

Sterling Senior Center Design and Building Committee

Butterick Municipal Building - COA Room

March 27, 2014 - 6:30 PM

MINUTES

Present: Jack Chandler, Maureen Cranson, Ronald Cote, Richard Maki, Judy Reynolds, Peter Watson, Weymouth Whitney. Jeff Ritter, Karen Phillips, Kevin Beaupre. Ronald Furmaniuk, Robert Cutler, Richard Sheppard, Joseph Sova.

Introduction: This meeting was a joint meeting with representatives of the Building Committee, the Finance Committee, Selectmen and Town Administrator to share their committee or individual opinions regarding support for/against construction of a new senior center in Sterling.

Opening of Meeting: SCBC co-chairman Maureen Cranson opened the meeting at 6:35 PM. Mr. Furmaniuk declared the BOS in session and had a roll call with Mr. Furmaniuk and Mr. Cutler indicating "present".

Project Review: Ms. Cranson began the meeting by describing details of the project including cost changes from last year and current cost per square foot. It includes direct construction costs of approximately \$1.9 million and a 15% contingency. Professional fees such as the mandated OPM, architect, clerk of the works, etc. constitute the remainder of the \$2.71 million project. The building will be furnished by using value engineering and community fund raising during the next year and one-half. Operating costs are estimated to be \$38,000 annually and no additional staff are projected (an increase in volunteers is anticipated). The site plans have been approved by all town boards, committees and the Massachusetts DCR. Site plans were developed pro bono by Whitman & Bingham Associates, LLC of Leominster.

Town Clerk Remarks: Dawn Michchanowitz reported on her time frame to receive information and prepare a ballot for printing (final text due Tuesday, April 8, 2014 at noontime). The concept of a debt exclusion could be moved from the ATM floor and explained by the FinCom. The Clerk stated that no Town money may be spent to promote passage of any Warrant Article (including by the Building Committee and the COA). Individuals and "Friends of the Sterling Seniors" are allowed to promote the project. Mr. Ritter said that there can be no advocacy in behalf of the Article using town funds. As long as the "Friends" do it, it is OK. A 2/3rds vote at the ATM is needed for it to move to the ballot a week later where a simple majority is required for final Town approval of the project.

Discussion of the debt exclusion indicated that the process does not produce a permanent increase in the tax rate and that it expires at the completion of the

bonding period. Mr. Ritter said that the same process was used for the construction of the police and fire department buildings. Based upon an average home valuation of \$283,500, the annual tax impact per homeowner is approximately \$73.71 or \$18.43 on the quarterly tax bill.

ATM Meeting: The ATM on Saturday, May 3, 2014 will begin with a Special Town Meeting at 3:30 PM followed at 4:00 PM by the ATM. There are approximately 49 Warrant Articles and the Senior Center Article will be number 5 or 6. The Town election and ballot vote will be held on May 12, 2014. The process involving a silent (secret) ballot was explained by the Town Clerk as was the method of tallying the results. Different colors will be used to identify different votes and all ballot materials will be provided to voters when they register for the ATM. The Moderator could be asked to rule an audience request out of order if there is no bearing upon the Article under discussion.

Adjournment: The BOS adjourned at 7:28 supported by Mr. Cutler and Mr. Furmaniuk. VOTE: YEA = 2, NAY = 0. The Building Committee adjourned following a motion by Mr. Chandler and second by Mr. Whitney. VOTE: YEA = 7, NAY = 0, ABS = 0.

Respectfully submitted by

Richard H. Maki

Richard H. Maki, Clerk