

Southampton Senior Center Building Committee Meeting No. 22

On January 2, 2025, Meeting No. 22 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 12:34 pm. The following people attended the meeting.

MEMBERS

Ted Palmer, COA Chair	Libby Baldwin
Janet Cain, Co-Chair	Chris Fowles, Select Board Rep.
Dennis Vogel, Co-Chair	Kate DiSanto, COA Director
Jerry Hillman	S. Szczebak, Town Administrator
Darcie Gasperini	

PUBLIC

Stephen Johnson, Select Board and Planning Board

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

1. Open Time for Public

- a. S. Johnson attended the meeting to follow-up on the progress of the Senior Center Building Committee.

2. Approval of Minutes

- a. Minutes from Meeting #21 were approved with two separate amendments to the minutes. All members voted in favor of the amended minutes.

3. Informational Flyer

- a. An flyer providing information about the senior center building project was developed by a subcommittee to the Building Committee and subsequently modified by K. DiSanto. The Committee discussed edits to the flyer. D. Gasperini made a motion to accept the changes to the flyer and D. Vogel seconded the motion. The motion was approved with all members voting in favor. The flyer will be included in a mailer about the census that will be issued next week by the Town Clerk.

4. Additional Member Recruitment

- a. There are no updates regarding the recruitment of an additional member for the Senior Center Building Committee.

5. Update on Land Use Planner & Contract

- a. The contract between the Town and Pioneer Valley Planning Commission (PVPC) and their subconsultant (Dodson & Flinker) for the land use planning study has been signed and work has begun. S. Szczebak and the Town Highway Department Superintendent (Randall Kemp) toured the College Highway property with PVPC & their consultant. PVPC is working on preliminary tasks such as gathering information, reviewing survey information, analyzing potential uses of the property, etc. PVPC is also re-doing the timeline of their scope of work to make it align with potential grant opportunities in the Spring. Stakeholder input via a series of meetings will be gathered

soon, hopefully in the next couple of weeks. S. Szczebak is coordinating with PVPC regarding the logistics of the stakeholder input process. S. Szczebak noted that the consultant was very interested in the project and sees lots of potential for various uses on the College Highway property.

6. Special Town Meeting and OPM Updates

- a. A discussion was held regarding the timing of the special Town Meeting that will be held to request funding for an Owner's Project Manager (OPM) for both the senior center and public safety complex projects. Information from the Public Safety Committee is needed before the meeting date can be set. The meeting should be held by early March 2025.
- b. The total cost of the OPM and architect will be needed for the Town Meeting vote. J. Cain reached out to Abacus (architect for the Senior Center Feasibility Study) and Andrew Lafosse, (an architect who was a member of the prior Senoir Center Feasibility Committee) to obtain their opinion regarding these fees.
- c. If the vote to hire an OPM and architect passes at Town Meeting, it will need to go before the Town for a ballot vote possibly in May 2025.
- d. S. Szczebak is viewing the senior center and public safety projects as just one project. This project will essentially be "Phase 1 of the College Highway development."

7. Concern regarding Tax increase for Low Income Residents

- a. The committee discussed the likely issue for low income residents of a tax increase for both projects. S. Szczebak noted that the Town could invoke the home rule petition. This would require specific legislation for the town; for these construction projects, a home rule petition would allow Southampton to provide tax relief for a certain town population. S. Szczebak noted that Easton had a home rule petition, and it was for a period of 3 years.
- b. A discussion was held regarding how many Southampton Town residents would be affected by this low income issue, and how many abatements are currently in place.

8. Update on Available Funds

- a. Refer to minutes from Meting #21 for a discussion of funds that are in the Parsons Estate and how they are invested. Any interest earned by investments will continue to be invested in the account that is managed by the Town accountant.

9. Update on Public Safety Complex

- a. The layout of the proposed public safety complex is being modified to reduce building square footage and subsequent costs. The fire and police chiefs are recommending that the number of rooms be reduced, not just the square footage of the building.
- b. A discussion was held regarding whether there be new building committees after an OPM is selected. Williamsburg had a different committee after the OPM was selected. The committees would need to review their respective committee charges before proceeding to the next phase. The Public Safety Building Committee will be getting

information from Williamsburg regarding how they moved forward with a new committee.

- c. The public safety committee will be meeting again soon.

10. Miscellaneous

- a. A discussion was held regarding the two projects potentially occurring at the same time and town residents' potential concerns with the cost. S. Szczebak also noted that a sewer feasibility study will be completed in the future which could also increase the tax burden on residents.

11. Next Meeting

- a. The next Senior Center Building Committee meeting will be held in person, and via zoom, at Town Hall on January 23, 2025 at 12:30 pm. A meeting will also be held with the land use planner. If available, the land use planner may also attend the January 23rd Committee meeting.

The meeting was adjourned at 1:37 pm.

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