

TOWN OF STERLING
BOARD OF SELECTMEN
March 27, 2014

Joint Meeting with Senior Center Building Committee

MEETING

BOS meeting was called to order by Chair, R. Furmaniuk, at 6:35 pm. Roll call: Cutler, present, Furmaniuk, present. (Selectman Patacchiola, absent).

Maureen Cranson, and Jack Sheppard, co-chairs of the building Committee explained the Senior Center Building proposal: \$2.7 million dollar town meeting article filed and on the warrant. This is the cost of full construction at \$300 per square foot. About \$1.9 million of that amount is the construction expense. The remainder is the cost for architect, OPM, and a 12% contingency for the project. Estimated building operating costs for the center are \$38,000 per year. There is no expected added labor cost above current operations. Whitman and Bingham Engineering did the site plan at no charge and said plan has been approved by the Conservation Commission and by the Planning Board. It is estimated that the value of the donated services is approximately \$12,000. But there is NO GUARANTEE that Whitman and Bingham Engineering will get the project. State bid rules require the architect and the engineering to be bid out.

Town Clerk Dawn Michanowicz raises 2 points for clarification or "issue parameters": 1) the ballot deadline, with the text for the ballot question is 4/8 at 2pm. No exceptions. 2) The Building Committee cannot campaign for the ballot question. The Friends can campaign, but not the building committee. The cost of furnishings, are not included in the construction price. It is estimated that the cost of the furnishing will be approximately \$250,000, which will come from donations and from the Friends.

The Finance Committee voted to support the project, subject to an excluded debt ballot question. Jeff Ritter was asked to explain how that works. A vote for a debt exclusion would mean that the debt is carried for 20 years (in this case). Then it would be extinguished and the tax rate would drop back to where it began. The Board of Selectmen will vote, regarding this article, on April 9th."

To date, the Friends of the Senior Center have raised approx. \$10,000.00. The Board of Selectmen commended them on their efforts.

When asked about the need for a silent ballot, Clerk Michanowicz reported that silent ballot requires six tellers, three from each precinct, in order to speed the process and make voting clear. Moderator Sheppard reported that the decision to have a silent ballot is made by the Town Meeting voters. However, he requests that the Clerk's office be prepared for that contingency.

No questions regarding the building site or the 1835 Town Hall Project will be entertained during the discussion of this article.

Both the Senior Center Building Committee and the Finance Committee will make presentations during the discussion of this article.

Adjourned:

Motion to adjourn: Cutler makes motion at 7:28 pm. Furmaniuk seconds motion. Vote: Cutler, aye; Furmaniuk, aye. Meeting adjourned at 7:28 pm.

Selectmen's Meeting Minutes
March 27, 2014