

Charlton Council on Aging Special Meeting Minutes
Tuesday, January 11, 2022

Meeting called to order at 10:03 am by Chairman Cindy Cooper

Attending Board Members: Chairman Cindy Cooper, Vice Chairman Jim Russell, Sue Crockett, Jim Howard, Barbara Larson, Secretary Vicki Thompson Joan Malinowski and Elaine Materas

Absent: None

Guests attending: Town Administrator Andrew Golas, Mike Zereski,

Purpose of Special Meeting: To discuss feasibility of purchasing 2 buildings at the Charlton Furniture site for a new Senior Center. Ideas that were discussed as follows:

- Possibility of combining the Community Center (in the smaller building) with the Senior Center, thus freeing up the Community Center property for resale.
- Purchasing the existing buildings versus starting from scratch buying land and building a new Center. Estimated cost of a new building would run from \$6-9 million, not including land and site work.
- Advantages of purchasing Charlton Furniture buildings: Cost estimate of \$4-5 million, ability for Town to borrow needed funds through a bond, able to move in less than 2 years, more parking, larger building so able to provide more services, free up space (and parking) at Town Hall for other usage.

Next step: Create a motion to submit to the Charlton Board of Selectmen for their consideration.

Motion: The Charlton Council on Aging would like the Charlton Board of Selectmen to consider acquiring the Charlton Furniture property for conversion to a new Charlton Senior Center. By Jim Russell, 2nd by Joan Malinowski, Motion passed unanimously.

Items that need researched: Inspection of property/buildings, Code compliance, Will septic and well support more usage including dishwasher, Are there enough restrooms to meet code?, What is/will be cost to operate buildings? Who will be responsible for maintenance of shared driveway.

Items that will be needed: Commercial kitchen, interior remodeling as needed.

Items that may be needed: Sprinkler system (code?) Generator.

Motion to Adjourn: Motion made by Jim Russell, 2nd by Jim Howard, passed unanimous. Meeting adjourned at 11:05 am.

Next Regular Meeting: February 02, 2022 at 10:00 am.