

## Special Town Meeting – September 30, 2025

### Article 1 – Borrowing Authorization for the Senior Center

To see if the Town will appropriate \$11,970,000 or any other amount, to pay costs of designing, constructing, furnishing and equipping a new senior center, including the payment of all costs incidental and related thereto, and to determine whether this amount shall be raised by borrowing, subject to the approval of a Proposition 2½ debt exclusion, or otherwise provided, or to take any other action relative thereto.

### Article 2 – Transfer for Health Insurance

To see if the Town will vote to transfer \$318,922.96 to the Group Health Active Employees (01-914-5170): said sum is to be taken from the following named accounts; or take any other action relative thereto.

Account	Amount
Stabilization – Operating (82-200-5698)	\$150,000.00
Stabilization – Capital	
Police Cruiser (30-210-5799)	\$3,539.26
Police Pickup Truck ATM 23 17 (30-210-5807)	\$8,425.00
Norris Gutter Repair (30-300-5818)	\$3,286.61
Norris Masonry Repairs (30-300-5821)	\$3,280.00
Norris Int Doors Replace II Art 35 (30-300-5822)	\$52.72
Masonry Costs (School) ATM 6.7.22 Art 20 (30-300-5824)	\$4,700.00
Norris Ceiling Repair STM 24 Art 15 (30-300-5827)	\$113.54
Norris Gym Resurfacing ATM24 Art 6 (30-300-5843)	\$5.00
Norris Structural ATM24 Art 6 (30-300-5844)	\$18,875.00
Library Lighting ATM24 Art 6 (30-610-5701)	\$7,000.00
Board of Health Fees (25-200-5016)	\$17,648.87
Stabilization-Ambulance (82-200-5698)	\$1,278.10

General Highway Wages (01-422-5115)	\$50,000.00
Ambulance Fees (24-100-5001)	\$50,718.86

### Article 3 – Personnel Policy and Procedures Board Update

To see if the Town will vote to repeal the Town’s Personnel By-law, as said by-law was amended by Town Meeting on May 16, 1988, and as it may have been further amended from time to time, or take any other action relative thereto.

### Article 4 – Personnel Policy and Procedures Board Update

To see if the Town will vote to amend Chapter 61 of the Town’s General By-laws, as follows, with additions shown in bold and deleted text shown as stricken through, or take any other action relative thereto:

Section 61-1: Policies and Procedures on file. Adoption of Personnel Rules, Regulations, Policies and Procedures.

**The Selectboard is authorized to adopt and amend personnel rules, regulations, policies and procedures for all town departments and positions excluding employees of the school department.**

**Section 61-2: Policies and Procedures on file.**

The Town's personnel policies and procedures are contained in a manual titled "Town of Southampton, Massachusetts, Personnel Policies and Procedures and Wage and Salary Administration Program," which is on file in the office of the Town Clerk. **Inssofar as the personnel policies and procedures in existence as of September 30, 2025 reference the Personnel Policies and Procedures Board or PPPB, all authority conferred on the PPPB under the personnel policies and procedures is transferred to the Select Board.**

### Article 5 – Transfer for Conservation Commission

To see if the Town will vote to transfer an amount totaling \$6,691.68 from the Land Use Coordinator account (01-125-8115) to the Conservation Agent account (01-171-5115), or take any other action relative thereto.

### **Article 6 – Transfer for Health Agent**

To see if the Town will vote to transfer an amount totaling \$5,907.70 from the Land use Coordinator account (01-125-8115) to the Health Director/Agent account (01-510-5113), or take any other action relative thereto.

### **Article 7 – Appointment of Finance Committee**

Pending Language from Town Counsel

### **Article 8 – Fee Acquisition of Trincerri Property**

To see if the Town will vote to:

(a) appropriate \$50,000 for the purpose of acquiring, by purchase, gift, eminent domain or other-wise, for the purposes below, the following:

in fee, 40 acres of land, more or less, located at Rattle Hill Road Rear, Southampton, being Tax Map 12, Lot 10 or deed recorded on book 1509, page 614.

(b) that, to meet this appropriation, the sum of \$50,000 shall not be expended unless the Town has received \$50,000 towards this purchase from Kestrel Land Trust or other such sources, for reimbursement of the land purchase.

(c) that the Select Board is authorized to acquire said property by gift, negotiated purchase, eminent domain or otherwise, including pursuant to the Town's statutory right of first refusal pursuant to Chapter 61, Section 8, for conservation and passive recreation purposes subject to the protections of Article 97 of the Amendments to the Massachusetts Constitution; and that said property shall be under the care, custody and control of the Conservation Commission pursuant to the provisions of Chapter 40, Section 8C, as it may hereafter be amended, and other Massachusetts statutes relating to conservation;

(d) that the Select Board and/or the Conservation Commission is authorized to apply for, accept and expend any funds that may be provided by the Commonwealth or other public or private sources to defray all or a portion of the costs of said acquisition, including, but not limited to, grants and/or reimbursement from the Commonwealth. Any grants or reimbursement programs in any way connected with the scope of this Article, which grants and/or funds so received shall be used to repay all or a portion of the sums.

## **Article 9 – Fee Acquisition of Florek Property Contingent on Receiving Grant**

To see if the Town will vote to:

(a) appropriate \$426,900 for the purpose of acquiring, by purchase, gift, eminent domain or other-wise, for the purposes below, the following:

in fee, 27 acres of land, more or less, located at Fomer Road, Southampton, being Tax Map 27, Lot 23 (3 acres) and a 24-acre portion of Lot 3.

(b) that, to meet this appropriation, the sum of \$426,900 shall be transferred from the Community Preservation Fund Undesignated Account, provided however, that such funds shall not be expended unless the Town is approved for a Local Acquisition for Natural Diversity Grant as described below, from the Massachusetts Division of Conservation Services, and/or any other such sources, for reimbursement of all or a percentage of the project cost;

(c) that the Select Board is authorized to acquire said property by gift, negotiated purchase, eminent domain or otherwise, including pursuant to the Town's statutory right of first refusal pursuant to Chapter 61, Section 8, for conservation and passive recreation purposes subject to the protections of Article 97 of the Amendments to the Massachusetts Constitution; and that said property shall be under the care, custody and control of the Conservation Commission pursuant to the provisions of

Chapter 40, Section 8C, as it may hereafter be amended, and other Massachusetts statutes relating to conservation;

(d) that the Select Board and/or the Conservation Commission is authorized to apply for, accept and expend any funds that may be provided by the Commonwealth or other public or private sources to defray all or a portion of the costs of said acquisition, including, but not limited to, grants and/or reimbursement from the Commonwealth under the Local Acquisition for Natural Diversity Grant and/or any grants or reimbursement programs in any way connected with the scope of this Article, which grants and/or funds so received shall be used to repay all or a portion of the sums transferred from the Community Preservation Act Fund hereunder; and that the Select Board and/or the Conservation Commission is authorized to grant a perpetual conservation restriction(s) to Kestrel Land Trust, or such other non-profit corporation or trust pursuant to the provisions of Chapter 184, Sections 31 through 33, in compliance with Chapter 44B, Section 12(a), protecting the properties for the purposes for which they were acquired, and, further to authorize the Select Board and/or the Conservation Commission to enter into all agreements and execute any and all instruments as may be necessary or convenient to effectuate the foregoing purposes; or take any other action relative thereto.

## **Article 10 – Fee Acquisition of Florek Property**

To see if the Town will vote to:

(a) appropriate \$426,900 for the purpose of acquiring, by purchase, gift, eminent domain or otherwise, for the purposes below, the following:

in fee, 27 acres of land, more or less, located at Fomer Road, Southampton, being Tax Map 27, Lot 23 (3 acres) and a 24-acre portion of Lot 3.

(b) that, to meet this appropriation, the sum of \$426,900 shall be transferred from the Community Preservation Fund Undesignated Account.

(c) that the Select Board is authorized to acquire said property by gift, negotiated purchase, eminent domain or otherwise, including pursuant to the Town's statutory right of first refusal pursuant to Chapter 61, Section 8, for conservation and passive recreation purposes subject to the protections of Article 97 of the Amendments to the Massachusetts Constitution; and that said property shall be under the care, custody and control of the Conservation Commission pursuant to the provisions of Chapter 40, Section 8C, as it may hereafter be amended, and other Massachusetts statutes relating

to conservation;

(d) that the Select Board and/or the Conservation Commission is authorized to apply for, accept and expend any funds that may be provided by the Commonwealth or other public or private sources to defray all or a portion of the costs of said acquisition, including, but not limited to, grants and/or reimbursement from the Commonwealth. Any grants or reimbursement programs in any way connected with the scope of this Article, which grants and/or funds so received shall be used to repay all or a portion of the sums transferred from the Community Preservation Act Fund hereunder; and that the Select Board and/or the Conservation Commission is authorized to grant a perpetual conservation restriction(s) to Kestrel Land Trust, or such other non-profit corporation or trust pursuant to the provisions of Chapter 184, Sections 31 through 33, in compliance with Chapter 44B, Section 12(a), protecting the properties for the purposes for which they were acquired, and, further to authorize the Select Board and/or the Conservation Commission to enter into all agreements and execute any and all instruments as may be necessary or convenient to effectuate the foregoing purposes; or take any other action relative thereto.

### **Article 11 – Unpaid Accounts from Prior Fiscal Years**

To see if the Town will vote to raise and appropriate or otherwise provide a sum of money for the payment of unpaid bills of previous years, incurred by the departments, board and officers of the Town of Southampton, or take any other action relative thereto.

Year	Title	Vendor	Amount
FY 25	Legal Fees	Siddall & Siddall	\$1,435.00