

Ludlow Senior Center Building Committee Minutes  
March 2, 2016

Meeting called to order by Chairman Richard Moskal at 5.32 p.m.

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**Roll Call Present:** Jodi Zepke, Steve Santos, Bill Rooney, Richard Moskal, Matt Goncalves, Mike Szlosek and Fred LaFayette.

**Meeting Minutes:** A motion was made to accept the minutes of the December 15<sup>th</sup>, 2016 meeting by Mr. Rooney, seconded by Mr. Goncalves and unanimously approved by the Board. A motion was made to accept the minutes of the December 29<sup>th</sup>, 2016 meeting by Mr. Rooney, seconded by Mr. Moskal and unanimously approved by the Board. A motion was made to accept the minutes of the January 4<sup>th</sup>, 2016 meeting by Mr. Rooney, seconded by Mr. Goncalves and unanimously approved by the Board.

**Annual Report:** Ms. Zepke handed out the annual report for the Council on Aging to the board members.

**Ms. Zepke Presentation:**

**As of now:** Ms. Zepke said the committee has been meeting for three months. In that time, some things have been accomplished, but it seems like the committee has traveled in a circle.

**Committee:** Ms. Zepke said the committee is great. There is lots of knowledge and the group is excited to work. Ms. Zepke feels the committee's heart is in the right place, but everyone needs to be in agreement on next steps and timeline.

**Timeline:** The current plan is to submit an article for the May 2017 Town Meeting asking to authorize an amount of money to put a 10% deposit on a parcel of land held by Westmass. The committee would then go to the October 2017 Town Meeting with an article asking to get on the ballot. Ms. Zepke is waiting on clarification if the special election needs to be held within 90 days or 90 business days from the Town Meeting vote to put a question for a new senior center on the ballot. Mr. Rooney asked if we are better off calling a special town meeting or special election. A special election has a much higher cost compared to a special town meeting.

**What now:** Ms. Zepke stressed that the concept plan needs to be studied. The committee needs to understand what needs and concepts should be in a senior center. The focus should be on the project, not the bottom line. The committee should start to settle on square footage, costs and price for an alternative space. A strategy to education the public needs to be worked on, including what happens in the building and why a different space is needed. Ms. Zepke asked committee members to spend time at the Center to really understand what goes on in the building during the day.

Mr. Rooney felt the committee would not be doing its due diligence if they did not look at, and explore the possibility of renovating a different space. Mr. Rooney said for the maximum amount of credibility the committee should look at all possibilities of a new space for the Senior Center. Even if a space, such as Veterans Park School, might take a few years before it is available for renovation the committee should have cost and timeline information for town members. Mr. LaFayette said his priority is time and acknowledged other committee member's priority is the amount of money spent on the project.

**Action Plan:** Mr. LaFayette suggested the committee create an action plan. Mr. Rooney and Mr. Goncalves will contact the building inspector and general contractors living in town and ask about general costs associated with renovating potential spaces in town. Ms. Zepke will contact the principal at Veterans Park School to see if the next committee meeting can be held at the school so members

can visit the space. The site visits to Chicopee and Holyoke Senior Center will be rescheduled for next week.

**Articles for Town Meeting:** The Board of Selectmen are meeting January 7<sup>th</sup> to discuss the article motions for the upcoming Town Meeting. Committee members felt that the property on 1<sup>st</sup> and State Street will most likely be unavailable for purchase, but there are other parcels close by that would be available. The committee decided the article should be changed to ask for \$20,000 for professional services that might arise. Mr. Szlosek will draft language for the article.

**Topic for Next Agenda:** Ms. Zepke requested the committee go through the feasibility study. No date was set for another meeting. Ms. Zepke will get in touch with members about a date.

**Adjourn:** A motion to adjourn was made at 7:20 p.m. by Mr. LaFayette, seconded by Mr. Rooney, and unanimously approved by the Board.

Respectfully Submitted,



Sarah Gmeiner

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