

**RECREATION CENTER OF SUN CITY, INC.**  
**Long Range Planning Committee (LRP)**  
**March 4, 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, Gary Osier, Lori Ellingson

**RCSC Staff:** General Manager Matthew D'Luzansky

**Guests:** Vice President Chris Nettesheim, Director Rick Gray, Cardholders Mark Crashell, Michelle Micalizzi, Rhonda Lee James

**Review/Amend Prior Meeting Summary:** The Meeting Summary of February 18, 2025 was accepted as presented.

**Action Items:**

- Scope of Work – Lengthy review and discussion on draft of Scope of Work for the RCSC Master Plan. (See notes below)
- Consultant TriArc presented their recommendations to the Board based on their recent online survey and member meeting regarding Mountainview remodeling. Membership presentation is scheduled for March 18<sup>th</sup> (time to be determined). A video presentation is also being planned to be available at each Center for member viewing.
- 2025 goals were reviewed. (See notes below)
- New member committee candidate summaries were sent out by Chair Rough to LRP Committee Members. An Executive Session will be held after this meeting to discuss.

**New Business:**

**Golf Advisory Committee Recommendation:**

LRP Committee discussed the 40% allocation of budget funds for golf. Because of deed restrictions, golf courses cannot be closed. There is a 10 year renewal on the deeds not coming up until 2033.

The LRP Committee voted unanimously and is making the following recommendation to the Golf Advisory Committee:

*“The Long Range Planning Committee is requesting a plan from the Golf Advisory Committee to develop a positive net income for golf for Operating Expenses and Capital Expenditure Expenses.”*

Linda Evenson and another Committee member (to be determined) will present this to the Golf Advisory Committee during their next meeting scheduled for March 13, 2025.

### **Old Business:**

**Master Plan:** A draft of the Scope of Work for the RCSC Master Plan was presented, discussed and amended. It includes consultant expectations and the basics of what we want in a Master Plan.

Committee members Susan Bjork, Steve Oakes and Gary Osier will coordinate a Score Card of Interview Questions and scoring method to provide consistency on phone interviews to approximately 30 consultants who have been preliminarily identified. A suggestion was made to include TriArc, the consultant currently working on the Mountainview Center project.

Based on the following timeline of activities, Susan, Steve and Gary will call and interview prospective consultants during the next week.

Week 1 (03/04/2025): Scope of Work Finalized

Week 2 (03/11/2025): Questions / Scorecard developed for consultant phone conversations.

Week 3 – 4 (03/18/2025): Call Consultant List

Week 5 – 7 (04/01/2025): Send RFI (Request for Information) to selected consultant candidates subject to phone conversations.

Week 8 – 10 (04/22/2025): Review consultant proposals and score.

Week 11- 12 (05/06/2025): Select 3 potential consultants and make recommendations to the Board.

The LRP Committee is setting a target goal to have this recommendation presented to the Board during their June Board meeting.

Communication to members was discussed. It was agreed that the consultant should have a process to engage our membership with the steps in this process.

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

- **Fitness Coordinator:** No new information. The hiring budget is in 2026.
- **Upscale Dining:** No new information. Researching outside vendor input.
- **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:** No new information. Researching outside coffee vendors.

### **Sub Committee Reports:**

**Survey Sub Committee:** No new update.

**Trend Analysis:** Dennis Stokely and Gary Osier gathering additional information to refine data for member and facility usage. Looking at the dedicated space in each Center as well as outdoor amenities.

**Business Case Form (BCF) Sub Committee:** No new updates.

**2025 LRP Committee Goals:**

- **Goal #1 – Master Plan** – (See notes above)
- **Goal #2 – Gather, Analyze and Report Data Trends** – Dennis Stokely updated the committee on additional data gathering he is doing to identify usage of dedicated space and outdoor space.
- **Goal #3 – Create Implementation Plan for Communication with Management and Board** – Scope of this goal has not yet been discussed.
- **Goal #4 – The 5-Year Team (CIF forecast) and 10-20 (PIF Forecast) and Business Case Form (BCF) Process and Review** – Linda Evenson and Norm Dickson will continue on the 5-Year Plan Team. Russ Toman volunteered to be added. It was noted that LRP Committee member Dennis Stokely will represent the Clubs Organization Committee (COC). There are ongoing meetings of this team with updates being reported back to the LRP Committee.
- **Goal #5 - Remodeling of the Mountainview Recreation Center** – Waiting for consultant TriArc to present their recommendations as presented to the RCSC Board.
- **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 to 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. (No new updates)

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

**Adjourn:** Meeting was adjourned at 11:30am

The committee went into Executive Session to discuss the selection of 3 new members to be invited to join the LRP Committee.

**Next Meeting:** March 18, 2025 at 8:30am - Lakeview Board Room

Respectively Submitted,

Candy Ruggiero, Secretary