

Southampton Senior Center Building Committee Meeting No. 18

On September 12, 2024, Meeting No. 18 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 12:30 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	Kate DiSanto, COA Director

TOWN OFFICIALS Stephen Johnson, Selectboard and Planning Board

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 #17 were approved with minor edits with all members voting in favor.

3. Additional Member Recruitment

- a. J. Cain has been approved by the Selectboard to be a member of the Senior Center Building Committee as of October 1, 2024.
- b. The Committee is seeking another member, preferably someone who has experience in building/construction. Possibilities were discussed. Current members will bring ideas of potential new members to the next meeting.

4. Purchase of 117-125 College Highway Parcel

- a. The purchase of the 117-125 College Highway parcel will be finalized in the next 2 weeks, and the Town will take ownership of the property on October 26, 2024. An anonymous donor will be donating \$1 million to the Town for purchase of the property.
- b. Once the Town owns the property, many things need to happen before the Public Safety Complex and the Senior Center can be constructed on the property.

5. Land Use Planning for 117-125 College Highway Parcel

- a. The initial step for planning of both the Public Safety Complex and the Senior Center will be to hire a land use planner to evaluate options for siting both buildings on the property. The land use planner will also assist with public outreach and initial planning for both projects.

- b. Since the Public Safety Complex Committee does not have funds to hire a land use planner, a discussion was held regarding using some of the Parsons' estate funds to hire the planning consultant. This funding would comply with the wishes of the estate since the siting of the new senior center cannot take place without determining where it would be located on the property. Using these funds would allow the projects to move forward and would expedite the planning process by approximately 6 months.
- c. The land use planning process is estimated to cost between \$30,000- \$50,000, with additional services costing up to an additional \$50,000. Therefore, the Committee discussed using \$100,000 from the Parsons' estate funds towards hiring a land use planning consultant, and potentially an Owners Project Manager (OPM).
- d. D. Gasperini made the following motion: "In lieu of a cash donation towards the purchase of the land, the Senior Center Building Committee will fund land use planning studies up to \$100,000 in consideration that up to 4 to 5 acres of land at the 117 – 125 College highway property be reserved for siting the new Senior Center." D. Vogel seconded the motion and it passed with all members in favor.
- e. The Selectboard will evaluate the Committee's proposal and will likely then write a letter to Committee stating that the Town will accept the donation and will provide 4-5 acres on the parcel. Then the money will be transferred to the appropriate account to fund the planning consultant.
- f. S. Johnson noted that public engagement needs to be included as part of the planning process, and the Committee needs to work with the land use planner to define the Committee's needs. Other town committees will need to engage with the consultant as well. The Town should also be ready for potential grant funding when it becomes available ("one stop grant").

6. Update on Public Safety Complex

- a. The Public Safety Complex project is still in the feasibility stage, but the initial estimates are too high for the project and it will need to be scaled back. The square footage of the building will likely need to be reduced in order to reduce the construction cost.
- b. Members of the Senior Center Building Committee may participate in the next public safety committee meeting.

7. Fundraising Next Steps

- a. The Friends of Council on Aging will handle fundraising for the new Senior Center.

8. Miscellaneous

- a. T. Palmer asked if the Committee should start getting feedback on current Senior Center Building layout developed by a prior consultant. Since the layout will likely change because the building will be sited on a different parcel, the Committee will wait to get feedback until the land use planner is on board and building layout concepts are further refined.
- b. K. DiSanto asked when we should start discussing emergency planning & egress. That discussion will be held once the architect is hired.

- c. A discussion was held regarding the available funds for the Senior Center. S. Szczebak will request a bank statement for the next meeting. C. Fowles noted that CD are coming due soon and the Committee will need to decide how to invest these funds. We also need to discuss our cash flow needs over next 6 months, and whether or not we will need funds for the OPM during that time frame.

9. Next Meeting

- a. The next Senior Center Building Committee meeting will be held in person at Town Hall on October 17, 2024 at 12:30 pm.

The meeting was adjourned at 1:25 pm.

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