Southampton Senior Center Building Committee
Meeting No. 25

On February 27, 2025, Meeting No. 25 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 12:32 pm. The following people attended the meeting.

MEMBERS	Janet Cain, Co-Chair	Libby Baldwin (via zoom)
	Dennis Vogel, Co-Chair	Chris Fowles, Select Board Rep.
	Jerry Hillman	Scott Szczebak, Town Administrator
	Kate DiSanto, COA Director	Ted Palmer
MEMBERS ABSENT	Darcy Gasperini	
PUBLIC	Karle Kushi, Potential Candidate for Committee	
	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. No discussion

2. **Approval of Minutes**

   a. Minutes from Meeting #24 were approved with one minor modification with all members voting in favor via a roll call vote.

3. **Review of Articles for Warrant**

   a. J. Cain and D. Vogel met with a group of Town officials to discuss how best to move forward with the articles for the March Special Town meeting. The public safety committee decided not to combine with the senior center for approval of articles at Town meeting, pending Selectboard approval.

   b. S. Szczebak discussed what the soft costs are for the senior center project. Soft costs are often split between the "shovel ready" costs and the building costs. "Shovel ready" soft costs are costs such as the OPM (~4.5% of total project cost) and architectural fees. Building costs also include soft costs such as insurance, legal fees, clerk of the works, etc.

   c. There will be two phases to the project that the town needs to financially plan for:

      - **Shovel ready** - Getting the project "shovel ready" would be approximately 14.5% of total project cost.
      - **Building costs** - would be actual costs incurred during the construction of the project.

The Town needs to go before Town meeting for funding approval of both phases of the senior center project. The Senior Center Building Committee initially thought that funding approval for both the senior center and public safety complex projects would go before Town meeting at same time. However, the public safety committee had a delay relating to scaling back the project design scope. Also, the public safety committee does not have a source of funding like the Parsons Estate for the Senior Center, so the Public Safety Committee needs to obtain funding approval from the Town for the entire public safety complex project.

d. The senior center and public safety complex projects will cost approximately $48 million total combined. S. Szczebak discussed various ways to obtain funding for both projects. The Town initially wanted to ask for shovel ready costs for both projects at the March special town meeting, but the public safety committee wants to split the funding request into 2 "actions" – shovel ready costs for the Public Safety project at the March Special Town meeting, then the remainder of both projects at a Town meeting in the fall.

e. The Senior Center Building Committee discussed various funding request options to put before the voters and how each option would impact household tax rates. One option would be to split the two projects into separate funding request articles at Town meeting. However, S. Szczebak noted that if the projects were not combined into one funding request, that may harm the chances of the senior center project passing at Town meeting.

f. One option would be to request funding at the March 22, 2025 Special Town meeting for only the soft costs for the public safety complex project, and then a ballot vote in May. Then, at another special Town meeting in September, the funding request would be for the building costs for the public safety complex, as well as all costs for the senior center (soft costs and building costs). However, funds from the Parsons estate could be used to cover the senior center soft costs (OPM and architectural fees) so only the building costs for both projects would be requested at the September Town meeting. The Committee discussed these options and the best strategy to get both projects funded and constructed.

g. The public safety complex project has been in the works for more than 10 years, so there might be more support for that project. However, the goal is to get both projects constructed.

h. The Committee discussed the various options available to present the senior center project at either the March 2025 Special Town meeting, or at a separate Special Town meeting in the fall.

i. L. Baldwin made a motion to recommend to the Selectboard that at the Special Town Meeting in March, the Senior Center Building Committee agrees to not be on the warrant. D. Vogel seconded the motion, and it passed with all in favor via a roll call vote.

j. L. Baldwin made a motion that the Parsons Estate funds will be used to pay for the preconstruction costs for the senior center at a future town meeting in the fall. J. Hillman seconded the motion, and it passed with all in favor via a roll call vote.

k. The Senior Center Building Committee will not have any handouts at the March Special Town meeting.

4. Cost Analysis Update

a. The Committee previously requested that PMC update the cost analysis of the senior center project. PMC's fee for this work was $2,500, which will be paid out of Parsons Estate funds.

5. Update on Planning Group Public Workshop

a. K. DiSanto and D. Gasperini attended the meeting held with the Town's planning consultants to review the College Highway parcel concepts. The meeting was productive, with many Town committees and other public representatives in attendance.

b. The Town's planning consultants will hold an interactive workshop tonight (February 27, 2025) for members of the public to view potential plan options for the College Highway property. The workshop will include an initial presentation by the planning consultant, then a question and answer session, then various interactive stations regarding different aspects of the site design. The planning consultant will prepare a town survey after the workshop. K. DiSanto would like some type of viewing session later at the senior center for folks not able to attend the workshop.

6. Miscellaneous

a. The Council on Aging will perform some type of capital campaign to raise funds for the senior center project; however, it is doubtful that a significant amount of funds can be raised to offset much of the building construction costs.

7. Next Meeting

a. The next Senior Center Building Committee meeting will be held in person at Town Hall on March 27, 2025 at 12:30 pm.

The meeting was adjourned at 1:34 pm.

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