

Germantown Athletic Club Advisory Commission Minutes

**Wednesday, March 5, 2014 – 6 pm.
Great Hall Conference Center**

Members Present: Chairman Ric Wolbrecht, Mr. Ron Fittes, Mr. Jim Hastings, Mrs. Kelly Nanney, Mrs. Kristin New, Mr. Ron Rossman, Mr. Garth Thompson, and Alderman Palazzolo

Members Absent: Mr. Frank Baker, Mr. Brent Beavers, and Mr. Randall Windschitl, Jr.

City Staff Present: Mr. Phil Rogers, Mr. Curt Cromis, Mr. Jake Pierce, Mrs. Debbie Powers and Mrs. Amy LaRusso

Guest: Mr. Rudy Fabiano, Architect and Interior Designs
Mr. Robert Wyckoff, Member

Call to Order

Chairman Ric Wolbrecht called the March 5, 2014 meeting to order. The meeting was held in the Great Hall conference center.

Approval of the Minutes

Chairman Rick Wolbrecht asked for a motion to approve the minutes. Motion to approve the January minutes was made by Mr. Garth Thompson and seconded by Mr. Ron Fittes and all were in favor.

Club Report:

Mr. Rogers open the meeting introducing Mr. Rudy Fabiano, one of the Architects involved in the Club bid for a space allocation study of the building. Mr. Rogers explained how he had met Mr. Fabiano about two years ago, when he was invited to the Club to give him a preliminary study of opportunities of improvement.

Mr. Fabiano introduced himself as an Architect and Interior Designer, who specializes in interior planning in the Wellness and Fitness Industry field. He stated his firm is working on this project in conjunction with Scott Fleming at Fleming & Associates Architects, a local firm in Germantown. He stated two years ago, his firm was retained to do a preliminary study. Mr. Fabiano explained when his firm comes in they are not told what is wrong, but are asked to provide a comparison of the facility to a base line standard of fitness clubs around the country, and see what areas are working well for the facility, and what areas have opportunities for improvements. Then he and his staff sit down with the staff and discuss what they perceive as working for them, and not working in terms of delivering the best service to the membership. He explained how it is a long process to reach the goal, and stay within budget. Mr. Fabiano added it is important to remember this study is just a starting point.

Mr. Fabiano said his plans have changed since the original assessment he gave after his initial visit of the Club. He explained on his first assessment, the first thing he noticed was how much larger the Club is than it looks from the outside entrance. Mr. Fabiano said if he were a member he would want his areas of interest located closer to the entrance. He told how when he walked through the door; he saw a quiet little community center with not much energy. But the farther in the building he got, he saw a very busy and energetic Club. He found something very legitimate at the Club, with the exceptions of incredibly small locker room space for the amount of members at the Club, and the staff experiencing problems due to the lack of class room space, with the fitness programs in the back gym area, which aren't very conducive. He suggested the Club needed to bring more of the activities to Main Street so members can feel the energy. Next Mr. Fabiano discussed his findings on the lower level, where the Club has open space along the stairwell, which he suggested could be used for a café or yoga space, also a very small men's locker room off the pool area, and a small enclosed area around the stairwell in the fitness area.

Mr. Fabiano explained how his assessment and plans today are different from his initial visit; he suggested leaving the track area alone, and to mezzanine the basketball court for cardio equipment. He suggested the Club deck the stairwell and use the space for a café and spa area. Mr. Fabiano explained how the existing concession area could be transformed into a quite space or conference room area; he suggested the office area could be used to enlarge the kid's area or cardio space. He talked about the men's locker room off the pool area, how the hallway outside the locker room could be enclosed for added space in the men's locker room, and have one entrance to the pool area on the women's side of the hallway and one on the office side of the pool area. At the end Mr. Fabiano said these are just options to explore, a starting point for planning, and asked for the Commission Member's opinions. He reminded everyone it will take time to get the members input and develop a plan for the engineers.

Open Discussion:

There were questions from the Commission Members concerning the heating and air, and lighting. Mr. Fabiano explained that the mechanical cost of renovations will absorb a lot of the Club budget. He explained how bringing the schematics together will include looking at ventilation and updating the lights.

Areas of interest in the open discussion:

- Whether the Great Hall Space is on the floor? Not an option
- Plans for the bottom of the round stairwell on the Great Hall side
- Plans for the exit going to the outdoor pool area
- Classroom views with glass options for privacy and visuals
- Keeping the full track area
- Changes in the Check-in area
- Adding a small gift shop area/ spa area versus the Pro-shop area

After much discussion among the members about the plans discussed by Mr. Fabiano, the Commission members agreed they liked the suggested plans on the floor, and offering a town hall meeting to the members, allowing everyone the opportunity to give their suggestions. Mr. Rogers and the Commission members all agreed they like the suggestion for additional community areas.

Alderman Palazzolo reminded the Commission members changes are coming, and will affect the Club membership. He encouraged staff to send out advanced notices with information on meetings and discussions on the planning process of upcoming changes at the Club. He added eventually staff will need to discuss the financial impact of the expense, and asked staff to be prepared with budget reports for discussions with members and taxpayers in the community. Alderman Palazzolo also suggested we have drawings and visuals in the Club for each phase of the renovations. He reminded them the City surveys the Citizens once a year, and suggested staff surveys the members during the planning stages.

Mr. Rogers agreed, and said he has plans for getting the information out to the members and community, along with a town hall meeting for anyone interested in attending or asking questions and offering suggestions.

Mr. Fabiano agreed, getting the information out and celebrating each phase of the plans and renovations is very important.

Mr. Rogers stated it is important everyone understand that the facility will have to maintain member services, and remain open during the renovations, with as little down time as possible. The Club will still need to provide a service and product during this time.

Adjournment:

Meeting Adjourned