

Southampton Senior Center Building Committee Meeting No. 9

On April 24, 2024, Meeting No. 9 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 12:03 pm. The following people attended the meeting.

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

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. 8 were approved. All members were in favor.

3. Next Steps

- a. 89 Clark Street purchase
 - On April 23rd, Committee representatives met with R. Gleeleher to negotiate the purchase price for the 89 Clark Street parcel. An agreement was made to purchase the parcel for \$600,000. D. Gasperini made a motion to move forward with finalizing the purchase & sale agreement. D. Vogel seconded the motion and it passed with all in favor.
 - R. Gleeleher wanted an assurance from the Town that the parcel will be used for a senior center.
 - A discussion was held regarding requirements for the easement that will be granted to R. Gleeleher as part of the land purchase agreement, including maintenance responsibilities.
- b. 89 Clark Street wetlands delineation
 - Heritage Surveys completed the wetlands delineation of the 89 Clark Street parcel, but the results have not yet been submitted to the Town.
 - A discussion was held regarding what action should be taken if there are wetlands present on the site and they are restrictive to development of the property. There will be contingencies outlined in the P&S in order to move forward with purchase, including any relative to concerns with wetlands on the site. L. Baldwin will review the wetland delineation and report, once received, and report back to the Committee if there appear to be any concerns.

c. Town Meeting Handouts, Speakers, and Public Outreach

- Handouts - D. Gasperini submitted an updated timeline for the Town Meeting. The Committee reviewed and made edits to the timeline. The dedication to David Parsons that was included in the Feasibility Study will be included at the end of the timeline handout. The handout will be provided to Committee members for one final review before Town Meeting.
- Speakers
 - J. Cain developed a rough outline of discussion points for speakers at Town meeting and the Committee discussed possible edits.
 - D. Vogel will speak first in favor of the article to purchase the 89 Clark Street property. The Town moderator will then ask if any others want to speak in opposition, then will open the floor to others. D. Vogel will prepare a draft of his discussion points and submit to the Committee for discussion at the next meeting.
 - Other Committee members may also speak in favor of the article, and should be ready to answer questions.
- Public Outreach – the Committee will continue to reach out to Town residents about attending the meeting.

4. Capital Campaign

- a. Janet spoke to a representative from the Mass. Ethics Commission regarding possible restrictions on serving on a Capital Campaign Committee, while also serving as the Chair of the Council on Aging and the Co-Chair of the Senior Center Building Committee. The Ethics Commission representative verbally provided multiple comments and interpretations, many that were difficult to understand. J. Cain noted that the interpretations only relate to her and not other possible members of a Capital Campaign Committee.
- b. S. Szczebak will provide the actual opinion that was referenced by the Ethics Commission. Town counsel should also refer to this opinion and provide guidance.
- c. A discussion was held regarding possible fundraising tactics...

5. Next Meeting

- a. The next Senior Center Building Committee meeting will be held in person at Town Hall on May 1, 2024 at 12:30 pm.

6. Action Items

- a. L. Baldwin will review the wetland delineation and report and report back to the Committee if there appear to be any concerns.

The meeting was adjourned at 1:16 pm.

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