

SUNRISE TERRACE ASSOCIATION/TOWN OF DICKINSON
MEETING

January 8, 2019, 6 pm
Town of Dickinson Town Hall

Attendees: Town Supervisor Michael Marinaccio, Town Board members Councilman Gardner, Councilwoman Exley, Councilman Morabito, and Councilman Burns, Town Attorney Oliver N. Blaise III, Town Clerk Susan Cerretani, Town Zoning Board Chair Jeanne Compton, Public Works Commissioner Joel Kie, Code Enforcement Officer Steve Rafferty.

STA Officers: President Kim Olson, Vice President Tytus Haller, Treasurer Kathy Groover, Secretary Susan Haas Wurth, and 14 members of the general public.

The meeting was called to order at 6 pm. Supervisor Marinaccio explained that the meeting was advertised in the newspaper as a Town Board meeting; however, the Board will not be voting or making any decisions tonight. The Supervisor explained the purpose of the meeting was to listen to the concerns of the residents regarding the Sunrise Terrace Community Center building and its future.

Sunrise Terrace Association treasurer Kathy Groover thanked the residents for showing up and thanked them for their efforts to try to raise funds in order to try to save the Sunrise Terrace Community Center Building. Ms. Groover stated that at this point in time the fundraising is stagnant and the problem still exists. Mr. Haller stated that there are still expenses that need to be paid. Insurances are due. Heat, water and electric bills need to be paid. Ms. Wurth stated that the fall membership dues were not collected this year and those monies traditionally would have been put towards operating expenses.

With the realization that they were out of solutions, the STA Board decided to explore one last place – the Town. What could the town do to help save the building?

Supervisor Marinaccio stated that the STA Board has done the best job possible under the circumstances, but because the STA was not a 501c, it made it especially difficult for the Association to raise funds. Mr. Marinaccio stated that an enormous amount of energy has been put into the effort to save the building. He, along with Code Enforcement Officer Rafferty, Public Works Commissioner Kie, Town Attorney Blaise, Town Engineer Ron Lake, and the Town Board members have all been involved in trying to find a way to save the building. He stated that he is proud and honored to say that it was a unanimous decision of the Town Board members that if the Sunrise Terrace Association wants the Town to take over the building, it will do so. The Town has looked at the legalities, the deeds, the by-laws etc. and have found no obstacles that would prevent the Town from doing so.

Mr. Marinaccio stated that there would be changes. A committee would be developed. Rules and regulations would be established. The building would be renamed. It would no longer be exclusive to Sunrise Terrace but would be a Town-wide public building. The building would be rented out for functions such as showers, parties, exercise classes etc., with the scheduling managed by the Town Clerk's office. The Town would make the building more ADA compliant. Supervisor Marinaccio mentioned the possibility of consolidating with other civic associations.

The Town would develop a 5 year plan and budget accordingly. Under the Small Cities Grant that Ms. Groover applied for, \$5,000 had been set aside for STA and is now sitting idle. Supervisor Marinaccio contacted Director of County Planning Frank Evangelisti. He recommended that the Town re-apply for the same Grant. Councilman Morabito stated that in budgeting, the Town would make a separate line item and fund that line item each year. The Board would put a plan together and determine how much we want to spend on the building per year and allocate our tax money to that fund.

A resident from Adams Drive thanked the committee for their hard work on the residents' behalf. She also voiced her concerns about parking. Her biggest fear is that an emergency vehicle would not be able to get down Adams Drive if cars were to park on both sides of the street and narrow the lane. Supervisor Marinaccio stated that parking is a concern, and that he would like to sit down with the hotel owners to see if we could work out an agreement to use their parking lots.

A resident asked whether the building would once again be used for voting. Supervisor Marinaccio said he would contact the Board of Elections.

The \$10,000 plus monies that were raised through the campaign have been placed in a separate account, accruing interest. Ms. Groover has a detailed list of donors and will be contacting them to ask what they would like done with their donations and/or pledges.

The Town of Dickinson has issued the Sunrise Terrace Association \$5,000 a year for many years for expenses.

Ms. Groover stated that the Sunrise Terrace Association existed before the STA Community Center building was built. The Sunrise Terrace Association intends to continue into the future. Membership dues will be used for activities, parties and programs instead of building maintenance. Newsletters will continue. Ms. Wurth commented that our community is very unique. She would like to see the community feel preserved and is very grateful we have a solution to our crisis.

Supervisor Marinaccio mentioned that the Town has applied for a grant for a marquee. The information sign would likely be located where the present Sunrise Terrace sign is located. It would be on a timer and the lighting would be subdued.

Ms. Groover stated that a plan will be put in action and the necessary steps will be taken as soon as the STA Board has the chance to hear feedback from the residents. She encouraged the meeting attendees to get the information out to neighbors and a decision will be made based on reactions of the residents.

Attorney Blaise remarked that once the STA Board has the support of members, the Board can go ahead and vote and make the transfer over to the Town. Attorney Blaise stated that the land transfer recording fees are slight.

Ms. Groover is hopeful for a smooth transition and good communication with the transition. Updates will be posted on the Sunrise Terrace Facebook page, on the Town of Dickinson website and in the Town of Dickinson newsletter. The Association officers will be sending out another notice to the Sunrise Terrace Association members with their final and official approval to transfer the Community Center building to the town.

Public Works Superintendent Kie and Code Enforcement Officer Rafferty gave a rough estimate of the timeline for construction repairs from start to finish to be approximately 6 months.

The consensus of the meeting indicated that the residents in attendance were all in favor of the Town taking over the repair, restoration, maintenance, ownership and operation of the Sunrise Terrace Community Center building.

If anyone has any further questions they should contact any of the STA Board members, Supervisor Marinaccio, or Town Clerk Susan Cerretani.

Supervisor Marinaccio would like to make the transition as easy as possible.

In closing, Ms. Groover quoted 95 year old former Pleasant Court resident Eleanor Haines who was active and instrumental, along with her family, in the building of the Community Center and an active member of the Sunrise Terrace Association for many years –

“It is time for change...let’s go!”

Meeting adjourned at 6:54 pm.

Respectfully submitted,

Susan M. Cerretani

Town Clerk