

Southampton Senior Center Building Committee Meeting No. 3

On February 8, 2024, Meeting No. 3 of the Southampton Senior Center Building Committee was held in the second floor meeting room in the Southampton Town Hall. The meeting was called to order by Janet Cain at 12:33 pm. The following people attended the meeting.

MEMBERS	Janet Cain, COA Chair	Dennis Vogel
	Christina Johnson, COA Director	Darcie Gasperini
	Ed Gibson, Town Administrator	Libby Baldwin (via Zoom)
	Chris Fowles, Selectboard Rep	Jerry Hillman

TOWN OFFICIALS Francine Tishman, Chair - Friends of the COA

The following is a summary of the discussions held at the meeting.

1. Open Time for Public

- a. No discussion

2. Approval of Minutes

- a. Minutes from Meeting No. 2 were approved by a roll call vote with all in favor.

3. January 23, 2024 Meeting about 0 College Highway property

- a. A joint meeting between the Selectboard and multiple interested Town Committees, including the Senior Center Building Committee, was held on January 23, 2024 to discuss use of the 0 College Highway property. Refer to the Selectboard minutes for a summary of the discussions at this meeting.

4. 89 Clark Street Property – Additional Percolation Tests

- a. Additional percolation tests will be performed on the 89 Clark Street property on Tuesday, February 13th, with digging commencing at 8:30 am and the Board of Health representatives arriving at 9:30 am to witness the tests. Committee members may also observe the tests.
- b. A discussion was held regarding the upcoming perc test results and whether or not the soils will be able to support the design of a commercial kitchen. Possibly the Committee can ask the architect and/or engineer that prepared the feasibility study their opinion. Alternatively, L. Baldwin may ask someone in her engineering office to review the results and provide input. This determination will need to be made before approval to purchase the property is requested at Town meeting.

5. Prior USDA Soil Report

- a. A USDA soils report previously prepared for the 89 Clark Street property was reviewed relative to its applicability to the perc tests being performed on the property. The soils report included a map of the soil types on the property and also indicated that the

depth to groundwater is shallow closer to Clark Street and increases towards the rear of the property, indicating that the septic system might need to be located in the rear.

6. Hadley Senior Center Visit

- a. Certain Committee members visited the Hadley Senior Center to again observe its features and applicability to a future Southampton Senior Center. Committee members found the Hadley facility to be very welcoming and organized, and was a good example of a similar senior center to a future Southampton center. D. Vogel noted that town officials previously visited the Hadley senior center in 2021 and had issued a "report" on the facility that was a good representation of the current visit. D. Vogel will send this report to Committee members.
- b. Members noted that Hadley did not need to raise funds for the design or construction of the senior center.
- c. The architect for the Hadley senior center was EDM. Hadley also used an Owner's Project Manager and representatives noted that this was a good decision. Forish was the Contractor.

7. 89 Clark Street Appraisal & Title Search

- a. An appraisal needs to be performed for the 89 Clark Street property using a "best business practices company." E. Gibson noted that as long as the fee is less than \$10,000, the Town can use the same appraiser as being used for the 0 College Highway property that is currently being appraised.
- b. D. Gasperini made a motion to move forward with the appraisal once the perc test being performed on February 13th is approved in the field. D. Vogel seconded the motion and the motion passed with all in favor.
- c. Town meeting approval is required in order to purchase the property. E. Gibson will confirm whether or not it will require a majority vote or 2/3 vote.
- d. Prior to Town meeting, a title search should be performed on the Clark St. property. G. Hillman noted that the committee could ask R. Geeleher if a title search was previously performed for the property. This could be done but it was observed that an updated title search should still be completed prior to Town meeting vote. D. Gasperini made a motion to request that the Town Administrator engage Town counsel to conduct a title search for the property. D. Vogel seconded the motion and the motion passed with all in favor.

8. Capital Campaign

- a. A future capital campaign to raise funds for the design & construction of a new senior center was discussed. E. Gibson will confirm the requirements for this type of committee.
- b. J. Cain talked to John Velis' office (MA State Senator) regarding advice on fundraising and was provided some information. Most other communities that constructed a senior center were supported by the tax base.

- c. The committee noted that there are still lots of unknowns regarding fundraising and grants, and how best to move forward. F. Tishman noted that she was previously advised to research larger donations first then reach out for smaller donations.

9. Next Meeting

- a. The next Senior Center Building Committee meeting will be held in person at Town Hall on February 22, 2024 at 12:30 pm. L. Baldwin will be unable to attend in person so she will participate remotely.

10. Action Items

- a. D. Vogel to send prior report on Hadley senior Center report to Committee members (sent on Feb. 8th).
- b. E. Gibson to confirm whether or not the Town meeting vote will require a majority vote or 2/3 vote.
- c. E. Gibson to confirm the requirements for a Capital Campaign committee.

The meeting was adjourned at 1:41 pm.

Submitted by Libby Baldwin, Clerk, Southampton Senior Center Building Committee