

Angelides, Marie
Bergeron, Marybeth x
Burden, Patricia x
Cotz, Timothy
Hallahan, Phil x
Komaiszko, Jan x
Martin, Andy
McKenna, Tim
Reiter, Ginger
Russell, Jim x
Stolar, Eleanor x
VanDerhoof, Fred x
Crane, Stephen
Squindo, Mike x
Leyden, Jim X

Adult Center Building Committee (ACBC) Meeting
April 6, 2017 7 p.m.
GREENWOOD ADULT CENTER – MAPLE RD.

1. Residents Comments
2. Approval of the minutes of 03/16/17
3. Discussion on the Dietz plan
4. Review of room dimensions needed
5. Recommendations for SB presentation
6. Town Meeting discussion
7. Adjournment

Also in attendance: Saul Finestone, Fran Miffitt, Rose Morance, Jim Moran, John and Louise White, Leslie Remig.

Chairperson Marybeth Bergeron called the meeting to order at 7:03 PM. She welcomed all present. Residence Comments:

Jim Moran stated that he has followed the whole project and was surprised with what was proposed. The proposed design would have an impact on Greenwood Park. It does not appear to be the right thing for the neighborhood. Considering the projected change in demographics, we should consider the increase in senior populations. Present space should be increased not reduced. All costs of daycare should be surveyed. Day care is not in the mission of town government.

Fran stated that she lived in the area of the park. This past weekend experienced huge volume. She considers Greenwood Park as the best park in town. She sees the proposed design as a car park with excessive parking spaces. Also, walking trails are designated in a marsh area.

Saul Finestone views the committee as the driving force for the program yet only half of what is needed has been addressed. He almost went to the select board to voice his concern.

John: neighbor states that the Dietz design give you a sense scale. It is huge. It is important to keep the integrity as a neighborhood park. If we tear down the present facility would it include the present gym? Will the new gym be used only by seniors? Would sharing with Park & Rec be a problem? Could you rebuild the present facility? Folks are familiar with present facility. In his estimation it is rare that the present parking lot is full.

Marybeth reviewed the ACBC history of the process to new director. It was stated that five years ago there was consensus of senior growth population. Needing a larger facility was projected. A preliminary study by the Pioneer Valley Planning Board was conducted and concluded that an addition to the present facility was recommended. Town manager formed a task force and the architectural firm, Dietz & Co. was retained to assess the feasibility of renovating or building a new facility. It did not pass at town meeting. Select Board appointed 11 members to the "ACBC" (Adult Center Building Committee) whose assignment was to locate the best site to build a new adult center. After conducting extensive research, Bliss Park was chosen as the best suitable site. Again, town voted it down. Greenwood Park was selected as the best site and we presented 4 scenarios. The town manager did not involve ACBC members and retained Dietz. The Dietz presented a rendering that was not acceptable to the committee. Our present goal is to approach the Select Board with a solid program to build a suitable facility.

Jim R. welcomed Jim Leyden as new director. Reviewed his involvement with P&R. He felt it was an insult that Dietz presented a design without our consideration and actually was less space than the center's present space purpose. Plan is not acceptable!

Marybeth noted that Dietz was never given our four scenarios for Greenwood Park. Members recently met to clarify spatial needs for the center. Ideally 20K

square feet is needed to address present as well as future needs. A needs assessment and a spatial spreadsheet were distributed.

Phil requests suitable space in a suitable facility. We had no input and we reject the plan!

Marybeth said that we cannot simply say we do not like it but we must stress what we need!!! If new center is built, attendance will increase. Lunch facilities have to be reconsidered. We are not architects and need professional advice.

Fred reiterated that spatial needs do not correspond with center needs.

Jim Leyden commended our passion. He gave a brief professional portrait. He reported 17 years of experience in Council on Aging. He is a graduate of Springfield College and holds a Master's Degree from Bay Path College in non-profit management. He has been involved with the Chicopee Senior Center, new and former. He remarked that there are issues in all building projects. Encouraged the committee to continue to stay positive and focused.

Phil commented that Chicopee's facility is outstanding, having had a good architect. The plan is excellent.

Jim R stated that we are faced with a few issues, noting that the town's resources are less than 1% of overall budget. There is a need to be funded properly. Never any money for seniors, limited center staff, more overhead needed to make this facility work.

Phil suggested that all programs should be revenue enhanced-income to substantiate.

Marybeth stated that we cannot raise money until we know where we are going. We must be tactical and continue towards our goal and remain positive, positive, positive. We will not give up, moving forward; perhaps we will not get everything in our quest to improve the quality of life for seniors. Our goals:

1. Exhibit total consensus to the Select Board
2. Provide factual information.

3. Revise the present warrant article to provide 250K to be modified by Select Board, not for just design approval. Change in wording to reflect overall planning of project.

Mike S circulated pie charts reflecting program use in Longmeadow, East Longmeadow and Wilbraham for two different populations which includes the younger seniors, specifically 59-69 year olds. Most are coming to fitness and exercises. Longmeadow Adult Center is pretty much in line with the national average. However, we do not have the fitness equipment and if we had it, they would come.

Marybeth concludes that we just do not have the meeting space to participate at the level of interest. The cultural interest in Longmeadow exceeds our neighboring centers. Authors, operas, international affairs would be a draw. Actually with languages and other cultural scheduled activities, we are doing a good job in servicing our populations. Marybeth acknowledged Michael's research. Michael distributed material comparing the three centers and also nation-wide comparisons.

Phil reported on his analysis of the impressive fitness programs at Enfield. Many are held in evening classes. More research was needed to quantify the extensive program, the costs related to the center clientele and potential revenue generation.

Marybeth agrees that we should be surveying revenue stream to offset programming as the "budget will not be increased." We will need to quantify our research before the next meeting. It should be noted that a good portion of the revenue is paid to the instructor.

Fran commented that charging costs can be a strain to many seniors on fixed incomes.

Jim L. asked if folks were receptive to paying fees. He reported that West Springfield utilizes vendor and sponsorship support and a low fee structure.

Jim M reminded us of the influence of town meeting. Encouraged us to be tenacious and to keep going forward.

Marybeth stated that positive committee consensus was paramount and asked committee members to personally state their opinion and comment on our approach.

Eleanor agrees that the warrant should be amended before reaching the town meeting. Jan showed concern about the finance committee not wanting to endorse the project and meeting with them before the meeting was important. Marybeth agrees and will meet with them. Phil says to simply vote against the plan stating that we have the land and we want a self-standing unit. Jim R agrees that corrections must be made but reminds us that the facility should be 20K square feet like all new centers, as he has always stated. (Marybeth states that we would not be prudent if we did not plan for escalating senior populations and future needs.) Jim also states that the Park and Rec gives \$1 million to the general fund annually. Pat states that a fund raising component should be touted. It could include a capital campaign for building and sponsorships, vendor and limited fee structure to help sustain the new facility. Also, we should consider who will be endorsing our project and to consider collaborating in some way, but the present design is not acceptable aesthetically and functionally. She reminds us that our present programs are good but need more marketing. Eleanor states that Beri affirms that there is more to Park and Rec than Day Care.

Jim M reminds us that we must stay positive, state our differences in vision, strategize effectively and know where and how the \$250K will be spent. He reminds us that the high school was built in stages and revisions always occur during construction. To have young people speak is a plus.

Marybeth urged all to attend the Select Board meeting on 18th at 7 PM.

Marybeth called for a motion to adjourn. Eleanor made the motion and Phil seconded. The meeting was adjourned at 9:10 PM.

Respectfully submitted,

Patricia Burden, Secretary

April 10, 2017