor year round pool would really help with that. It would really bring this town together.	3/29/2020 10:07 PM
7	Very excited to see the new recreation center come to fruition! The children (and adults) of this town would benefit greatly!	3/29/2020 9:51 PM
8	I saw this on the library's FB page, and I do not think a new community center should include the library, which is what they were musing.	3/29/2020 8:33 PM
9	We are members of the pool every summer and spend a lot of time there. My biggest issue is the lack of shade. Also a renovation of the bathrooms/ locker room would be great! The current space is very tight especially since that is how you enter & exit the pool besides using the facility.	3/29/2020 7:27 PM
10	Suggest moving mulch away from pool area.	3/29/2020 7:06 PM
11	We love the hometown feel of the pool and all the activities they do - especially the night swims and fireworks night. Please keep all of these! :)	3/29/2020 6:25 PM
12	Great staff: keep up the good work!	3/29/2020 4:57 PM
13	Not at this time	3/29/2020 4:39 PM
14	no	3/29/2020 3:22 PM
15	Love the pool, more shade, more plants would be great!	3/29/2020 2:39 PM
16	Season ticket prices are getting a bit much	3/29/2020 2:32 PM
17	What we have seems like it is adequate. We should only renovate if it can be supported without a huge tax increase	3/29/2020 12:17 PM
18	More seating. More staff and better concession stand. More areas for parents to sit and hang out. Chairs??	3/29/2020 12:14 PM
19	I would like more umbrellas or shade be given consideration	3/29/2020 12:03 PM
20	My kids loved going to the pool when they were young when it was just a plain old pool, so if you can do anything to enhance it to give kids things to do during the summer, that would be much appreciated by them!	3/29/2020 11:57 AM
21	No	3/29/2020 11:37 AM
22	No	3/29/2020 11:36 AM
23	I would hate to have no availability to a pool while renovations are taking place.	3/29/2020 11:25 AM
24	No thank you.	3/29/2020 11:24 AM
25	It would be interesting to have some other fitness options in addition to swimming.	3/29/2020 11:18 AM
26	I would like to see the pool open ealier in the summer. i.e 10, 11 am	3/29/2020 11:14 AM
27	Kudos to the Tipton pool for always opening and providing for the locals. I'm sure it hasn't been easy, people don't seem to go out as often as they used to, maybe now they will! I think the pool has done a fantastic job, provides job opportunity for our young people, offers community gatherings,etc.. a tradition that I would love to see upheld! If you are considering a major	3/29/2020 11:08 AM

Borough of Tipton Community Park Swimming Pool

renovation, please contact me. I opened up the Himalayan salt room in Breinigsville and it has been a major hit. I have other therapies I would like to offer but would need a pool facility. If you are interested, feel free to contact me as I have been looking for a facility that could offer this for a new type of therapy. Linda L. Printz, Pa. LMT, Halotherapist 484-955-7306

28	A year round pool would be a great addition to the community. It would provide families with activities to together and other members of the community all year	3/29/2020 11:07 AM
29	Love the staff and management. Keep That!	3/29/2020 11:04 AM
30	Na	3/29/2020 10:57 AM
31	No	3/29/2020 10:56 AM
32	Could have a biology/ecology theme on our water resources and wildlife tied in here and there. Or events tied it to it. Pool and creek right next to each other. Local EAC and other non-profits could help with that.	3/29/2020 10:51 AM
33	None	3/29/2020 10:51 AM
34	No	3/29/2020 10:33 AM
35	None	3/29/2020 10:32 AM
36	No	3/29/2020 10:29 AM
37	Nope	3/29/2020 10:24 AM
38	I am happy to coach diving if you decide to have a team and there is interest	3/29/2020 10:21 AM
39	No right now	3/29/2020 10:20 AM
40	no	3/29/2020 10:19 AM
41	Would like to see it as more of community Center with non swimming features and opportunities as well-- add the library.	3/29/2020 10:15 AM
42	No	3/29/2020 10:13 AM
43	No	3/29/2020 10:11 AM

Appendix D

Meeting Minutes

MEETING MINUTES:

February, 5 2020

Meeting Location: Topton Borough Office

Those in attendance were:
 MKSD, LLC (MKSD)

Todd Chambers

Borough of Topton (TOP)

Andrew Potteiger
 Trynda Schoonover
 Marcus Dolny
 Prudence Miller
 Mike Caruso
 Bryan Smith
 Joanne Fromal
 William Fredericks
 Bryan Crist
 Jason Miller
 Toby Bower

New Business

Item	Action	Issue
1.1	Info	<p>Overview of the existing pool:</p> <ul style="list-style-type: none"> • The existing pool shell needs to be painted, but they do not want to paint this season. Will require sandblasting. • The concrete deck is heaving • The lighting levels are insufficient • Built in 1956 • The pool usually operates with a profit or breaks even • 5,235 guests last summer – 92.6 average per day • Pool is utilized by the swim team • Lessons are offered, as well as Yoga, Zumba, Water aerobics • Lap Lanes are heavily used • Flooring in the existing Locker Room is slippery
1.2	Info	There is an existing snack stand
1.3	Info	Possibly a need for an indoor pool
1.4	Info	Study includes a Rec Center – this should be a “showpiece”
1.5	Info	Entrance to the pool needs to be improved. Do not want to continue to only be able to enter through the bathrooms
1.6	Info	<p>Possible revenue sources:</p> <ul style="list-style-type: none"> • Year-round swimming, including swim meets and lessons. • Scout swim tests • Rentals for parties

- 1.7 Info The swim team can be 100 people max. 48 were on the team last year.
Practices are 8-12, 2 evenings per week
- 1.8 Info The new pool design should have a 'resort' atmosphere.
- Perhaps a swim-up concessions area
 - Currently a "family-friendly adult environment"
 - There should be Sseparate Activity areas
- 1.9 Info Membership-driven. Higher rates for daily passes. Current memberships:
- 250 Borough, 50 Non-borough – Family Memberships
 - Planning to add "pair" memberships in 2020
 - Daily rates are \$10 (\$8 for students)
- 1.10 Info The existing "Guardhouse" is very small. New design should improve the
guards' oversight of the pool, and provide a better space for them.
- 1.11 Info The new Recreation Center design ideas include:
- Improved Concession stand
 - Meeting space/office for the Swim Team
 - Indoor athletic workout space – possibly turf
 - Open Gymnasium (Multi-sport)
 - Weight Room
 - Game Room / Youth Hangout space
 - Archery?
 - Theater space?
 - Ropes / Trampolines
 - Bowling
 - Rentable Party room
 - Boy/Girl scouts meeting rooms
 - Walking Track
 - Possibly move Library here?

Next Meeting: **TBD**

Notice to attendees and recipients of meeting minutes:

If any of the items included in the minutes are incomplete or incorrect, please promptly notify MKSD in writing. Failure to advise of such corrections within one week of issue date constitutes acceptance of all information contained therein as it is represented.

Respectfully submitted,
MKSD architects



Todd Chambers, AIA, NCARB
partner + architect

Attachments: N/A

MEETING MINUTES: COMMITTEE MEETING 2

May 19, 2020

Meeting Location:	Zoom Conf Call
Those in attendance were: MKSD, LLC (MKSD)	Todd Chambers Nick Hewes
Counsilmans-Hunsaker Aquatics (CHA)	George Deines
Borough of Tipton (TOP)	Andrew Potteiger Trynda Schoonover Christie Nolan Marcus Dolny Prudence Miller Mike Caruso Joanne Fromal William Fredericks Bryan Crist Jason Miller Toby Bower

New Business

Item	Action	Issue
2.1	Info	CHA presented initial Design Options to the Committee.
2.2	Info	Reviewed the Feasibility Study Process, Initial Market Demographics, Existing Pool analysis, and previous Meeting Notes.
2.3	Info	CHA discussed Aquatic Trends <ul style="list-style-type: none"> • Aquatic User Groups <ul style="list-style-type: none"> ○ Recreation – Shallow and Deep Water amenities, Waterslides, Play structures, Sprayers, Floatables, Moving Water, Climbing Walls, Zip lines ○ Competition ○ Instruction ○ Wellness & Therapy – fastest growing aquatic user group
2.4	Info	Reviewed the public survey questions & answers
2.5	Info	Pool Design Option 1 <ul style="list-style-type: none"> • Similar size as existing, with improvements • Zero beach entry • Play structure • Lap Lanes • Diving Board • Climbing wall

- 2.6 Info Pool Design Option 2
- 2 separate bodies of water
 - 4 lap lanes
 - Climbing wall
 - Leisure pool with beach entry, play structure, waterslide and lounge area
 - Shade structures around the site
 - Renovated support building
- 2.7 Info Pool Design Option 3
- 3 separate bodies of water
 - 6 lap lanes
 - Climbing wall
 - Larger Leisure pool with beach entry, play structure, waterslide, current channel and floatable crossing activity
 - Separate children's pool
 - Shade structures around the site
 - Renovated support building
- 2.8 Info Majority of Committee likes Option 2 the best, with the inclusion of a Spray Pad
- 2.9 Info TOP stated that they anticipate closing on the corner property next month, which will provide more space for parking and/or the Rec Center

Next Meeting: **TBD**

Notice to attendees and recipients of meeting minutes:

If any of the items included in the minutes are incomplete or incorrect, please promptly notify MKSD in writing. Failure to advise of such corrections within one week of issue date constitutes acceptance of all information contained therein as it is represented.

Respectfully submitted,
MKSD architects



Todd Chambers, AIA, NCARB
partner + architect

Attachments: N/A

MEETING MINUTES: COMMITTEE MEETING 3

September 9, 2020

Meeting Location:	Zoom Conf Call
Those in attendance were:	
MKSD, LLC (MKSD)	Todd Chambers Nick Hewes
Counsiltman-Hunsaker Aquatics (CHA)	George Deines
Borough of Tipton (TOP)	Trynda Schoonover Christie Nolan Prudence Miller Mike Caruso William Fredericks

New Business

Item	Action	Issue
3.1	Info	CHA reviewed the existing swimming pool conditions assessment, as well as updated survey results.
3.2	Info	CHA noted that while it may be possible to just renovate the existing pool, it is past its expected life. CHA recommends replacement.
3.3	Info	Pool Design Option 1 = \$5M; Option 2 = \$5M; Option 3 = \$7M
3.4	Info	MKSD presented initial Rec Center Design Option to the Committee. <ul style="list-style-type: none"> Existing Borough Office renovated to include expanded Locker Rooms, Weight/Fitness Room, Lifeguard Office, and Pump Equipment room Main Lobby acts as “transparent” connection between street and pool area beyond. Also connects two-story Rec center to the existing Borough Office building. Multi-sport gymnasium with running/walking track above Kitchen / Café with access to the pool deck Swim Team meeting room Toilet Rooms (interior access and pool-deck-only access) Bowling Alley Batting Cages Game Room Multi-Purpose Rooms with movable purpose Relocated Borough Offices, Conference Room, Police Office Public Meeting Room
3.5	Info	Recreation Center = \$225-\$250/sf = \$9M-\$10M

BOROUGH OF TOPTON
TOPTOP COMMUNITY PARK POOL & REC. CENTER FEASIBILITY STUDY
MKSD Project No. #20.105



Next Meeting: **TBD**

Notice to attendees and recipients of meeting minutes:

If any of the items included in the minutes are incomplete or incorrect, please promptly notify MKSD in writing. Failure to advise of such corrections within one week of issue date constitutes acceptance of all information contained therein as it is represented.

Respectfully submitted,
MKSD architects

A handwritten signature in black ink, appearing to read 'T. Chambers', written over a horizontal line.

Todd Chambers, AIA, NCARB
partner + architect

Attachments: N/A

**MINUTES OF THE
TOPTON BOROUGH COUNCIL
Monday October 12th, 2020**

Members of the Tipton Borough Council met on Monday October 12, 2020 at 7:00 P.M. for the regularly scheduled monthly meeting both in person and virtually via Zoom. The meeting was called to order by Council President Mr. Bower with the Pledge of Allegiance.

Roll call was taken and the following members were present Mayor Biltcliff, Ms. Kunkel, Ms. Lorah, Mr. Bower, Mr. Stauffer and Mrs. Moll. Solicitor London and visitors were also in attendance. Mr. Jost and Mr. Beck were absent.

FEASIBILITY STUDY PRESENTATION

MKSD Architects presented their feasibility study for a new borough hall, community center and pool to council and visitors. They shared 3 different possible options for both the pool and community center/borough hall. They also presented results from surveys that were conducted amongst the community. MKSD Architects also answered questions from both council and visitors in attendance.

APPROVAL OF MINUTES

On a motion by Mrs. Moll, seconded by Ms. Kunkel the minutes of September 14, 2020 were approved unanimously.

POLICE REPORT

Sergeant Ulshafer was present for questions and provided a patrolling report for the month of September by Fleetwood Police within the Borough of Tipton. Sergeant Ulshafer also discussed that they are assisting with the removal of vehicles located at 309 Furnace Street.

Ms. Carol Cook requested police presence at the new park.

HEARING OF VISITORS

Ms. Kathy Duffy discussed the need for trash receptacles located in the new park and basketball court. She also presented an idea of creating a kids committee that could hold events such as clean up days. She also suggested the boy/girl scouts holding events at the new park as well. Council President Mr. Bower thanked Ms. Duffy again for her volunteer efforts with helping with the park.

Mr. Patrick Rauenzahn requested the park hours. Council informed him they are sunrise to sundown.

Mr. Robert Rauenzahn asked if the borough's codification has been completed and if he would be able to get a copy of the deleted ordinances. Council informed him the codification has been completed and is available to view in the borough office or on the borough's website. As for the deleted ordinances, Solicitor London noted these could be found in the disposition section of the

codification. Mr. Rauenzahn also asked if the building code was up to date and council informed him that the code we follow is up to date. Mr. Rauenzahn also asked if downspouts are allowed across the sidewalk and council informed him they are not permitted to cross sidewalks.

Ms. Alane Falcone addressed council with a prepared letter. (A copy has been included with council minutes)

Ms. Carol Cook discussed with council the plants and trees that have been planted in the new park. She discussed which plants are native and non-native. She explained the planting of alien plants are causing a 50% loss of songbirds as well as butterflies. She also discussed the fountain grass that was planted and how invasive this grass has been found to be. When asked by council what she would like to have done with the non-native plantings she suggested they should be removed and replaced. Mr. Bower noted he would like Ms. Cook to be involved with the design of any gardens or plantings for the property the borough owns at 229 West Weis Street.

COMMUNICATIONS

Council President Mr. Bower shared a request he received from the Topton Soccer Club to store their goals within the locked fencing located at the borough's water plant property. Council agreed with Mr. Bower's approval to allow the request.

Mr. Bower noted that the borough will be holding an electronic recycling event on Saturday December 5th, 2020. After further discussion amongst council they made the decision to make this a Topton Borough resident only event.

Mr. Larry Werst with the Topton Mini Museum thanked Mayor Biltcliff, Council members and borough employees. Mr. Werst then presented council and visitors with an update on mini museum events such as the anniversary celebration which is held on the second Saturday of September every year. He also noted that he is working on the 4th set of Hero Cards as his special project for the year. Mr. Werst also discussed with council the idea of having memory plaques placed at the new basketball court located at the Topton Memorial Park with the names of Mr. Barry Boyer as well as Mr. Mallard (Coach).

MAYOR'S REPORT

Mrs. Moll made a motion to approve the continuation of weekly Disaster Declarations until further notice as needed. Ms. Kunkel seconded this motion passing unanimously.

SOLICITOR'S REPORT

Ms. Lorah made a motion to accept the Topton Fire Company agreement as presented. Ms. Kunkel seconded this motion passing unanimously.

Mrs. Moll made a motion to adopt Resolution 17-2020, appointment of Stacy C. Milo as the Borough Manager/Secretary. Ms. Lorah seconded this motion passing unanimously.

Ms. Lorah made a motion to adopt Resolution 18-2020, appointment of Stacy C. Milo as the Borough Treasurer. Mr. Stauffer seconded this motion passing unanimously.

Mrs. Moll made a motion to adopt Resolution 19-2020, appointment of Stacy C. Milo as the Chief Administrative Officer of the Employee Pension. Ms. Kunkel seconded this passing unanimously.

Ms. Lorah made a motion to adopt Resolution 20-2020, appointment of Sherry Palinkas as the Open Records Officer. Mrs. Moll seconded this motion passing with a 4 to 1 vote with Mr. Stauffer in the negative.

Ms. Kunkel made a motion to adopt Resolution 21-2020, appointment of Sherry Palinkas as the Recycling Coordinator. Mrs. Moll seconded this motion passing with a 4 to 1 vote with Mr. Stauffer in the negative.

Solicitor London explained the classification of exempt employee positions. She noted that currently the only position with the borough that is exempt would be the borough manager.

BOROUGH MANAGER

Ms. Milo made an announcement that we received a letter from Brandywine Community Library notifying the borough that Mrs. Sandy Cullin resigned from the library.

Ms. Milo noted that the final grant reimbursement requests have been submitted for the park project from PA DCNR and DCED.

Ms. Milo presented council with bank account balances for the borough. She stated these are unreconciled and unaudited.

Ms. Milo presented to council the 2021 Minimum Obligation for the non-uniformed employees' pension plan in the amount of \$28,261.00.

Ms. Milo updated council on the TASA Project. She noted to date the borough has made payments in the amount of \$147, 618.74 in engineer and review fees. Ms. Milo also explained the parameters of the funding for this project and what portion will be responsible by both the Borough as well as PennDOT. She noted the borough is responsible to cover the cost of all engineering and design.

COMMITTEE REPORTS

Public Affairs Committee – (Ms. Kunkel)

No Report

Personnel Committee – (Mr. Stauffer)

No Report

Finance Committee – (Mrs. Moll)

Mrs. Moll made a motion to pay the bills as presented. Ms. Kunkel seconded this motion passing unanimously.

Mrs. Moll discussed with council the need to replace the borough's current debit card with a credit card. A suggestion was made to make Stacy Milo, Trynda Schoonover, Scott Steltz and Caitlin Moll authorized users for this account. Council chose to table this discussion to the November meeting in order for borough manager Ms. Milo to acquire more information as council requested.

Mrs. Moll made a motion to open a new M&T bank account for the Community Ambulance Tax and to have the signers as Stacy Milo, Sherry Palinkas, Caitlin Moll and Toby Bower. Ms. Kunkel seconded this motion passing unanimously.

Property Committee – (Mr. Jost) Absent

Mrs. Moll asked if the sidewalk on Marshall Avenue will be replaced or repaired. It was noted Met-Ed is in the process of repairing.

An update was given to council that the trees have been removed from the property located at 30 Klein Avenue.

Council discussed the placement of an outdoor bulletin board at the Topton Mini Museum. The borough staff will get estimates for the requested bulletin board.

Council discussed unpermitted construction that was performed at 64 East High Street. After further discussion council requested Barry Isett & Associates to send a notice of violation of the Zoning Ordinance.

Parks & Recreation Committee – (Mr. Bower)

Mr. Bower discussed dedication of the new basketball court at the park. Mr. Bower presented his idea to hold an annual basketball tournament and the team who wins each year would have the court named after them for the year.

Mr. Patrick Rauenzahn asked council if there are age limits for the park equipment. Council responded that the new park equipment has recommended age requirements of 2-12 years of age. He expressed his concern for safety for children and parents.

Ms. Kathy Duffy offered a suggestion to place “back in” signs for the parking along Oak Alley.

Streets Committee – (Ms. Lorah)

Ms. Lorah made a motion to purchase two (2) Children at Play signs for Oak Alley. Ms. Kunkel seconded this motion passing unanimously.

Council requested public works to look into and possibly repair a dip in the road on Freehall Road.

Utility Committee – (Mr. Beck) Absent

No Report

ENGINEER’S REPORT

1. Annual Reporting

No Updates this month, next action items will be the end-of-year reporting.

2. DEP MS-4

Annual MS4 report submitted to DEP Southcentral office on September 30, 2020. After the submission, Isett provided a list of anticipated 2020-2021 MS4 task items to the Borough. The list is intended to assist the Borough with planning the following year. Next Berks County MS4 Steering Committee meeting to be held via teleconference on Thursday, October 15th. Isett to provide summary notes to the Borough following the meeting. Official meeting minutes, agendas and general committee information are sent directly to the Borough by the County. The Borough shall inform the MS4 Committee of any changes to email contact information.

3. Tipton Transportation Alternatives Trail Connection Project

- Administrative comments were received from DEP (Wetland permitting). The resubmission will be resubmitted by the end of this week. The DEP resubmission will also be sent to the BCCD as per their request.
- We are waiting for final acceptance on the Foundation Plans from the third-party bridge review. The Foundation Reports are still under review.
- We are waiting for comments on the design plan set that was submitted for review.

4. Sewer Rehabilitation

Contractor has completed work; Final pay request is in process.

5. New Public Water Well

We have prepared and initial assessment of the well location within the field near Hoch Ave. The site is underlain by Carbonate geology as suggested in the prior well location report. Given the high yield of the nearby geothermal well it is more likely that this location will also provide a higher yield; however, it is recommended that a fracture trace analysis be performed to maximize the potential yield. The Wellhead Protection radius will likely be between 100 and 200 feet. The use of herbicides and pesticides will likely be prohibited within the Wellhead Protection Zone, and it is not clear that any farming would be permitted. The State required “control” of the property within the Wellhead Protection Zone, which implies that an easement maybe acceptable, but this should be confirmed with the DEP during a pre-application meeting. In addition to the well, there will need to be a structure to house equipment associated with the well and cross-connection to the water supply. An access road will also be required to provide routine maintenance and ingress to the structure. Borough to discuss with farmer for access.

6. Tipton Park Improvements

Project is complete, final close-out documents have been received from the Contractor. Final payment application has been submitted for payment. Isett is assisting the Borough with closeout documents and inspection for the DCNR Grant.

7. Transfer of Sewer Lines from Longswamp Township to Tipton

The repair work is scheduled to be completed October 23, will include both pre and post condition videos to be submitted to Tipton.

8. Washington Street Pumping Station

Fieldwork is complete. Preliminary design has been completed for a station to be built in place of the existing station. Costs are being gotten from several contractors and suppliers.

Charley Myers discussed options and possible fees to place speed tables, humps or bumps on Callowhill Street. After discussion council agreed these options could be considered in the future with possible grant funding for the project.

Ms. Lorah made a motion to authorize Solicitor London to advertise an Ordinance reducing the speed limit on Callowhill Street from West Weis street to West Franklin Street from 25 mph to 15 mph. Ms. Kunkel seconded this motion passing unanimously.

Charley Myers also discussed the flooding issues from the reservoir located on West Franklin Street and brought to council at the last meeting. Mr. Myers offered suggestions to maintain this reservoir.

OLD BUSINESS

None

ADJOURNMENT

Council adjourned at 9:44PM on a motion by Ms. Lorah, seconded by Ms. Kunkel.

Next Borough Council meeting will be held on October 26th, 2020, at 7:00PM.

Respectfully Submitted
Sherry Palinkas
Administrative Assistant

October 12, 2020

Topton Borough
Borough Council
205 S Callowhill St.
Topton, PA 19562

Topton Borough Council,

I request this correspondence be made part of the minutes and public record for the meeting on October, 12, 2020.

As a Topton resident, property owner, taxpayer and voter, I am writing with great concern for this borough.

Over the last several months I have questioned a number of irregularities I have read in past meeting minutes and have witnessed in person, at the public meetings. Some of my questions have been answered and some have not. The borough solicitor has advised some on the council not to answer my questions, stating the council members are not required to answer specific questions asked by the citizens; questions as to why they voted a certain way.

My questions related to the conduct of some of the council members that followed the decision to remove the borough manager. This letter is being written for the record to make the public aware of what I believe is misconduct by some of the elected (or appointed) officials currently serving on this council.

In march, the borough manager was placed on administrative leave. That absence lasted until an agreement was signed in late April 2020, which unfortunately involved his resignation.

After months of our borough functioned without a manager, the council voted in May to accept a legal agreement with the manager. I would have expected the council to come to the June meeting prepared to start the hiring process for a new manager. Instead what happened (and what is stated in the public record) is that 4 of the 7 council members voted, or tried to vote, to make substantial decisions to the operation of the borough without full council involvement.

Mr. Stauffer, who chairs the personnel committee, knowing there was an irrevocable contract signed and who voted for the managers resignation, did not come to the June meeting with a motion to hire a new manager, but instead came up with a preconceived plan to make motions on significant borough matters that were never discussed among the 7 council members. Motions were made and voted on to: 1. Remove (or impeach) the current president of the council, 2. Terminate our borough solicitor (a vote which did not stand), 3. Reinstate the manager, (a vote which did not stand but was seriously considered), 4. Reduce the only office admin staff our borough had to part time positions, and then to "on call" positions (I surmise in an effort to get them to quit) stating they were no longer a good fit for the borough, and would make the manager uncomfortable (a vote which did not stand); and 5. To reappoint a new president and vice president to the council. I asked and it was confirmed by Ms. Kunkel that none of these motions were ever discussed in meetings among the 7 elected officials.

I found it to be odd that in addition to Mr Stauffer, 3 other council members (a quorum) would have voted on motions that were never discussed in public meetings or executive session meetings. Mr Stauffer stated he did on occasion have conversations outside of the meetings with some council members and he also stated he hated to see Marcus go, as Marcus was his friend. I am not sure how any of these motions were in the best interest of this borough, (especially to reduce our office personnel) but it is interesting that the same 4 members voted the same way on all of these motions.

The solicitor stated a council member may make any motion they want too, and vote any way they want to, but she could not answer me on the question of the ethics of these types of actions. An argument could be made that 4 members of this council colluded together to make changes to the operation of this borough, intentionally bypassing the democratic process; and were acting on personal interests, and not in the best interests of our community.

In years past I have attended council meetings and this is not the first time I have witnessed inappropriate conduct by some of the same council members.

In closing I ask the misconduct that has taken place over the last several months be taken seriously and made public; and that any actions made as a result of these unethical deeds be reversed. I also request this unethical behavior be censured as a matter of public record.

Thank you for allowing me to voice my sincere concerns for the Borough of Tipton.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'Alane Falcone', with a long, sweeping horizontal line extending to the right.

Alane Falcone, Resident
West Franklin St. Tipton

Appendix E

Existing Pool Daily Records 2016-2019

Date	Deposit	Junior Admission		Senior Admission		ST	FS Deposit	Swim Lesson	Total Deposit	
28-May-16	\$468.00	35	1	28	1	76	\$ 300.00	\$ -	\$768.00	
29-May-16	\$587.00	46	2	31	5	68	\$ 162.00	\$ -	\$749.00	
30-May-16	\$571.00	35	10	27	10	108	\$ 168.00	\$ -	\$739.00	
31-May-16	\$0.00	0	0	0	0	0	\$ 311.00	\$ -	\$311.00	
1-Jun-16	\$0.00	0	0	0	0	0	\$ 360.00	\$ -	\$360.00	
2-Jun-16	\$1,962.00	213	0	49	1	144	\$ 821.50	\$ -	\$2,783.50	
3-Jun-16	\$0.00	1	0	1	1	15	\$ -	\$ -	\$0.00	
4-Jun-16	\$307.00	19	4	17	1	65	\$ 99.00	\$ 40.00	\$446.00	
5-Jun-16	\$22.00	2	0	3	0	15	\$ 26.00	\$ -	\$48.00	
6-Jun-16	\$0.00	0	0	0	0	0	\$ -	\$ -	\$0.00	
7-Jun-16	\$0.00	0	0	0	0	0	\$ -	\$ -	\$0.00	
8-Jun-16	\$0.00	0	0	0	0	0	\$ -	\$ -	\$0.00	
9-Jun-16	\$107.00	13	0	2	0	25	\$ 56.00	\$ -	\$163.00	
10-Jun-16	\$95.00	9	0	4	0	37	\$ 41.00	\$ 50.00	\$186.00	
11-Jun-16	\$266.00	17	3	12	8	44	\$ 102.00	\$ -	\$368.00	
12-Jun-16	\$357.00	17	4	25	6	53	\$ 136.00	\$ 25.00	\$518.00	
13-Jun-16	\$84.00	7	0	4	1	42	\$ 87.00	\$ -	\$171.00	
14-Jun-16	\$162.00	16	0	6	0	64	\$ 107.00	\$ -	\$269.00	
15-Jun-16	\$260.50	11	23	10	4	131	\$ 203.00	\$ 100.00	\$563.50	
16-Jun-16	\$185.00	17	0	7	0	45	\$ 175.00	\$ -	\$360.00	
17-Jun-16	\$177.00	7	0	15	0	99	\$ 180.00	\$ 50.00	\$407.00	
18-Jun-16	\$338.00	19	6	16	10	113	\$ 183.00	\$ -	\$521.00	
19-Jun-16	\$656.00	27	3	57	5	135	\$ 288.00	\$ 25.00	\$969.00	
20-Jun-16	\$586.00	35	0	42	0	185	\$ 886.50	\$ -	\$1,472.50	
21-Jun-16	\$310.00	13	0	28	0	139	\$ 229.00	\$ 75.00	\$614.00	
22-Jun-16	\$446.00	25	25	19	8	182	\$ 278.00	\$ 25.00	\$749.00	
23-Jun-16	\$96.00	9	0	4	0	55	\$ 34.00	\$ -	\$130.00	
24-Jun-16	\$441.00	26	7	19	3	134	\$ 291.00	\$ 25.00	\$757.00	
25-Jun-16	\$690.00	39	6	46	9	122	\$ 342.00	\$ -	\$1,032.00	
26-Jun-16	\$514.00	21	3	29	11	122	\$ 633.00	\$ 250.00	\$1,397.00	Season Pass:
27-Jun-16	\$178.00	13	0	10	0	110	\$ 135.00	\$ -	\$313.00	
28-Jun-16	\$66.00	6	0	3	0	45	\$ 96.00	\$ -	\$162.00	
29-Jun-16	\$501.50	26	21	25	8	150	\$ 245.50	\$ -	\$747.00	
30-Jun-16	\$449.00	31	0	28	2	118	\$ 300.00	\$ 100.00	\$849.00	Season Pass:
1-Jul-16	\$135.00	10	0	9	0	78	\$ 93.00	\$ 250.00	\$478.00	
2-Jul-16	\$205.00	13	0	15	0	57	\$ 141.00	\$ -	\$346.00	
3-Jul-16	\$169.00	7	0	15	0	46	\$ 88.00	\$ -	\$257.00	
4-Jul-16	\$250.00	7	7	13	4	35	\$ 86.00	\$ -	\$336.00	
5-Jul-16	\$7.00	0	0	1	0	47	\$ -	\$ 50.00	\$57.00	
6-Jul-16	\$713.00	36	25	37	14	113	\$ 209.00	\$ -	\$922.00	
7-Jul-16	\$279.00	13	1	24	2	67	\$ 124.00	\$ -	\$403.00	
8-Jul-16	\$1,148.00	80	0	72	0	218	\$ 501.00	\$ -	\$1,649.00	
9-Jul-16	\$100.00	5	7	4	2	22	\$ -	\$ -	\$100.00	
10-Jul-16	\$267.00	12	4	18	6	59	\$ 85.00	\$ -	\$352.00	
11-Jul-16	\$323.00	20	0	20	0	75	\$ 519.00	\$ -	\$842.00	
12-Jul-16	\$299.00	21	0	17	0	167	\$ 140.50	\$ 25.00	\$464.50	
13-Jul-16	\$160.50	21	7	2	4	54	\$ 70.00	\$ -	\$230.50	
14-Jul-16	\$221.00	8	0	20	1	83	\$ 104.00	\$ -	\$325.00	
15-Jul-16	\$320.00	10	2	27	7	112	\$ 192.00	\$ 25.00	\$537.00	
16-Jul-16	\$804.00	33	7	66	16	100	\$ 242.00	\$ -	\$1,046.00	
17-Jul-16	\$727.00	20	28	40	23	111	\$ 259.00	\$ -	\$986.00	
18-Jul-16	\$306.00	16	2	23	1	50	\$ 101.00	\$ -	\$407.00	
19-Jul-16	\$300.00	16	1	23	0	72	\$ 118.50	\$ 25.00	\$443.50	
20-Jul-16	\$173.00	11	1	11	1	93	\$ 125.00	\$ -	\$298.00	
21-Jul-16	\$573.50	33	15	35	4	146	\$ 287.50	\$ -	\$861.00	
22-Jul-16	\$207.00	9	6	12	6	76	\$ 131.00	\$ 25.00	\$363.00	
23-Jul-16	\$1,105.00	49	1	93	4	81	\$ 270.00	\$ -	\$1,375.00	
24-Jul-16	\$701.00	38	0	51	3	75	\$ 174.00	\$ -	\$875.00	
25-Jul-16	\$258.00	14	0	20	0	56	\$ 131.00	\$ -	\$389.00	
26-Jul-16	\$262.00	14	0	18	2	76	\$ 151.00	\$ -	\$413.00	
27-Jul-16	\$488.00	26	8	30	11	77	\$ 143.00	\$ 25.00	\$656.00	
28-Jul-16	\$252.00	20	0	14	0	30	\$ 73.00	\$ -	\$325.00	
29-Jul-16	\$190.00	14	1	7	8	58	\$ 71.00	\$ -	\$261.00	
30-Jul-16	\$133.00	10	2	7	0	16	\$ 20.00	\$ -	\$153.00	
31-Jul-16	\$359.00	13	1	15	11	68	\$ 102.50	\$ 25.00	\$486.50	
1-Aug-16	\$28.00	4	0	0	0	18	\$ 21.00	\$ -	\$49.00	
2-Aug-16	\$56.00	0	8	0	7	462	\$ 786.00	\$ 25.00	\$867.00	
3-Aug-16	\$166.00	5	20	5	4	71	\$ 74.00	\$ -	\$240.00	
4-Aug-16	\$131.00	11	2	6	1	60	\$ 69.00	\$ -	\$200.00	
5-Aug-16	\$277.00	23	1	14	2	24	\$ 72.00	\$ -	\$349.00	

6-Aug-16	\$181.00	9	4	11	2	29	\$ 118.00	\$ 25.00	\$324.00
7-Aug-16	\$540.00	16	4	49	5	70	\$ 140.00	\$ -	\$680.00
8-Aug-16	\$140.00	10	0	9	0	52	\$ 50.00	\$ -	\$190.00
9-Aug-16	\$167.00	8	0	12	0	56	\$ 82.00	\$ -	\$249.00
10-Aug-16	\$100.00	5	1	7	1	45	\$ 38.00	\$ -	\$138.00
11-Aug-16	\$177.00	14	0	11	0	64	\$ 104.00	\$ -	\$281.00
12-Aug-16	\$440.00	28	0	29	3	62	\$ 102.00	\$ -	\$542.00
13-Aug-16	\$690.00	23	11	56	14	70	\$ 160.00	\$ -	\$850.00
14-Aug-16	\$546.00	22	3	48	5	69	\$ 102.00	\$ -	\$648.00
15-Aug-16	\$210.00	10	2	14	5	79	\$ 98.00	\$ -	\$308.00
16-Aug-16	\$161.00	7	0	12	0	56	\$ 81.50	\$ 25.00	\$267.50
17-Aug-16	\$276.00	16	2	17	6	50	\$ 80.00	\$ -	\$356.00
18-Aug-16	\$399.00	37	0	18	0	87	\$ 164.00	\$ -	\$563.00
19-Aug-16	\$402.00	25	0	28	0	64	\$ 84.00	\$ -	\$486.00
20-Aug-16	\$380.00	21	0	30	1	65	\$ 65.00	\$ -	\$445.00
21-Aug-16	\$120.00	3	0	12	0	21	\$ 16.00	\$ -	\$136.00
22-Aug-16	\$195.00	11	0	15	1	41	\$ 26.00	\$ -	\$221.00
23-Aug-16	\$0.00	0	0	0	0	6	\$ -	\$ -	\$0.00
	\$28,099.00	1662	302	1729	281	6680	\$14,560.00	\$1,290.00	\$42,659.00
	\$27,647.00	\$ 11,634.00	\$ 1,057.00	\$ 13,832.00	\$ 1,124.00	76			

1/2 Price Admission
Regular Admission

Date	Deposit	Junior Admission	Senior Admission	ST	FS Deposit	Swim Lesson	Total Deposit		
27-May-17	\$0.00	2	0	2	0	24	\$ -	\$ -	\$0.00
28-May-17	\$65.00	1	0	1	0	26	\$ -	\$ -	\$65.00
29-May-17	\$26.00	2	0	1	0	5	\$ 116.00		\$142.00
30-May-17	\$0.00	0	0	0	0	0	\$ -	\$ -	\$0.00
31-May-17	\$0.00	0	0	0	0	0	\$ 271.00	\$ -	\$271.00
1-Jun-17	\$1,900.00	199	2	38	2	115	\$ 780.00	\$ -	\$2,680.00
2-Jun-17	\$88.00	4	4	2	4	51	\$ 61.00	\$ -	\$149.00
3-Jun-17	\$125.00	6	0	4	1	29	\$ 76.00	\$ -	\$201.00
4-Jun-17	\$0.00	2	0	0	0	1	\$ -	\$ -	\$0.00
5-Jun-17	\$40.00	3	0	0	0	7	\$ 41.00	\$ 50.00	\$131.00
6-Jun-17	\$0.00	0	0	0	0	9	\$ 4.00	\$ 25.00	\$29.00
7-Jun-17	\$0.00	0	0	0	0	10	\$ 21.00	\$ -	\$21.00
8-Jun-17	\$48.00	5	2	0	0	15	\$ 20.00	\$ 25.00	\$93.00
9-Jun-17	\$182.00	18	2	2	2	74	\$ 133.00	\$ 75.00	\$390.00
10-Jun-17	\$314.00	24	3	11	0	58	\$ 181.00	\$ -	\$495.00
11-Jun-17	\$814.00	29	10	46	14	142	\$ 322.00	\$ -	\$1,136.00
12-Jun-17	\$580.00	20	37	21	12	143	\$ 294.00	\$ -	\$874.00
13-Jun-17	\$526.00	28	0	24	3	147	\$ 268.00	\$ -	\$794.00
14-Jun-17	\$511.00	31	26	12	10	117	\$ 196.00	\$ 50.00	\$757.00
15-Jun-17	\$245.00	18	0	8	1	62	\$ 156.00	\$ 50.00	\$451.00
16-Jun-17	\$91.00	6	2	2	4	11	\$ 31.00	\$ 75.00	\$197.00
17-Jun-17	\$0.00	0	0	0	0	11	\$ -	\$ -	\$0.00
18-Jun-17	\$247.00	8	2	12	11	99	\$ 144.00	\$ -	\$391.00
19-Jun-17	\$66.00	1	0	0	0	29	\$ 22.00	\$ 100.00	\$188.00
20-Jun-17	\$318.00	16	0	15	8	103	\$ 146.00	\$ 50.00	\$514.00
21-Jun-17	\$401.00	14	28	12	3	98	\$ 149.00	\$ 25.00	\$575.00
22-Jun-17	\$745.00	58	0	28	0	185	\$ 362.00	\$ -	\$1,107.00
23-Jun-17	\$0.00	0	0	0	0	7	\$ -	\$ -	\$0.00
24-Jun-17	\$251.00	7	4	14	8	79	\$ 139.00	\$ 25.00	\$415.00
25-Jun-17	\$355.00	6	16	13	20	32	\$ 406.00	\$ -	\$761.00
26-Jun-17	\$167.00	3	23	4	1	78	\$ 127.50	\$ 100.00	\$394.50
27-Jun-17	\$108.00	7	1	5	0	44	\$ 55.00	\$ 50.00	\$213.00
28-Jun-17	\$329.00	12	2	10	5	81	\$ 129.00	\$ -	\$458.00
29-Jun-17	\$331.00	15	3	20	0	70	\$ 97.00	\$ -	\$428.00
30-Jun-17	\$575.00	29	4	28	5	116	\$ 194.00	\$ 25.00	\$794.00
1-Jul-17	\$50.00	6	0	5	0	18	\$ 25.00	\$ -	\$75.00
2-Jul-17	\$779.00	35	5	42	11	121	\$ 185.00	\$ -	\$964.00
3-Jul-17	\$640.00	27	3	33	9	120	\$ 230.00	\$ 25.00	\$895.00
4-Jul-17	\$742.00	30	0	50	2	115	\$ 218.00	\$ -	\$960.00
5-Jul-17	\$267.00	10	0	11	5	83	\$ 89.00	\$ 25.00	\$381.00
6-Jul-17	\$0.00	0	0	0	0	6	\$ -	\$ -	\$0.00
7-Jul-17	\$583.00	40	0	27	0	185	\$ 368.50	\$ 25.00	\$976.50
8-Jul-17	\$296.00	13	0	18	3	73	\$ 160.00	\$ -	\$456.00
9-Jul-17	\$412.00	9	5	28	8	91	\$ 131.00	\$ -	\$543.00
10-Jul-17	\$474.00	25	21	13	2	93	\$ 136.00	\$ 25.00	\$635.00
11-Jul-17	\$131.00	12	0	3	1	65	\$ 145.00	\$ -	\$276.00
12-Jul-17	\$258.00	10	4	4	3	96	\$ 98.00	\$ 25.00	\$381.00
13-Jul-17	\$236.00	12	0	14	0	54	\$ 113.00	\$ -	\$349.00
14-Jul-17	\$0.00	0	0	0	0	0	\$ -	\$ -	\$0.00
15-Jul-17	\$502.00	16	14	28	6	81	\$ 141.00	\$ 25.00	\$668.00
16-Jul-17	\$686.00	31	7	38	4	103	\$ 234.00	\$ -	\$920.00
17-Jul-17	\$232.00	10	23	6	0	37	\$ 208.00	\$ -	\$440.00
18-Jul-17	\$204.00	13	0	16	0	65	\$ 161.00	\$ -	\$365.00
19-Jul-17	\$600.00	20	36	21	4	118	\$ 239.00	\$ -	\$839.00
20-Jul-17	\$703.00	45	0	34	0	159	\$ 334.00	\$ -	\$1,037.00
21-Jul-17	\$808.00	35	12	35	12	114	\$ 237.00	\$ -	\$1,045.00
22-Jul-17	\$260.00	5	0	22	0	51	\$ 71.00	\$ -	\$331.00
23-Jul-17	\$72.00	3	2	2	4	34	\$ 26.00	\$ -	\$98.00
24-Jul-17	\$130.00	2	21	3	0	48	\$ 125.00	\$ -	\$255.00
25-Jul-17	\$0.00	0	0	0	0	30	\$ -	\$ -	\$0.00
26-Jul-17	\$196.00	9	21	4	0	31	\$ 283.50	\$ -	\$479.50
27-Jul-17	\$0.00	3	0	2	1	24	\$ -	\$ -	\$0.00
28-Jul-17	\$181.00	12	0	6	1	50	\$ 78.00	\$ -	\$259.00
29-Jul-17	\$76.00	7	0	2	0	26	\$ 19.00	\$ 25.00	\$120.00
30-Jul-17	\$271.00	9	1	17	3	47	\$ 106.00	\$ -	\$377.00
31-Jul-17	\$294.00	5	1	15	0	127	\$ 162.00	\$ -	\$456.00

1-Aug-17	\$0.00	0	0	0	0	599	\$ 842.00	\$ -	\$842.00
2-Aug-17	\$0.00	1	0	0	0	28	\$ 32.00	\$ -	\$32.00
3-Aug-17	\$56.00	1	0	4	0	48	\$ 56.00	\$ -	\$112.00
4-Aug-17	\$174.00	3	6	9	7	63	\$ 32.00	\$ -	\$206.00
5-Aug-17	\$76.00	7	0	2	0	23	\$ 24.00	\$ 50.00	\$150.00
6-Aug-17	\$146.00	7	0	9	0	9	\$ 40.00	\$ -	\$186.00
7-Aug-17	\$0.00	0	0	0	0	0	\$ -	\$ -	\$0.00
8-Aug-17	\$24.00	3	0	0	0	26	\$ 22.00	\$ -	\$46.00
9-Aug-17	\$304.00	11	0	15	0	81	\$ 103.00	\$ -	\$407.00
10-Aug-17	\$302.00	12	0	12	0	52	\$ 109.00	\$ -	\$411.00
11-Aug-17	\$0.00	0	0	0	0	0	\$ -	\$ -	\$0.00
12-Aug-17	\$112.00	9	0	4	0	8	\$ 18.00	\$ -	\$130.00
13-Aug-17	\$230.00	10	0	15	0	37	\$ 66.00	\$ -	\$296.00
14-Aug-17	\$137.00	3	22	2	1	19	\$ -	\$ -	\$137.00
15-Aug-17	\$0.00	0	0	0	0	4	\$ -	\$ -	\$0.00
16-Aug-17	\$310.00	9	22	14	2	59	\$ 74.00	\$ -	\$384.00
17-Aug-17	\$565.00	38	1	24	0	62	\$ 228.50	\$ -	\$793.50
18-Aug-17	\$0.00	5	0	2	0	13	\$ -	\$ -	\$0.00
19-Aug-17	\$200.00	12	0	11	0	52	\$ 80.00	\$ -	\$280.00
20-Aug-17	\$229.00	6	0	17	0	50	\$ 83.00	\$ -	\$312.00
21-Aug-17	\$0.00	3	0	3	0	41	\$ -	\$ -	\$0.00
22-Aug-17	\$0.00	0	6	0	5	26	\$ -	\$ -	\$0.00
23-Aug-17	\$0.00	0	1	0	2	10	\$ -	\$ -	\$0.00
24-Aug-17	\$0.00	0	0	0	1	6	\$ -	\$ -	\$0.00
25-Aug-17	\$0.00	0	1	0	0	2	\$ -	\$ -	\$0.00
26-Aug-17	\$248.00	9	1	2	5	30	\$ -	\$ -	\$248.00
27-Aug-17	\$0.00	9	0	7	0	16	\$ -	\$ -	\$0.00
28-Aug-17	\$0.00	0	0	0	0	1	\$ -	\$ -	\$0.00
29-Aug-17	\$0.00	0	0	0	0	0	\$ -	\$ -	\$0.00
30-Aug-17									
31-Aug-17									
	\$22,644.00	1186	407	986	216	5708	\$11,074.00	\$950.00	\$33,718.00
	\$22,056.00	\$ 9,488.00	\$ 1,628.00	\$ 9,860.00	\$1,080.00	60			

1/2 Price Admission
Regular Admission

Date	Deposit	Junior Admission		Senior Admission		ST	FS Deposit	Swim Lesson	Total Deposit	
26-May-18	\$303.00	16	3	13	5	75	\$ 160.00	\$ -	\$463.00	
27-May-18	\$86.00	8	0	2	0	12	\$ -	\$ -	\$86.00	
28-May-18	\$322.00	20	0	16	0	22	\$ 107.00	\$ -	\$429.00	
29-May-18	\$0.00	0	0	0	0	0	\$ -	\$ -	\$0.00	
30-May-18	\$0.00	0	0	0	0	0	\$ -	\$ -	\$0.00	
31-May-18	\$0.00	0	0	0	0	0	\$ -	\$ -	\$0.00	
1-Jun-18	\$1,959.00	188	15	33	11	103	\$ 719.00	\$ -	\$2,678.00	
2-Jun-18	\$630.00	15	6	20	2	41	\$ 61.00	\$ 25.00	\$716.00	
3-Jun-18	\$0.00	0	0	0	0	0	\$ -	\$ -	\$0.00	
4-Jun-18	\$142.00	12	0	1	0	32	\$ 107.00	\$ -	\$249.00	
5-Jun-18	\$0.00	1	0	0	0	0	\$ -	\$ -	\$0.00	
6-Jun-18	\$183.00	8	22	0	3	29	\$ 103.00	\$ 100.00	\$386.00	170 passes
7-Jun-18	\$204.00	10	21	2	4	41	\$ 83.00	\$ 75.00	\$362.00	560 passes
8-Jun-18	\$539.00	38	13	16	5	101	\$ 288.00	\$ 75.00	\$902.00	225 passes
9-Jun-18	\$309.00	13	0	18	4	72	\$ 147.57	\$ -	\$456.57	225 passes
10-Jun-18	\$0.00	0	0	0	0	0	\$ -	\$ -	\$0.00	closed
11-Jun-18	\$0.00	5	0	0	0	18	\$ -	\$ -	\$0.00	
12-Jun-18	\$290.00	22	0	7	0	48	\$ 147.00	\$ 50.00	\$487.00	645 passes
13-Jun-18	\$0.00	5	15	0	3	11	\$ -	\$ -	\$0.00	
14-Jun-18	\$454.00	19	0	13	1	64	\$ 117.00	\$ 75.00	\$646.00	50 passes
15-Jun-18	\$355.00	17	2	16	5	55	\$ 91.50	\$ -	\$446.50	527 passes973.50
16-Jun-18	\$295.00	8	4	18	3	43	\$ 97.00	\$ -	\$392.00	
17-Jun-18	\$467.00	15	0	30	5	79	\$ 160.00	\$ 25.00	\$652.00	529 passes1181
18-Jun-18	\$572.00	34	0	30	0	788	\$ 406.00	\$ -	\$978.00	147 passes
19-Jun-18	\$305.00	21	0	16	1	73	\$ 222.00	\$ -	\$527.00	\$2 passes
20-Jun-18	\$374.00	16	18	18	4	73	\$ 237.00	\$ -	\$611.00	
21-Jun-18	\$820.00	54	0	30	0	139	\$ 397.00	\$ -	\$1,217.00	\$2 passes
22-Jun-18	\$0.00	0	0	0	0	12	\$ -	\$ -	\$0.00	
23-Jun-18	\$0.00	0	0	0	0	1	\$ -	\$ -	\$0.00	
24-Jun-18	\$190.00	4	3	14	1	63	\$ 394.00	\$ -	\$584.00	
25-Jun-18	\$132.00	10	2	3	1	59	\$ 276.00	\$ 25.00	\$433.00	
26-Jun-18	\$131.00	7	0	7	1	57	\$ 67.00	\$ -	\$198.00	
27-Jun-18	\$0.00	0	0	0	0	0	\$ -	\$ -	\$0.00	
28-Jun-18	\$133.00	2	17	5	3	75	\$ 107.00	\$ 75.00	\$315.00	
29-Jun-18	\$516.00	24	2	31	9	109	\$ 219.00	\$ 75.00	\$810.00	245 passes
30-Jun-18	\$1,140.00	41	1	72	10	108	\$ 232.00	\$ -	\$1,372.00	300 passes
1-Jul-18	\$950.00	33	3	71	8	106	\$ 217.00	\$ -	\$1,167.00	
2-Jul-18	\$600.00	24	8	28	14	98	\$ 184.00	\$ 25.00	\$809.00	35 passes
3-Jul-18	\$160.00	6	0	14	0	87	\$ 152.00	\$ 50.00	\$362.00	55 passes
4-Jul-18	\$595.00	21	0	43	0	63	\$ 143.00	\$ 25.00	\$763.00	
5-Jul-18	\$260.00	17	1	14	2	63	\$ 180.00	\$ -	\$440.00	59 daycare
6-Jul-18	\$0.00	3	0	2	0	18	\$ -	\$ -	\$0.00	pump incident
7-Jul-18									\$0.00	
8-Jul-18									\$0.00	
9-Jul-18									\$0.00	
10-Jul-18									\$0.00	
11-Jul-18	\$0.00	0	5	0	5	13	\$ -	\$ -	\$0.00	Opened around 4:30
12-Jul-18	\$397.00	15	15	9	4	88	\$ 180.00	\$ 50.00	\$627.00	
13-Jul-18	\$1,249.00	82	0	71	0	218	\$ 655.00	\$ -	\$1,904.00	
14-Jul-18	\$504.00	12	0	38	6	73	\$ 135.00	\$ 25.00	\$664.00	
15-Jul-18	\$144.00	5	0	7	6	43	\$ 35.00	\$ -	\$179.00	
16-Jul-18	\$251.00	13	0	12	5	87	\$ 110.00	\$ 50.00	\$411.00	
17-Jul-18	\$0.00	1	0	1	0	26	\$ -	\$ -	\$0.00	
18-Jul-18	\$260.00	4	20	10	8	79	\$ 148.00	\$ 25.00	\$433.00	55 passes
19-Jul-18	\$290.00	11	17	9	4	79	\$ 101.00	\$ -	\$391.00	
20-Jul-18	\$167.00	10	1	10	1	71	\$ 167.00	\$ 25.00	\$359.00	112.50 passes
21-Jul-18	\$0.00	0	0	0	0	2	\$ -	\$ -	\$0.00	
22-Jul-18	\$0.00	1	14	0	8	13	\$ -	\$ -	\$0.00	
23-Jul-18	\$0.00	0	0	0	0	0	\$ -	\$ -	\$0.00	
24-Jul-18	\$130.00	2	0	1	0	2	\$ -	\$ -	\$130.00	
25-Jul-18	\$15.00	0	0	0	0	17	\$ 57.00	\$ -	\$72.00	
26-Jul-18	\$294.00	25	16	5	3	112	\$ 239.00	\$ -	\$533.00	
27-Jul-18	\$0.00	2	0	1	0	13	\$ -	\$ -	\$0.00	
28-Jul-18	\$405.00	13	10	21	15	53	\$ 170.00	\$ 25.00	\$600.00	
29-Jul-18	\$214.00	6	8	10	8	67	\$ 105.00		\$319.00	
30-Jul-18	\$52.00	5	0	3	0	23	\$ 58.00	\$ -	\$110.00	
31-Jul-18	\$88.00	6	0	4	0	32	\$ 51.00	\$ -	\$139.00	
1-Aug-18	\$192.00	6	1	5	3	43	\$ 38.00	\$ -	\$230.00	
2-Aug-18	\$0.00	0	0	0	0	0	\$ -	\$ -	\$0.00	
3-Aug-18	\$96.00	3	9	0	8	30	\$ 176.00	\$ 25.00	\$297.00	
4-Aug-18	\$315.00	9	5	18	9	47	\$ 95.00	\$ -	\$410.00	
5-Aug-18	\$956.00	26	3	62	6	108	\$ 235.00	\$ -	\$1,191.00	
6-Aug-18	\$550.00	21	3	32	10	84	\$ 268.00	\$ -	\$818.00	
7-Aug-18	\$0.00	0	0	0	0	0	\$ 390.00	\$ -	\$390.00	
8-Aug-18	\$235.00	9	13	9	5	86	\$ 65.00	\$ -	\$300.00	
9-Aug-18	\$399.00	12	0	16	0	67	\$ 134.00	\$ -	\$533.00	
10-Aug-18	\$178.00	10	0	10	0	55	\$ 50.00	\$ -	\$228.00	
11-Aug-18	\$119.00	8	0	3	0	22	\$ 82.00	\$ -	\$201.00	
12-Aug-18	\$150.00	7	1	9	3	47	\$ 62.00	\$ -	\$212.00	
13-Aug-18	\$0.00	0	0	0	0	0	\$ -	\$ -	\$0.00	
14-Aug-18	\$0.00	0	0	0	0	0	\$ -	\$ -	\$0.00	
15-Aug-18	\$313.00	20	2	15	1	81	\$ 63.00	\$ -	\$376.00	
16-Aug-18	\$139.00	11	16	15	4	95	\$ 300.00	\$ -	\$439.00	
17-Aug-18	\$43.00	7	2	7	2	56	\$ 144.00	\$ -	\$187.00	
18-Aug-18	\$139.00	3	4	5	2	33	\$ -	\$ -	\$139.00	
19-Aug-18	\$0.00	3	0	3	3	2	\$ -	\$ -	\$0.00	

20-Aug-18	\$69.00	7	1	2	1	25	\$ -	\$ -	\$69.00
21-Aug-18	\$0.00	0	0	0	0	0	\$ -	\$ -	\$0.00
22-Aug-18	\$0.00	0	1	0	0	20	\$ -	\$ -	\$0.00
23-Aug-18	\$0.00	0	2	0	1	13	\$ -	\$ -	\$0.00
24-Aug-18	\$55.00	2	1	1	2	12	\$ -	\$ -	\$55.00
25-Aug-18	\$142.00	5	3	8	2	34	\$ 122.00	\$ -	\$264.00
26-Aug-18	\$156.00	7	1	9	2	50	\$ 28.00	\$ -	\$184.00
27-Aug-18	\$0.00	0	3	0	5	29	\$ -	\$ -	\$0.00
	\$22,122.00	1126	333	1044	247	4915	\$10,284.07	\$925.00	\$32,406.07
	\$ 22,015.00	\$ 9,008.00	\$ 1,332.00	\$ 10,440.00	\$ 1,235.00	55			

1/2 Price Admission
Regular Admission

[illegible]

31-Jul-19									\$0.00
1-Aug-19									\$0.00
2-Aug-19									\$0.00
3-Aug-19									\$0.00
4-Aug-19									\$0.00
5-Aug-19									\$0.00
6-Aug-19									\$0.00
7-Aug-19									\$0.00
8-Aug-19									\$0.00
9-Aug-19									\$0.00
10-Aug-19									\$0.00
11-Aug-19									\$0.00
12-Aug-19									\$0.00
13-Aug-19									\$0.00
14-Aug-19									\$0.00
15-Aug-19									\$0.00
16-Aug-19									\$0.00
17-Aug-19									\$0.00
18-Aug-19									\$0.00
19-Aug-19									\$0.00
20-Aug-19									\$0.00
21-Aug-19									\$0.00
22-Aug-19									\$0.00
23-Aug-19									\$0.00
24-Aug-19									\$0.00
25-Aug-19									\$0.00
26-Aug-19									\$0.00
27-Aug-19									\$0.00
\$5,744.70		444	30	198	28	755	\$3,211.80	\$325.00	\$8,956.50
\$ 5,792.00		\$ 3,552.00	\$ 120.00	\$ 1,980.00	\$ 140.00	38			

1/2 Price Admission
Regular Admission

Appendix G

Aquatic Trends

Aquatic User Groups

Recreation



Competition



Instruction



Wellness & Therapy



Recreation

Recreational Swimmers

Tots

Families

Teens



Warm Water



Shallow – Medium Depth



Recreation

Successful aquatic centers combine creative water play areas for various age groups in a safe, friendly atmosphere.

While aquatic recreation has become much more age-defined, attractions have age limitations and appropriateness due to elements of thrill and capabilities. Tots enjoy shallow pools with gentle water features and play areas tucked securely out of the way of the more active areas. Once children grow out of the tot stage, they enjoy romping in zero-depth recreation pools, making their adventurous way across lily pad walks, and climbing on participatory play features with “just-their-size” waterslides.

Older children speed down flume and drop slides and enjoy larger water play structures. Teens enjoy gathering spots like action islands with access to deep water pools and more adventurous waterslides. Lazy rivers and current channels cater to most demographics while spas and lap lanes are geared towards adults.



Recreation Features



Leisure Pool

Free-form leisure pool with shallow water from zero-depth to four feet, allowing adults and children to interact.



Zero-Depth Entry

Entry to pool simulates an ocean beach, where the pool bottom slopes gradually toward the deeper water.



Play Feature

Multi-level, interactive structure located within the leisure pool. Water sprays, bridges, tunnels, and slides are options



Current Channel

Part of the leisure pool and usually 6-8 feet wide. Used for water walking and adults who seek non-programmed exercise.



Lazy River

Guests ride inner tubes on typically 8-12 foot wide river that travels 3 mph.



Water Vortex

Water jets propel water in circular motion, allowing children to play in swirling water.



Waterslides

Curved, straight, steep, or gentle gradients allow for family-friendly to intense experiences.



Swirl Slide

Riders shoot down a slide, swirl around in funnel, and drop to the center of a waiting catch pool below.

Recreation Features



Family Slide

For “in-between” children who are too big for kiddy slides but too small for larger slides.



Mat Racer

Multi-lane waterslide with run-out where guests exit at ground-zero.



Drop Slide

Slide that allows guests to freefall drop into the water.



Lap Lanes

Enables fitness lap swimming and water walking for adults and seniors.



Deep Water Diving

Flexible springboard in 1-meter or 3-meter for experienced swimmers and diving lessons.



Water Walks

Floating foam walkway that is tethered to the bottom of the pool with a spun braided rope or cargo net attached.



Flow Rider

Artificial surfing environment that uses high-output pumps to produce flow of water.



Large Themed Play Structure

Water play gym for entire family that is themed as jungle, pirate cove, rainforest, or others. Slides, waterfalls, and water features.

Recreation Features



Tumble Buckets

Create individual play stations in shallow ends of pool. Cone-shaped buckets fill with water and then spill.



Climbing Wall

Kids' wall that allows them to climb and then land gently in water.



Shade Structures

Fabric umbrellas in various colors that allow cover from the sun.



Themes

Themed fantasy retreat in specific design.



Additional Support Spaces

Bathhouses with lockers, showers, changing rooms, restrooms. Party rooms.



AQUATIC USER GROUPS

Recreation



Competition



Instruction



Wellness & Therapy



COMPETITION

Summer Swim Team is a great way to introduce children to the life-long sport of swimming!

A competition pool must be 25 yards or 25 meters for short-course events and 50 meters for long-course events. USA Swimming and FINA sanction short-course 25-meter as well as long-course 50-meter competitions. Depending on the level of competition, a minimum of six lanes is required, but eight lanes are expected to better allow for larger heats. High schools, USA Swimming, the YMCA, and NCAA conduct short-course 25-yard competitions. For high school and NCAA events, a pool must have a minimum of six lanes, each at least seven feet wide. Several current standards require six feet or more of water depth beneath starting blocks. While some shallow water is acceptable, water depths of two meters or more “is required” as per applicable rules.

Today, nine governing bodies sanction meets and matches in their respective sports, including: USA Swimming, National Federation of State High School Associations (NFSHSA), National Collegiate Athletic Association (NCAA), Federation International de Natation Amateur (FINA), USA Water Polo, USA Diving, USA Synchronized Swimming, USA Masters Swimming, YMCA.



Aquatic Fields of Play

Competition Swimmers

Training space

Competition Space



Cool Water



Medium – Deep Depth



Aquatic User Groups

Recreation



Competition



Instruction



Wellness & Therapy



Instruction

Learn to swim, life safety skills

Lifeguard instruction

Survival swimming

Scuba



Warm Water



Shallow – Medium Depth



Instruction

According to the Centers for Disease Control, more than one in five people who die from drowning are children age 14 and younger.

For every child who dies from drowning, another four receive emergency care for nonfatal submersion injuries, which can cause brain damage that may result in long-term disabilities, including memory problems, learning disabilities, and permanent loss of basic functioning.¹

A well-run water lesson program is essential in introducing young swimmers to safe aquatic skills that can be used throughout their lives. By offering the community a comfortable, controlled aquatic environment, swimming and diving lessons can become an enjoyable learning experience. There are many different types of water safety lessons that can teach children not only how to swim and dive but how to survive in adverse water conditions.

From small watercraft instruction to learn to swim, water safety is an integral part of any community. Many will go on to formal competitive aquatic programs in school or age-group swimming programs. Some will excel to become state champions, which can lead to college scholarships and national-level competition.

Water rescue skills and CPR are typically taught to all lifeguards. However, water rescue and CPR skill education is integral to the community because families are the true lifeguards of one another whether at the beach or a backyard pool. Often, such courses are sponsored by the Red Cross, Ellis and Associates, and other providers of safety training.



Aquatic User Groups

Recreation



Competition



Instruction



Wellness & Therapy



Wellness

Fastest growing aquatic user group

Therapy programs

Water aerobics classes



Warmest Water



Shallow – Medium Depth



Aquatic Wellness

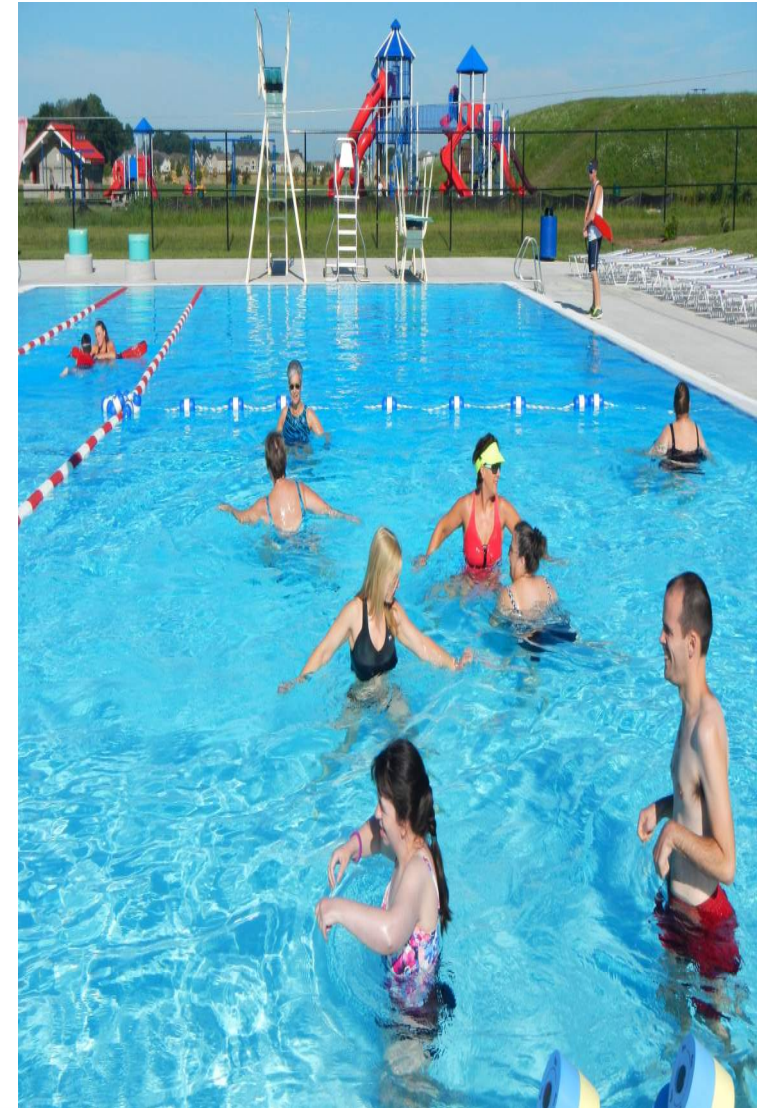
The more often the pool can be utilized for group activities for participants and spectators, the more likely the aquatic facility will be “alive” day in and day out. .

The types of activities that tend to draw a crowd are participatory, measurable, exciting, and often challenging – but not always so challenging that only the elite can participate. Activities can be tailored to different ages, sizes, and/or skill levels.

The industry has responded to the continued popularity of aquatic fitness by creating a wide range of activities with related devices and equipment for a greater diversity of water-based aqua exercise options. Aerobic dancing, walking, and running in shallow and deep-water environments, including current channels for walking against the current, are just a few of the choices available to people wishing to add less stressful elements of a cross-training regimen or even to use aqua aerobics for their entire fitness program. Additionally, businesses might sponsor or subsidize aquatic fitness as part of their employee wellness training discipline.

The older adult market can be a large, affluent market willing to participate in water fitness, wellness programming, and other recreation opportunities. This diverse age group from 55 to 90+ includes sub-groups of which some are still working, some have children in college, and some are focusing on retirement, grandkids, and wellness.

Consequently, seniors can be willing, enthusiastic participants if certain requirements are met. They typically feel uncomfortable in an environment with teens and generally respond better to strictly defined programming of well-structured activities such as water aerobics, arthritis water exercise, water walking, physical therapy, adult swim lessons, ‘Save a Life’ workshops, lap swimming, and Masters swimming.



Marketing

Many marketing efforts will focus on the sales budget, developing an easy and concise means of explaining activities and fees to users, and creating a simple protocol for scheduling rentals and other events.

Branding refers to the summation of all the amenities—state-of-the-art facilities, attractions, and programming—in an eye-appealing package with a competitive advantage. Strong aesthetic visuals include a cohesive logo, website, brochures, video spots, and staff uniforms.

Competitive advantages may include cross-generational multiplicity, daily admission fees versus membership fees, cultural diversity, or perhaps the facility is the only championship venue in the region.

Marketers understand their target market—a vital investment to success—by identifying potential user groups while developing a clear message that explains how the aquatic center can fulfill their needs. Marketers define the identity and mission (sell the experience) by branding around the core competencies of the facility.

They continue to benchmark successful recreation providers who are meeting the needs of a market segment and generating demand, while finding what makes it work and determining what would make it better. Their single most important ingredient is customer relationships (getting them and gaining their loyalty).

Valuing customers and their opinions gives users a sense of ownership and pride in the facility, a perfect combination for continued word-of-mouth promotion.

To gain customer ideas:

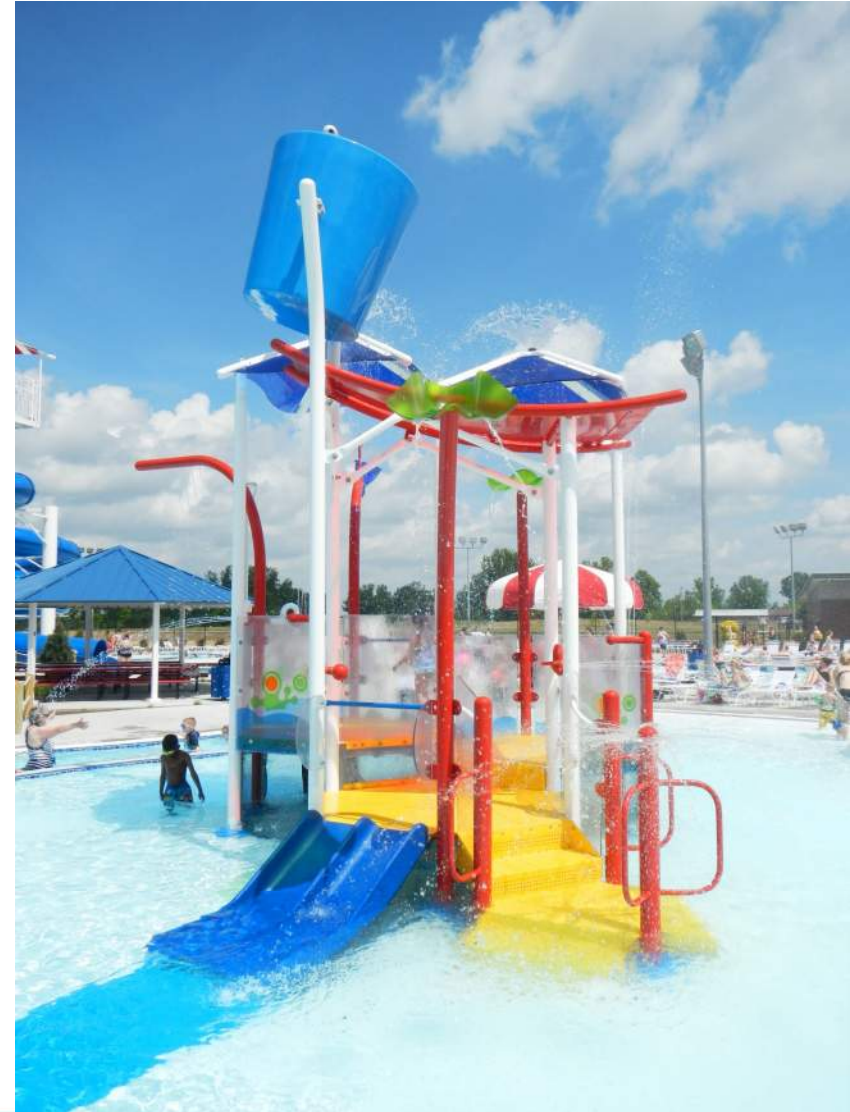
- Identify user groups and verify that the message of each marketing campaign is being successfully communicated.
- Ask for feedback through focus groups and surveys of programs
- Evaluate customer feedback to measure how users and nonusers view the image of the facility. Use the information to determine current levels of satisfaction, program fulfillment, and future needs.
- Make quantitative and qualitative improvements based on data
- Set objectives for improvement to increase market share.
- Identify resources and means of implementation by listing key action plans and cycle times.
- Brand services with consistency; position each service to fit the market segment and promote the experience (benefit); people buy benefits.



Marketing Plan

Take time to address market conditions and challenges; define steps to solve the challenges and improve all aspects of the event or program by using a marketing development plan. When developing a special event or program, answer the following questions.

1. What is the current situation you are addressing?
2. What are the market conditions?
3. What are the objectives of this marketing plan?
4. What are the key elements you wish to implement?
5. What are the timelines for each element?
6. What resources will be used for this implementation? (funds, staff, external support)
7. How will you measure the success of the plan?



Marketing Methods

Traditional advertising such as program brochures, school flyers, visual displays, newspaper, radio, and television can target specific campaigns. As a not-for-profit entity, various local media outlets represent a valuable opportunity for free or low-cost publicity. Develop public relation contacts with local broadcast and print media by submitting articles or suggesting topics on the aquatic center's activities and services, including issues involving education and accident prevention.

Shrinking funds and tightening budgets result in seeking opportunities to subsidize expenses of construction and operation. Marketing opportunities look to local, regional, and even national businesses for sponsorship and advertising signage. These opportunities can range from naming the entire facility for an individual or commercial benefactor, to naming individual rooms, benches, tiles, and so forth. Opportunities for revenue include selling permanent and temporary venue signage.

From your website itself to your online branding assets -- digital advertising, email marketing, online brochures, and beyond -- there's a huge spectrum of tactics and assets that fall under the umbrella of digital marketing. And the best digital marketers have a clear picture of how each asset or tactic supports their overarching goals.

Assets

- Your website
- Infographics
- Interactive tools
- Social media channels (Facebook, LinkedIn, Twitter, Instagram, etc.)
- Earned online coverage (PR, social media, and reviews)
- Online brochures and look books
- Branding assets (logos, fonts, etc.)

Tactics

- Search Engine Optimization (SEO)
- Content Marketing
- Inbound Marketing
- Social Media Marketing
- Pay-Per-Click (PPC)
- Affiliate Marketing
- Native Advertising
- Marketing Automation
- Email Marketing
- Online PR



Bundling Amenities

Locating aquatic centers adjacent to parks, schools, businesses and transportation hubs promotes accessibility. Bundling civic destination points can encourage customers to extend the duration of their visit, nurture community identity, and increase operational efficiency for those agencies responsible for park maintenance and facility security by minimizing demand on parking lots, access roads, and traffic signals.

If the site has an existing recreation facility, utilities more than likely are already in place. Electricity, natural gas, water and sewer services can be very expensive to introduce to a site from main trunk lines, especially if those lines are several miles away. Because bringing utilities to the project site has no programmatic or recreation value, the adjacency and availability of existing utilities can dramatically and positively impact site development costs with little or no negative impact to the end user. This allows the bulk of construction monies to be allocated for recreational improvements.

Many communities choose to co-locate outdoor and indoor facilities to share spaces without either facility interrupting the operations of the other. For example, a separate outdoor entrance to an aquatic center can accommodate patrons to that facility, minimizing congestion in the main building. Plans can be made for locker rooms to support both outdoor and indoor spaces, eliminating redundancy.

Useful promotional tools include partnerships with local business centers, which can generate valuable word-of-mouth appeal for the facility. As noted, an aquatic center's economic well-being often depends on its proximity to well-traveled roads, highways and transportation hubs. Sites located in valleys or on hillsides adjacent to major highways can be developed into exciting destination points.

