

TOWN OF MAYNARD
SENIOR CENTER COMMITTEE

Meeting Minutes

July 11, 2024 **Final Draft 9/5/2024**

All remote meeting; Zoom only. (This public meeting was recorded.)

Present:

Jerry Culbert, Chair

Deb Roussell, Vice Chair

Paul Guthrie, interim clerk

Jack MacKeen

Mary Ann Bassett

Amy Loveless

Stephanie Duggan

Mark Koenig

Absent:

Joshua Morse, Dan Shields, Linda Holt (Fin COMM liaison), Chris DiSilva (Select Board liaison)

1. Meeting opening

Jerry Culbert called the meeting to order at 7:00 PM. A quorum was present.

2. Acceptance of prior meeting minutes

Minutes from June 20, 2024; no proposed changes; Paul moved to accept the minutes, Stephanie seconded. Approved by vote, 8-0.

3. Working group reports

RFI: Our RFI was issued by the Town on July 9, 2024 and posted. Two responses so far, from Maynard Crossing and from Mill & Main (official offer still pending). Maynard Crossing's offer was similar to previous responses: \$25/sq.ft. plus \$9/sq.ft. fees, incidentals, etc., for a 5000-6000 sq.ft. space. A fit-out allowance of \$35/sq.ft. was included. Of note: the space offered is new and is currently without floor, walls, ceiling, and plumbing. **Jack:** At the last Select Board meeting, Greg Johnson said he wants to show the RFI to a few people he has in mind, one being Lincoln Properties. Can we ask Maynard Crossing (MC) what the fit-out of such a space really costs? Sources other than MC for that information: 1) existing industry standards, 2) the person in charge of leasing at MC, and 3) other leasing companies. **Mary Ann:** Is that \$35 fit-out money available for any contractor doing the work? Answer = yes. **Jerry:** The Paper Store may be interested in offering a lease; Jerry will continue interacting with Mary Branley.

Senior Center visits: Mary Ann: Spotlighting the Littleton center and data collected there. Currently in a 1922-era building of 3000 sq.ft.; their new space is under construction (recently topped off) and the 13,000 sq.ft. structure will be ready in March of 2025; total cost = \$18 million. Their center is not a CoA, but rather a town department, with 3 paid staff, social workers from the Town, and around 100 volunteers, some doing the work as a "tax workoff." The budget needs for this new space had been presented to the Town every year in the recent past, keeping the project current in everyone's mind, and their CoA attends all town meetings. They have also put

out a 5-page pamphlet offering “naming opportunities” (rooms, hallways, etc.) for prospective donors of \$5000-\$50,000. The Working Group will meet soon to further collate all data collected so far.

FAQ update: Question #13 has been updated, based on a suggestion from a FinCom member that the advice offered should be more forceful, and on other towns’ philosophies. One or two others are currently being looked at, as well.

Finance WG: Linda and Jack are spearheading this group’s work. **Jack:** By way of background, the so-called Quad Board is trying to set spending priorities for the near future; their next meeting is July 30, and the deadline for Warrant Article acceptance is August 6. Their main concerns include the stadium bleachers, the golf course roof, and a new DPW barn. We need to make ourselves visible to this group, with a Warrant Article (currently being readied) setting out dollar estimates and clear descriptive language describing what we want and need. The FinCom wants first-year costs laid out in detail (lease, fit-out, staffing); once approved, this debt override becomes a part of all subsequent budgets. Our Warrant Article needs to specify Line Item status for this money; otherwise, it becomes a part of the General Budget. A document of some description with these hard facts and figures also needs to be distributed to the citizens of Maynard. **Deb:** Signage, such as that seen on the stadium fence, needs to be re-examined. It was noted that the Select Board seems to recognize the need for a senior center over that for new bleachers. **Jerry:** A suggestion proposing Neighbor Coffees, where several citizens would meet informally with one of us over coffee to discuss the situation, was put forth; we should point out that the tax burden for our debt override of \$200-\$300K would probably not be very much per household but we will need to get the proper “estimated” tax burden from Town Hall, when appropriate.

4. New Business: none

5. Public comment: none

6. Next meetings and adjournment

Our next meeting will be a hybrid (Zoom and live) get-together on 7/25/24. Deb moved to adjourn, seconded by Paul; adjourned at 8:02 PM by unanimous vote.