

Southampton Senior Center Building Committee Meeting No. 6

On March 21, 2024, Meeting No. 6 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 11:02 pm. The following people attended the meeting.

MEMBERS	Janet Cain, COA Chair	Darcie Gasperini
	Christina Johnson, COA Director	Libby Baldwin
	Scott Szczebak, Town Administrator	Jerry Hillman
	Dennis Vogel	Chris Fowles, Selectboard Rep.

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

1. Open Time for Public

- a. No activity.

2. Approval of Minutes

- a. Minutes from Meeting No. 5 were approved with all in favor.

3. 89 Clark Street Property – Additional Percolation Tests

- a. The discrepancy in the assessor's map description on the perc test was corrected by the soil evaluator and the results were re-submitted to the Town.

4. Next Steps

- a. 89 Clark Street Appraisal
 - The appraisal for the 89 Clark Street property was received by the Town Administrator. This appraisal has not yet been discussed with the property owner.
 - D. Gasperini made a motion to move forward with negotiations with the property owner, and for C. Fowles, S. Szczebak, D. Vogel, & J. Cain to meet with the landowner to negotiate the purchase price using the appraisal as a guide. J. Hillman seconded the motion and it passed with all in favor.
- b. 89 Clark Street Title Search
 - The title search has not yet been received.
- c. 89 Clark Street Survey
 - R. Gleeher provided the survey of the 89 Clark Street property that was previously performed. He was unsure if the property line pins had been located in the field.

d. Town Meeting Article for Purchase of 89 Clark Street Property

- Town meeting approval is required in order to purchase the property and a draft warrant outlining the request to purchase the property was prepared by KP Law. Several edits were made to the draft warrant and resubmitted to KP Law. The committee discussed the warrant and additional edits were suggested for incorporation.
- The Selectboard will vote to include the warrant for inclusion in the Town meeting prior to the meeting.

e. Purchase & Sale for 89 Clark Street property

- S. Szczebak will reach out to R. Geeheler with notice that the Town would like to enter negotiations for purchase of the 89 Clark Street property. S. Szczebak will also draft a purchase & sale agreement for R. Geeheler. This information will be sent via certified mail early next week.

f. Public Outreach for Town Meeting

- D. Vogel, D. Gasperini, & C. Johnson met to discuss public outreach for the Town meeting and to develop preliminary draft handouts and a posterboard. A discussion was held regarding what information to be included in the handouts and on the larger board. The handouts will likely explain the past, present, and future of the senior center. Since PowerPoint presentations are not allowed, Committee members will discuss the need to purchase the land now, and will describe future project steps.
- Draft handouts will be developed by the sub-committee and presented to the full committee.
- Transportation will be offered to residents 60+ years of age since the meeting will be in the evening. C. Johnson mentioned this request to the Senior Center van drivers.
- C. Johnson included a blurb in the April Senior Center newsletter about the Town meeting. She will also indicate that transportation will be provided.
- An appeal should be made to people who will be seniors when the new facility is constructed in the future to attend the meeting.

g. Wetlands Delineation of 89 Clark Street property

- C. Fowles made a motion to authorize the Town Administrator to negotiate a fee of up to \$5,000 from the Parsons estate for Heritage Survey to perform a wetland delineation of the 89 Clark Street property and to survey the wetland flags, & also to pin the property corners based on the property survey. D. Vogel seconded the motion and it passed with all in favor. The Town Administrator should request that Heritage complete this work as soon as possible.

5. Capital Campaign

- a. S. Szczebak spoke with a prior member of the Friends of the Chicopee Council on Aging about their capital campaign. In this situation, the Chicopee Friends group raised approximately \$2 million (with a lot of large donations) and the city provided the remainder. There was no formal Capital Campaign committee.
- b. S. Szczebak also noted that for the Wellesley senior center, money was raised to acquire land, but the remainder of the funding was provided by the Town.
- c. D. Gasperini suggested that the future fundraising group reach out to the Southampton Country Club for possibilities for fundraising events.
- d. The Committee discussed the fundraising goal and concerns with setting the goal too high or too low.
- e. A discussion was held regarding restrictions on who can serve on a Capital Campaign committee. S. Szczebak requested and received an opinion from the Massachusetts Ethics Commission regarding restrictions. People who serve on Town Committees can participate in fundraising with certain ethics restrictions. J. Cain will contact the ethics commission attorney to get clarity regarding these restrictions.

6. Next Meeting

- a. The next Senior Center Building Committee meeting will be held in person at Town Hall on April 4, 2024 at 12:30 pm.

7. Action Items

- a. S. Szczebak to reach out to R. Geeheler with notice that the Town would like to enter negotiations for purchase of the 89 Clark Street property. S. Szczebak will prepare a draft purchase & sale agreement to be sent to R. Geeheler. This information will be sent via certified mail early next week.
- b. C. Fowles, D. Vogel, & J. Cain to meet with R. Geeheler to negotiate the purchase price for the 89 Clark Street property.
- c. C. Johnson, D. Gasperini, & D. Vogel to prepare draft handouts for the Town Meeting, prior to the next committee meeting.
- d. S. Szczebak to negotiate a fee of up to \$5,000 with Heritage Survey to perform a wetland delineation of the 89 Clark Street property and to survey the wetland flags, & also to pin the property corners based on the property survey.
- e. J. Cain will contact the State ethics commission attorney to get clarity regarding restrictions on who can serve on a Capital Campaign Committee.

The meeting was adjourned at 12:13 pm.

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