

RECREATION CENTER OF SUN CITY, INC.
Long Range Planning Committee (LRP)
February 18, 2025

Chair Jim Rough called the meeting to order at 8:30am in the Lakeview Center Board Room.

Present: Chair Jim Rough, Co-Chair Connie Jo Richtmyre and Committee Members Candy Ruggiero, Russ Toman, Susan Bjork, Linda Evenson, Norm Dickson, Dennis Stokely, Steve Oaks

RCSC Staff: Support/Finance Sr. Leader Kevin McCurdy

Guests: RCSC Board President Tom Foster, Vice President Chris Nettesheim, Director Rick Gray, Cardholders Barry Thien, Kelly Martinez, Brad Christensen, Mark Crashell, Dennis McMillen, John Fast, Barbara Runkle, Tom Trepanier, Ken Wright

Review/Amend Prior Meeting Summary: The Meeting Summary of February 4, 2025 was accepted as presented.

Action Items:

- Consultant, TriArc will present their Mountainview survey and meeting results at the next Board Meeting on February 27, 2025.
- Chair Rough introduced the people interested in joining the LRP Committee who were in attendance. Chair Rough requested that the potential candidates send him a short statement as to why they want to join and what they feel they could contribute to the committee based on their expertise. Chair Rough will send the requested statements to the committee members for review and decisions at the next committee meeting on March 4, 2025.
- 2025 goals were revised as below combining previous Goal #2 with Goal #3.
- Chair Rough will send out an email to all the committee members to poll them on what sub committees will be needed for each of the 2025 goals. Identify which existing committee members would like to be on which Sub Committee. Then add the potential new members as needed after they are identified.

Recommendations to the Board:

Recommendation #1 – Riverview Maintenance Building

I move, based on a recommendation from the Long Range Planning Committee, to proceed with obtaining contractor bids to construct a maintenance facility on the now existing site of the Riverview Golf Course maintenance facility, similar to the maintenance facility now existing at the South Golf Course.

It would include an approximately 6,200 square foot steel building, containing four (4) rolling bay doors – one of which will have drive through capability for ease of bringing equipment in and out of the building. Climate controlled restrooms, break area/meeting room and superintendent’s office will be provided. The remainder of the facility will not be climate controlled. The facility will also include an outdoor storage yard/facility enclosed by a masonry wall. The outdoor storage yard/facility will be large enough to store sand, fertilizer, seed, herbicide and other required chemicals needed to maintain a golf course. A permanent shade structure will be enclosed by a fence for large mower tractors.

***Discussion point:** Not to exceed the LRP recommended budget amount unless further review by the LRP is conducted based on the process in BP#16. The next step is to go out for bids. The recommendations from the LRP Committee are significantly less than the original forecast.*

Recommendation #2 - Master Plan

I move, based on a recommendation from the Long Range Planning Committee, that a statement of work be prepared that is suitable for obtaining bids to select a qualified consultant to prepare a comprehensive Master Plan covering all the properties of the Recreation Centers of Sun City.

Funding will be based on budget availability, the scope of work agreed upon and a qualified consultant being selected.

***Discussion point:** Suggestion was made to ask the Board to waive the 2nd reading of the motion to mitigate time wasted by LRP in advance of Board approval. The draft of the scope of work will be put on hold until after the Boards decision on February 27, 2025.*

Old Business:

Master Plan: Discussion with Support/Finance Sr. Leader, Kevin McCurdy explained in order to reallocate funds from the existing budget to finance the Master Plan project, he would need a draft of the scope of work and an estimate of the cost. The LRP Committee stated that until funds could be committed to the project, they could not proceed to investing time into it.

A suggestion was made to split the budget allocation between 2025 and 2026 budgets. Because of the sense of urgency to get the Master Plan drafted in 2025 and based on AI research of average cost and timeframe, a range of \$50,000 to \$250,000 was identified.

Support/Finance Sr. Leader McCurdy committed to \$150,000 to start the Master Plan project in 2025.

Committee members asked at what point do we get the membership involved in the project to identify what they want in the future plans.

Guest, Board Vice President, Chris Nettesheim asked the committee how many consultants will be brought to the Board to make a selection – one or three? The committee replied that after vetting a selection of consultants, the committee will present three (3) candidates along with their rationale of selection, to the Board for their final choice.

ADWR Mandates for Water Reduction: Discussion continued on this topic. It has been determined that RCSC might not be financially penalized; but the reduction of water allocation does pose a concern. Golf Courses remain the top area that water reduction is workable. A balance of esthetics of the look of the golf courses and a balance of water reduction is important. Replacing playable grass areas with a turf conversion as well as rock-scaping in un-played areas is currently being considered.

Costs associated with these mandates' vs looking at the NextGen population continuing to be golfers might add additional information through an AI search,

Chair Rough gave an update on some of the open action/recommendation items carried forward from 2024:

- **Fitness Coordinator:** The hiring of a Fitness Coordinator and a Wellness Coordinator has been given to the Finance, Budget & Audit Committee for consideration in the 2026 Budget.
- **Upscale Dining:** Chair Rough is waiting for additional information from the owner of Angela's Kitchen at Grand to include the possibilities of "expanding" dining facilities at one of the RCSC locations. Willow Creek was identified as a desirable location. Further discussion will explore what the contract would contain.
- **Walking Paths:** TriArc has indicated they could include walking paths in the design for the remodeling of the Mountainview Center. The committee is waiting for further input from TriArc.
- **Social Gathering Spots:** Information still needs to be gathered and reviewed. The idea of contracting with an outside "coffee cart" vendor was discussed with several candidates being mentioned.

Sub Committee Reports:

Survey Sub Committee: Using Sun City West's survey model as a template, develop a current survey for member input. How to reach out to as many RCSC members as possible is an ongoing point.

Trend Analysis: See notes in Goal #2 below.

Business Case Form (BCF) Sub Committee: See notes in Recommendation to the Board #1 above.

2025 LRP Committee Goals:

- **Goal #1 – Master Plan** – the funding for developing a Master Plan for RCSC facilities has been identified. Management has committed to an initial \$150,000 to get the project going in 2025. The next step, after anticipated Board approval at the February 27, 2025 meeting, would be to develop a "scope of work" to move forward in vetting contractors and presentation of the top three (3) to the Board for their #1 consultant choice. (See notes above)

- **Goal #2 – Gather, Analyze and Report Data Trends** – Dennis Stokely presented in depth data analysis of center facility usage and per member club usage. There were several points of consistency across high use centers as well as outdoor activities. Low usage summer months were eliminated from the equations. Highest month data usage was also considered.

A suggestion was made to look at club members in total vs club members who are “active”.

- **Goal #3 – Create Implementation Plan for Communication with Management and Board** – Scope of this goal has not yet been discussed.
- **Goal #4 – 10-20 Year PIF / CIF Forecast and Business Case Form (BCF) Process and Review** – is an ongoing goal with several sub committees being formed. The 5-Year Plan Team, created in 2024 with members consisting of representatives of LRP and Budget, Finance & Audit Committee will continue as an ongoing team. The Clubs Organization Committee (COC) has been added to that team.

Members on the 2025 5-Year Plan Team representing the LRP Committee were named: Linda Everson and Norm Dickson (maybe Steve Oaks) will continue on, and Russ Toman volunteered to be added. It was noted that LRP Committee member Dennis Stokely will represent the COC.

- **Goal #5 - Remodeling of the Mountainview Recreation Center** – Steve Oaks made a PowerPoint presentation of potential amenities to be included in the remodeling of the Mountainview Center based on previous surveys from members, input from and previous recommendations. He used AI generated pictures for examples and AI research on cost estimates. His presentation ranged from remodeling existing floorspace to the total demolition of the building and remodeling from ground up.

A comment was made to consider making the Mountainview facility “state-of-the art” to entice potential home buyers to buy homes in that area knowing the new homeowners would more than likely have remodeling costs in that older south section

- **Goal #6 - Demographics of Current and Future RCSC Membership** – Using data available from Card Holder Services and the outline of questions used by Sun City West, better define the demographics of our current membership as well as forecasting the need of the younger generation who will be moving in to Sun City.

LRP Committee Meetings During the Summer Months: A decision will be made during the May LRP Committee Meeting.

Adjourn: Meeting was adjourned at 10:40 am.

Next Meeting: March 4, 2025 at 8:30am - Lakeview Board Room

Respectively Submitted,

Candy Ruggiero, Secretary