

RECREATION CENTER OF SUN CITY, INC.
Long Range Planning Committee (LRP)
April 1, 2025

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

Present: Chair Jim Rough, Co-Chair Rick Gray and Committee Members Candy Ruggiero, Susan Bjork, Linda Evenson, Dennis Stokely, Dennis Christ, Mark Crashell, Gary Osier

RCSC Staff: Non-Golf Sr. Leader Mike Dirmyer

Guests: President Tom Foster, Vice President Chris Nettesheim

Review/Amend Prior Meeting Summary: The Meeting Summary of March 18, 2025 was accepted with the corrections to Sub Committee member assignments as noted below. Amendments to 2025 Goals are also noted.

Action Items:

- Master Plan vetting of potential consultants: The Sub Committee reported out of 16 responses, 9 viable candidates have been identified. RFI's were sent based on the defined scope of the project.

The Sub Committee will develop a second set of questions for follow up phone calls to the round 2 vetting of the 9 consultant candidates.

The Board will be sending a copy of the Score Card used for round 1 and has been asked to provide any suggestions or questions they would like to see added to round 2 of the vetting phone calls.

The Sub Committee has requested a deadline of April 8, 2025 for responses back from the Board.

The Sub Committee is on track with their timeline goals of having 3 finalist consultants identified and presented to the LRP Committee for discussion and recommendation to send to the Board by May 6, 2025.

- Consultant TriARC is in the "programming" phase and has a target date of June to bring their next step plans to the Board. Steve Oaks volunteered to make up a list of items TriARC should be looking at based on data the LRP Committee has gathered.
- The Business Case Form (BCF) for the South Golf Course (2025-03BCF0001) was returned to the initiator. No additional information has been received as of this meeting.

Old Business:

Goal #1 Master Plan:

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

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

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

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

Week 8 – 10 (04/22/2025): Review consultant proposals and score. Receive any additional comments / questions from the Board for the finalist consultant candidates.

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

Goal #2 - Trend Analysis: Dennis Stokely presented updates on data he was collecting on cost per member usage of the RCSC facilities. This data is limited to non-club and golf activities. Usage of pools and fitness centers as well as outdoor facilities including Lawn Bowling and Pickleball were presented.

Vice President Nettesheim diagramed a process she was working to individually identify members and the number of times they use an amenity. In order to preserve confidentiality, she is assigning all members a unique sequential number. She showed a sequence of up to 21,259 unique numbers which was a pleasantly surprising number of individual members who use our facilities. Vice President Nettesheim also noted they will be able to differentiate between Member and Privilege Card Holders. The impact of guest usage will be considered at a later date.

Based on the current data, Sub Committee Chair Dennis Stokely recommended the following:

- Lawn Bowling – reduce the number of greens to 3 starting with elimination of Lawn Bowling in the Mountainview project.
- Tennis – Remove the tennis courts at the Mountainview Center
- Pickleball – Plan on a minimum of 6 enclosed pickleball courts with HVAC unit(s) installed.
- Fitness Centers – Do we have too many? This needs to be looked at and discussed.

Goal #3 - Business Case Form (BCF) Sub Committee: South Golf Course BCF was sent back to the initiator. No additional information has been received back as of this meeting.

Goal #4 – 5-Year Team CIF Forecast and 10-20 Year PIF Forecast - Sub Committee Chair, Linda Evenson presented the current PIF Forecast which will be voted on this Thursday by the 5-Year Team.

A lengthy discussion regarding ADWR mandates included a report from Steve Oaks on a phone call he had with a representative of ADWR clarifying the mandates penalties of non-compliance. The LRP Committee believes, at this time, that the remodeling of the South Golf Course will satisfy the current mandates from ADWR. Funds allocated on the PIF for other golf course water reduction could then potentially be pushed out in the PIF Forecast, thus freeing up funds for other projects such as the Lakeview Center renovation.

Discussion on alternative water sources included gray and effluent water posed pros and cons of high cost and potential health impacts. The possible impact on home values around the golf courses was considered with the reduction of grass replaced by gravel (esthetics).

The possibility of including research data through the Master Plan and the Golf Advisory Committee as well as RCSC Management taking up their part in the research was agreed upon by the LRP Committee.

Grant funding for the golf course projects should also be considered. ADWR subsidizes through grants (some funds have already been received). In addition, possible assistance from the Sun City Foundation should be considered.

Goal #5 - Remodeling of the Mountainview Recreation Center – Waiting for next step from TriARC on their “programming” phase.

Goal # 6 Survey Sub Committee: Discussion was held again regarding having “mini” surveys on a periodic basis. The Sub Committee will build a draft of suggested survey topics and present them at the next meeting.

The subject of a Master Plan Survey came up. It was decided to wait to see what TriArc’s plans were to engage the membership with a potential survey.

2025 LRP Committee Goals and Sub Committee Assignments (Amended as follows):

- **Goal #1 – Master Plan**
 - **Sub Committee Members:** Susan Bjork, Kelly Martinez, Steve Oaks, Gary Osier
- **Goal #2 – Gather, Analyze and Report Data Trends**
 - **Sub Committee Members:** Dennis Stokley, Gary Osier, Steve Oaks
- **Goal #3 – BCF (Business Case Form) Process and Review**
 - **Sub Committee Members:** Susan Bjork, Steve Oaks, Candy Ruggiero
- **Goal #4 – The 5-Year Team (CIF forecast) and 10-20 (PIF Forecast)**
 - **5-Year Plan Team Sub Committee Members:** Linda Evenson, Russ Toman, Norm Dickson. Dennis Stokely will also represent the Clubs Organization Committee (COC)
- **Goal #5 - Remodeling of the Mountainview Recreation Center**
 - **Sub Committee:** related to Goal #2
- **Goal #6 - Demographics of Current and Future RCSC Membership**
 - **Survey Sub Committee:** Kelly Martinez, Mark Crashell, Candy Ruggiero

NOTE: Goal #3 – (Create Implementation Plan for Communication with Management and the Board) was deferred back to the Outreach and Communications Committee. Goal was replaced by the BCF (Business Case Form) Sub Committee which was split off from Goal #4.

Walking Paths – Member request from Survey: TriARC is considering this as part of their remodeling plans

Upscale Dining – Member request from Survey: The concept of building a restaurant at the Willow Creek Golf Course was referred to RCSC Legal to determine if it is legally feasible. If found to be legal, a placeholder of \$2.5M was placed in the 2026 PIF budget.

The preliminary plan would be that RCSC builds the building, and the sub-contractor would be responsible for the expenses of designing and furnishing the interior.

Upgrading the Fitness Centers – Member request from the Survey: This topic was discussed on how an upgraded / modern fitness center would be included in the remodeling at Mountainview. The question of migration of user's vs new users was considered.

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

New Business: None

Adjourn: Meeting was adjourned at 11:00am.

Next Meeting: April 15, 2025 at 8:30am - Lakeview Board Room

Respectively Submitted,

Candy Ruggiero, Secretary