

RECREATION CENTER OF SUN CITY, INC.
Long Range Planning Committee (LRP)
April 15, 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 Christ, Mark Crashell, Gary Osier, Steve Oaks, Norm Dickson, Kelly Martinez, Russ Toman

RCSC Staff: Director of Operations Mike Dirmyer

Guests: President Tom Foster, Vice President Chris Nettesheim, Director John Bressett

Review/Amend Prior Meeting Summary: The Meeting Summary of April 1, 2025 was accepted with one typographic error on Page 1, Action Items, third item should read “The Board will be *sent* a copy”.

Action Items:

- **Motion to the Board:** The LRP Committee voted in favor of making a recommendation to the RCSC Board of Directors as follows:
 - "The Long Range Planning Committee recommends the Board form a committee to oversee water management and heat mitigation in all RCSC facilities."
(Chair Rough will request this motion be put on the next Board Meeting Agenda on April 24, 2025.)
- Master Plan vetting of potential consultants: The Sub Committee reported they are waiting for the outstanding RFI's from the selected finalist consultants. A deadline for receipt of the RFI's is set for April 18, 2025.
- Consultant TriARC is in the “programming” phase and has a target date of July to bring their next step plans to the Board.

Steve Oaks will make up a list of items TriARC should be looking at based on data the LRP Committee has gathered.

TriARC is in the process of setting up interviews with the Clubs and Stakeholders for what their needs are and what they would like to see in the new Mountainview plans.

- The Business Case Form (BCF) for the South Golf Course (2025-03BCF0001) was returned to the initiator. No official response has been received. It is believed that a request for additional bids has been sent out.
- Committee members will review the current PIF Forecast and send their comments to Steve Oaks who will compile all the comments and present at the next meeting.

- Gary Osier will send to all committee members a link to the Sun City West Radio interview of their General Manager discussing their Strategic Plan and Master Plan concepts.

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 BOD 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: Vice President Chris Nettesheim reported she continues to work on data analysis by member on activities / amenities they use.

Goal #3 - Business Case Form (BCF) Sub Committee: No additional updates have been received. It is understood that additional bids have been sent out. The BCF is on hold waiting for the hiring of a new General Manager and also hiring a new Director of Golf.

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 was discussed (see notes below).

Goal #5 - Remodeling of the Mountainview Recreation Center – Waiting for next step from TriARC on their “programming” phase. Target presentation to the Board is now scheduled for July.

Goal # 6 Survey Sub Committee: Sub Committee is on hold now until the RCSC website is updated. The function of doing surveys is supposed to be included in the update.

2025 LRP Committee Goals and Sub Committee Assignments (Goal #2 and #5 were amended to add Dennis Christ as a Sub Committee member):

- **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, Dennis Christ
- **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:** Same Sub Committee as Goal #2
- **Goal #6 - Demographics of Current and Future RCSC Membership**
 - **Survey Sub Committee:** Kelly Martinez, Mark Crashell, Candy Ruggiero

PIF Forecast Placeholders for Golf Course Water Mitigation: There was lengthy discussion on this topic. Some of the highlights were:

- Get additional background information from management on how / where they came up with some of the dollar amounts.
- Look long term for the options on the use of the golf courses specifically at the end of the lease term. Can we “legally” do anything with the courses in the meantime.
- The role the Golf Advisory Committee (GAC) should be involved in the decision-making process of the expenditures. They should have expanded accountability for background data / justification. Water reduction mandates from ADWR, alternative water resources, using the BP-16 process through the Business Case Forms (BCF).

Director of Finance McCurdy joined the meeting to explain the rationale behind how management came up with some of the numbers on the PIF Forecast. He explained the turf reduction, turf conversion and overseeding process that goes in to maintaining the golf course properties. A Golf Course Architect, Gary Brawley has been used to design / redesign the landscaping of the courses. The LRP Committee would like to get backup data on how the architect came up with the \$11M cost number.

Director of Finance McCurdy explained ADWR mandates are for the golf courses only. Water used in the Recreation Centers and other facilities is purchased from EPCOR. “Ground Water” falls under the ADWR mandates.

A suggestion was made to split the South Golf Course into 2 courses or make the course smaller and use the other part of the course for other purposes such as walking paths etc. Because of lease restrictions, that idea would have to be looked at from a legal perspective as well as the comparison of costs.

The LRP Committee, at this time, is not ready to vote on the existing PIF Forecast until additional background information is received from the stakeholders.

Upscale Dining – Member request from Survey: Discussion continued. Chair Rough reported that the RCSC attorney had no legal precedent to base a decision on whether it would violate the golf course lease or not. Comment was made as to the validity of the results of members wanting to have upscale dining was questioned.

It was suggested to do another member survey on this topic but wait till the new website was rolled out. There is supposed to be a tool in the new website to conduct member surveys.

Another possibility of the placement of a restaurant other than / in addition to the Willowbrook Golf Course as previously suggested was to incorporate the restaurant into the plans for the remodeling of the Lakeview Center which is next in line after the Mountainview project is underway.

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

New Business:

- **Leadership and Training** – The need for Leadership and Training is being looked at by the Board. Using Sun City West (SCW) “Torch” as an example, Alan Schlemer from SCW has been invited to give a presentation to the RCSC Board on how their process works and how RCSC may implement a similar process.

Adjourn: Meeting was adjourned at 11:40am.

Next Meeting: May 06, 2025 at 8:30am - Lakeview Board Room

Respectively Submitted,

Candy Ruggiero, Secretary