

Southampton Senior Center Building Committee Meeting No. 17

On July 25, 2024, Meeting No. 17 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 Dennis Vogel at 12:34 pm. The following people attended the meeting.

MEMBERS	Ted Palmer, COA Chair	Libby Baldwin
	Dennis Vogel	Chris Fowles, Selectboard Rep.
	Scott Szczebak, Town Administrator	Darcie Gasperini
	Jerry Hillman	

TOWN OFFICIALS Stephen Johnson, Select Board and Planning Board

PUBLIC Janet Cain

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

1. Reorganization and Election of Officers

- a. Christina Johnson is no longer the COA Director, so she is no longer a member of the Senior Center Building Committee.
- b. J. Cain is no longer the COA Chair, so she is no longer automatically appointed to the Senior Center Building Committee. Ted Palmer is now the COA Chair, so he is now a member of the Committee.
- c. A discussion was held regarding whether or not J. Cain can fill in for the COA Director position since that role will not be filled for several months. D. Gasperini made a motion to have J. Cain fill in on a temporary basis until the role is filled. T. Palmer seconded the motion and it passed with all in favor. J. Cain will need to be sworn in by the Town clerk before she is on the Committee.
- d. D. Gasperini nominated L. Baldwin as Clerk and D. Vogel seconded the motion. The motion passed with all in favor.
- e. D. Gasperini made a motion to re-appoint D. Vogel as co-chair. T. Palmer seconded the motion and it passed with all in favor.
- f. At the July 23, 2024 Selectboard meeting, the Senior Center Building Committee Charge was modified to increase the number of members to nine. However, the Selectboard determined that the change will not take effect for 60 days.

2. Open Time for Public

- a. No discussion

3. Approval of Minutes

- a. Minutes from Meeting #15 were approved with minor changes, with all members voting in favor.

- b. Minutes from Meeting #16 were approved with minor changes, with all members voting in favor.

4. Purchase of 117-125 College Highway Parcel

- a. The Town is still completing background reviews of the property prior to purchase.
- b. The wetland delineation was completed with no significant issues or surprises. Some wetlands are present in the rear of the property but likely away from future development areas. A map showing the wetland areas was reviewed at the meeting.

5. Update on Public Safety Complex

- a. The Public Safety Building Committee received a preliminary building and site plan layout from the architect. The Public Safety Committee is meeting with the architect today to discuss different potential features of the public safety complex. The location of the public safety complex on the parcel will likely not be determined until a land use planning consultant is hired to evaluate and layout future uses of the site.
- b. S. Johnson discussed land use planning concepts for the property. He encouraged the Senior Center Building Committee to describe in writing what the senior center wants and needs are relative to the future Town-owned parcel. He is hopeful that there will be synergy between the public safety & senior center committee needs.

6. Parsons Estate Fund Investments

- a. S. Szczebak indicated that there is \$2,449,882 in the Parsons Estate account. He will request that the Town accountant provide the Committee with a list of what has been spent to date. Funds were put in a long term CD then some funds rolled over into a shorter term CD. However, the bulk of the funds will not be used for some time so the investment strategy should be re-evaluated. The Committee should determine what our cash flow requirements are for the next year.

7. Fundraising Next Steps

- a. Friends of the COA have \$25,000 in funds including a set aside of \$3,000 for pickleball costs. These funds will likely be designated for the new senior center. The friends are continuing with fundraising efforts including an upcoming golf tournament.
- b. The Friends of the COA are putting together a subcommittee that would focus on fundraising for the new senior center.
- c. Darcie spoke with the State ethics board and received a formal opinion about Senior Center Building Committee members serving on a fundraising committee.

8. Website

- a. Committee members reviewed the Town website including the link to information about the Senior Center Building Committee. Members discussed how best to include information about the potential future location on the College Highway parcel.
- b. The website should include a discussion about why the Clark Street property was passed over and why the Committee decided to proceed with the College Highway

property. Information to be posted on the website can be gleaned from the feasibility study and also from meeting minutes.

- c. The website could also include pictures from the College Highway parcel including the vista, and could also include the wetlands delineation map.

9. Celebrate Southampton

- a. Celebrate Southampton will be held from August 9 through 11, 2024.
- b. The Public Safety Committee will have a booth at the Saturday event and will have handouts. The Senior Center Building Committee decided to share the booth with the Public Safety Committee and also have handouts. C. Fowles and J. Cain will work on the handouts. D. Gasperini is available to be at the booth and T. Palmer will also be at the event and can also assist.

10. Miscellaneous

- a. The Committee previously agreed to give the Town \$100,000 for the purchase of the College Highway parcel with the stipulation that the Committee be guaranteed 4 to 5 acres on which to construct a new senior center. These funds will need to be transferred to the Town prior to closing on the property at the end of September 2024, along with the associated language outlining the stipulations.

11. Next Meeting

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

The meeting was adjourned at 1:37 pm.

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