

**TOWN OF SUDBURY
COUNCIL ON AGING
MINUTES OF MEETING
September 4, 2012**

Present: John Beeler, Barry David, Bob Diefenbacher, Debra Galloway, David Levington, Robert May, Sam Merrra, and Jack Ryan.

Absent: Phyllis Bially, Mary Lee Mahoney-Emerson by permission.

Minutes: Minutes of the July 24, 2012 meeting were approved as read.

Guest discussion: Christopher Morely, Community Preservation Committee Chair

Highlights:

- * Christopher is also a member of the planning committee
- * A discussion of the particulars of Reg. 40-B occurred
- * David exchanged several ideas for future land development in the town
- * Bob D. suggested that to understand the needs of the developers we should ask an appropriate developer to come talk to us.

DIRECTOR'S REPORT

1. September and October will be very active months for programs. A major event will be the September 22 morning lecture of how to avoid dangerous falls.
2. Several Council members have made visits to other Senior Centers in Hudson, Ashland, and Southborough.

Chairman's Report

1. Property Tax

We expect the town election on Senior Property Tax Relief to take place in December, but it isn't settled at this time. When we know more we can plan our campaign.

2. Bylaws

I have been unable to schedule a meeting with MaryAnne Bilodeau, due to vacations. She has to review them with Ms. Valente. I'll follow up.

3. Visit with Jody Kablack - Housing

I met with Jody last week, and went over several things:

Community Preservation Act.

CPA funds can be used to help create more affordable housing for Sudbury Seniors. The Sudbury Housing Production Plan is very helpful. I have three hard copies and encourage you each to spend an hour on it. You can also download it from the Town Web Page. CPA funds can be used to subsidize housing in town, so long as the senior's income is less than 100% of the AMI (Area Median Income), which was \$91,800 for a single person in 2011.

I raised the possibility of asking the CPA to subsidize one unit in the new development being planned on Tall Pine Drive by the Green Company; Jody is going to see what this will involve, as the state has stringent restrictions. If it makes sense, I'll raise the issue at our next meeting; perhaps we can propose it.

Jody also agreed to arrange for us to be invited to share our long-range plans with the boards of the Sudbury Housing Trust and the Sudbury Housing Authority.

I had a very informal discussion of the new development on Tall Pines with the Green Company, and they are willing to listen to a proposal if it is a positive thing for the town.

I also learned that the Senior Incentive zoning only allows 10% of the units in an over-55 development to be one-bedroom units. Since these are the least expensive, I think we might want to ask the Planning Board to increase this to 20%.

I also discussed the need/desire for another “Frost Farm” type development in town, which would require us to identify a low-cost or no-cost piece of land of at least 10 acres. Jody feels this would be very difficult to find, but worth trying; I’ll follow up, and if any of you have any ideas I’d appreciate hearing from you.

4. Meeting with Beth Rust, Housing Coordinator.

I met with Beth earlier in the summer. Her job is to focus on housing for persons with lower incomes. She suggests that any senior considering downsizing should register with her, so if a vacancy occurs in any units the town ‘controls’ (mainly Frost Farm) they will be eligible. Besides Frost Farm, which is an over-55 development, the town controls various properties in town which are subsidized, although they aren’t restricted to over 55’s.

5. Publicizing Downsizing Opportunities.

I discussed with Beth and Jody the advisability of using our newsletter to educate and publicize opportunities for seniors to move into smaller units, condos or rentals. At the present there are no “open market” rentals in Sudbury; the only possibility is Johnson Farm, which may or may not ever be built. If it is, the present plan would include half a dozen nice market-rate rental units for seniors. The other rental possibilities are Musketahquid Village, Longfellow Glen, and (to be built) Coolidge House. All of these have severe income restrictions.

6. Data Needed

There is no data available showing how many of the over-55 units in town are inhabited by seniors who moved from homes in Sudbury, and how many are inhabited by families who moved here from other towns. I think we should gather this data on:

- Frost Farm
- Northwood
- Springhouse Pond
- Grouse Hill
- Mahoney Farms
- Maple Meadows

Each of these is an over-55 development.

Utilization of Web-based learning as tools to help the COA reach out to more seniors

David and several members of the COA will review courses available and decide to do a pilot on one to gauge their effectiveness.

John reported that fundraising for their Food Pantry is underway.

OLD BUSINESS

Sudbury Senior Activities Group —New process for check signing has been put in place. Action items are now closed.

Strategic Planning meeting and Goals

Brief reports of status:

Bob and Phyllis- Communications will be looking at recruiting a volunteer to assist with public relations.

COA members will be Meeting with Friends to review plan and gain their inputs on the Friends' September 27 meeting at 3:00 PM at the Center. We will be guests of the Friends at their September meeting.

Meeting with Park and Recreation Commission to discuss mutual issues with Fairbanks Center on September 10.

Gaining Approval of Senior Property Tax Abatement—Jack Ryan

Jack asked for a vote of confirmation that COA was to be the prime supporter of this resolution and would assist the Selectmen in any way possible to confirm its approval. Jack confirmed that as of this meeting date no formal town date had been set for a vote.

Planning is to begin to ready the communication actions in response to the needs of the selectmen for once a meeting date has been set.

Q4 Financial Report. See attachment A

Highlights : all groups should have positive balances versus budget. Most of the fee based programs have been able to cover expenses or better.

NEW BUSINESS

Fairbanks Space- Jim Kelly is the Combined Facilities manager for the Town and Schools now. He will be a key player in helping the Fairbanks tenants develop a long range space plan.

Re-accreditation—John Beeler volunteered to review the requirements and fees for becoming accredited again.

Next meeting: The next meeting will be held on **October 2, 2012 at 3:30 P.M.** at the Senior Center.

A vote for Adjournment was unanimous at 5:15 pm.

Submitted by:

Bob May, Secretary

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Possible Agenda items—See attachment B.

**Attachment A to
September 4, 2012 Minutes**

**SUDBURY COUNCIL ON AGING/SUDBURY SENIOR CENTER
FINANCIAL REPORT FOR Q4 FY 2012 (APRIL-JUNE 2012)**

**PROGRAM REVOLVING ACCOUNT
ACTIVITY**

	BEG. BAL.	RECEIPTS	EXPENSES	NET	BAL. Y.T.D.
		\$	\$	\$	\$
Better Bones		475.00	900.00	(425.00)	(425.00)
		\$	\$	\$	\$
Fit For The Future		1,247.00	1,400.00	(153.00)	(153.00)
		\$	\$	\$	\$
Tap		576.00	480.00	96.00	96.00
		\$	\$	\$	\$
Watercolors		1,280.00	990.00	290.00	290.00
		\$	\$	\$	\$
Yoga I		1,820.00	1,080.00	740.00	740.00
		\$	\$	\$	\$
Yoga II		1,568.00	1,080.00	488.00	488.00
		\$	\$	\$	\$
Zumba		412.00	320.00	92.00	92.00
		\$	\$	\$	\$
Room User Fee		530.00		530.00	530.00
	\$			\$	\$
Account Total	5,902.76			1,658.00	7,560.76

MWRTA REVOLVING

	BEG. BAL.	RECEIPTS	EXPENSES	NET	BAL. Y.T.D.
			\$	\$	\$
MWRTA Salaries			11,303.08	(11,303.08)	(11,303.08)
			\$	\$	\$
General Expense			10,980.17	(10,980.17)	(10,980.17)
		\$		\$	\$
Fees		16,686.47		16,686.47	16,686.47
	\$			\$	\$
Account Total	20,931.23			(5,596.78)	15,334.45

**GENERAL
EXPENSE**

	BEG. BAL.	RECEIPTS	EXPENSES	NET	BAL. Y.T.D.
			\$	\$	\$
Postage			485.60	(485.60)	(485.60)
			\$	\$	\$
Office Supplies			1,241.99	(1,241.99)	(1,241.99)
			\$	\$	\$
Copier			129.45	(129.45)	(129.45)
			\$	\$	\$
Travel Expenses			220.59	(220.59)	(220.59)
			\$	\$	\$
Printing			177.46	(177.46)	(177.46)
			\$	\$	\$
My Senior Center			-	-	-
	\$			\$	\$
Account Total	3,832.60			(2,255.09)	1,577.51

STATE AID

	BEG. BAL.	RECEIPTS	EXPENSES	NET	BAL. Y.T.D.
SSCWP Coordinator			\$ 450.00	\$ (450.00)	\$ (450.00)
Receptionist			\$ 1,976.94	\$ (1,976.94)	\$ (1,976.94)
BRIDGES			\$ 1,000.00	\$ (1,000.00)	\$ (1,000.00)
FISH			\$ 2,000.00	\$ (2,000.00)	\$ (2,000.00)
Account Total	\$ 9,443.56			\$ (5,426.94)	\$ 4,016.62
FRIENDS	BEG. BAL.	RECEIPTS	EXPENSES	NET	BAL. Y.T.D.
Account Total	\$ 2,593.00				\$ 2,593.00
CAMCORDER	BEG. BAL.	RECEIPTS	EXPENSES	NET	BAL. Y.T.D.
Account Total	\$ 159.97				\$ 159.97
LEP-VIP GIFT	BEG. BAL.	RECEIPTS	EXPENSES	NET	BAL. Y.T.D.
Account Total	\$ 31.43				\$ 31.43
BAYPATH ELDER	BEG. BAL.	RECEIPTS	EXPENSES	NET	BAL. Y.T.D.
Account Total	\$ 547.67				\$ 547.67

ATTACHMENT B
Possible Agenda Items for future COA meetings

UPDATED 09/15/2012

Carry Overs

First discussed =====	Topic =====
June, 2012	*Deb asked for assistance of the Board in putting together a personnel plan for future months and years ahead. This was suggested to be on the July meeting agenda as new business.
June, 2012	*Dave presented the “Over-85” report for review (copy attached). Approval will be requested at July meeting.
June, 2012	*Communication of importance of Tax rebate vote to Town residents. Jack Ryan. This was discussed on September 24 as well. See minutes.

Senior Center Major Projects

- *Bay Path Grant for Healthy Aging
- *Support staff planning. See Deb request above.
- *Volunteers, Volunteers!

COA Responsibilities

- * Property Taxes for Seniors- Jack and David
- * More budget from the Town for the Center
- * Center support staff plan—See Deb request above
- * Long Range Funding plan—Barry and Bob M
- * July 4th Float- Phyllis, Barry
- * Monthly Long Term Objectives updates
- * Facility short range updates—
 - Carpet- Complete for entrance and main room
 - Lobby redesign-
 - Lounge
- * Participation of younger generation from Sudbury

Version 09/15/2012