

**COMMUNITY CENTER BUILDING COMMITTEE  
MEETING AGENDA**

**6:00 PM THURSDAY, NOVEMBER 20, 2025**

**GRANT HOUSE**

- **Call to Order**
- **Public Comments**
- **Approval of Minutes of November 6, 2025**
- **Selectboard Update Presentation**
- **Friends of the York Community Center**
- **Timeline Update**
- **Other Items**
- **Action Items and Next Meeting Date**

**COMMUNITY CENTER BUILDING COMMITTEE**  
**MEETING MINUTES**

**6:00 PM THURSDAY, NOVEMBER 20, 2025**

**GRANT HOUSE**

**6:00 PM – Regular Community Center Building Committee**

Present: Greg Fyfe, Bill Olsen, Richard Raimondi, Gregory Schwab, Brianna Scott, Peter Murray (ex-officio), Robert Palmer (ex officio) and Jacqueline Crafts (alternate)

Absent: David Cohen and Adam Gould

Others Present: No others present

**Call to Order**

Chair Olsen called the meeting to order at 6:01 pm.

**1) Public Comments**

Murray reported that there were three public comments posted to the website.

A. Sarah Francke reposted her comments from October 23<sup>rd</sup>; her main points were as follows:

- i. No pool due to operating costs and no need due to hotel pools;
- ii. Need for at least two new indoor courts;
- iii. The need for enrichment classrooms could be met at the schools or the Grant House;
- iv. Seniors need a better space, but is Village Elementary School (VES) the answer; and
- v. What would happen to existing buildings (i.e.: the old police station/Center for Active Living [CAL] and Grant House);

B. Seth Cole wrote that he has overseen the kindergarten and first grade basketball programs for the last 13 years and he noted that number of youth playing basketball has grown even though the school enrollment has declined. He stated that he believes that a large, multi-purpose gymnasium capable of holding several practices or games simultaneously is needed in a new community center; and

C. Sharon Trafton posted that the operating costs for a pool needs to be studied thoroughly before moving forward. She urged the CCBC to look at area YMCAs to analyze their operating and maintenance costs and revenue generation.

2) **Approval of the November 6<sup>th</sup> Committee Meeting Minutes**

Raimondi moved that the minutes from the November 6<sup>th</sup> meeting of the Community Center Building Committee (CCBC) be accepted as distributed; Fyfe seconded, and the motion passed without objection: Vote: 6-0.

3) **Selectboard Update**

Schwab, on behalf of the Communication Subcommittee, distributed a draft PowerPoint presentation of the CCBC update for the Selectboard. Olsen congratulated Crafts, Scott and Schwab for their work on the presentation. He entertained comments from the committee in regard to the presentation.

Discussion was as follows:

- A. Olsen noted that he had made a few adjustments to the order of the slides;
- B. Olsen stated that he wanted to emphasize to the Selectboard that there were only positive comments for a new gymnasium and there were both positive and negative comments about a pool facility. The negative pool comments centered on the need for a pool and the cost of constructing and operating it. He said he wanted the Selectboard to understand that the CCBC is gathering data on both objections;
- C. Palmer noted that the statistics quoted aren't a large sample and that additional outreach should be conducted and then the results brought to the Selectboard;
- D. Olsen said that he will emphasize that two charrettes will be given in early 2026 so that community members can view the project plans and give their feedback to the committee and to the architectural firm;
- E. Murray responded to Olsen's inquiry as to the Portsmouth pool's revenue that two-thirds of its operating budget is derived from users' fees,
- F. Murray noted that Joel Bargmann of Bargmann, Hendrie and Archetype (BH&A) stated that he would have new designs to be included in the Selectboard presentation. The main changes would reflect the committee's comments about the pool orientation and the shower rooms;

- G. Palmer reported that the presentation has been moved to the Monday, December 8<sup>th</sup> Selectboard meeting at 7pm at the York Public Library meeting room;
- H. Scott stated that the CCBC lacks written comments concerning the project from CAL users as to their need and/or desire for a different facility than the current old police department building;
- I. Crafts noted that the percentage of those in favor of the project according to public comments is consistent with the favorable percentage in the Feasibility Study report;
- J. Olsen stated that he would tell the Selectboard about the proposed Capital Campaign, however, he wouldn't mention a goal until have the Capital Campaign Feasibility Study is completed in early 2026;
- K. Olsen said that it needs to be stressed that significant differences between the lap pool and the recreational pool and how each meets different needs of the community, and
- L. Schwab noted that there is another CCBC meeting prior to the Selectboard presentation so that the revised presentation could be reviewed and accepted.

4) **Friends of the York Community Center**

Murray reported that he has received information and resources from Alyssa Wright of Wright Collective regarding the creation of a Friends of the York Community Center group (FYCC). He said that he has begun preliminary work on completing the 501(3)(c) forms. Discussion concerning the FYCC included the following:

- A. Palmer stated that Murray needs to speak with Peter Joseph, York Town Manager and the town attorney to make sure all permissions are in place. Murray responded that he had a meeting with Joseph tomorrow and would mention the FYCC;
- B. Olsen offered to help Murray with communication and application efforts;
- C. Palmer noted that all funds raised by the FYCC for the project would have to be accepted by the Selectboard;
- D. Murray said that he had written to and thanked Wright for her presentation and information at the last CCBC meeting and received information

concerning the next steps: creation of the FYCC and getting potential donors lists;

- E. Olsen stressed the importance of getting those next steps in place by the end of January;
- F. Scott stated that getting large donations for the construction phase is important and so is getting funding for the operating budget as that would alleviate many of the concerns of those currently opposed to the project;
- G. Raimondi noted that Wright had mentioned that smaller donors or groups of donors are a good source for operational costs;
- H. Murray said that the Friends of the Portsmouth Center was formed after the city had let the pool fall into disrepair and get closed. The Friends raised the funds to get it reopened and sustained it for a few years until the operating costs were funded through users' fees. Currently, the group works in an advocacy capacity for the facility;
- I. Raimondi asked how Wright is paid for her services and Olsen responded that typically she would receive a flat fee for conducting the Feasibility Study and then receive a percentage of the funds garnered during the Capital Campaign. Palmer suggested that we approach Wright about donating her time for the Feasibility Study as she is a York resident who is enthusiastic about the project;
- J. Olsen noted that the Friends group would have to raise the funds necessary for the Feasibility Study;
- K. Murray reported that Cohen had told him that his sources for the Capital Campaign are no longer conducting fundraising projects;
- L. Members discussed naming rooms or buildings for contributors to the Capital Campaign and that the Selectboard would need to approve the procedures for such donations;
- M. Membership to the FYCC and the makeup of the Board of Directors were discussed;
- N. Crafts noted that the list of those who have already expressed an interest in the York community center could be a starting point for developing the membership of the group; and
- O. Olsen stated that the goal is to find passionate people to head up the FYCC board.

**5) Timeline Update**

Raimondi distributed an outline for the development of 2026 benchmarks for the project. He stated that developing a list of tasks with benchmarks, dates and responsible parties will help guide the committee on the next stages of the project. Discussion included the following points:

A. Under Subpoint 1: Completion of final preliminary design plans:

B. Under Subpoint 5: Public Charrettes:

- i. Members decided to have the charrettes from Noon to 2 pm on Saturday, February 28, 2026, and from 6 to 8 pm on Thursday, March 5, 2026;
- ii. To use the York Public Library Meeting space in order to stream the charrettes;
- iii. To have a PowerPoint presentation for the group and then have different CCBC members lead “breakout” sessions on various aspects of the project (e.g.: a session on the pool; a session on the gymnasium; a session on the VES redesign, a session on the FYCC; a session on the Capital Campaign, etc.);
- iv. To use various tables/sites within the library to discuss different breakout aspects of the project;
- v. To collect various data from the sessions (i.e.: attendees’ reactions/ideas, interests in the project, interest in the FYCC, attendance data, and response to the session, etc.);
- vi. Murray stated he would check on whether the Library and BH&A’s availability for the selected dates;
- vii. Using the VES gymnasium as a backup site for the charrettes;
- viii. Palmer recommended promoting the charrettes at the February 23<sup>rd</sup> Selectboard meeting; and
- ix. The addition of the dates for the charrettes to the upcoming Selectboard presentation;

C. Under Subpoint 6: Identification and evaluation of potential funding mechanisms and options: three sources were discussed: bonds, private funds, and low-interest loans; and

D. Under Subpoint 7: Compilation of a definitive list of prospective donors: it was discussed that this should be a priority in January 2026.

**6) Other Items**

Olsen asked if the CCBC members had any other items to discuss.

- A. Palmer reported that the CCBC could have another Alternate member; however, since the committee discussed at its last meeting that it didn't need it filled, the Selectboard did not appoint any one to fill the slot; and
- B. In regard to the BH&A site plans, the following ideas were discussed:
  - i. Olsen mentioned that many people use pools to power walk and not swim and we need to ensure that the pool designs would afford that option;
  - ii. Fyfe mentioned that a Boston facility is designing private unisex changing/toilet and shower rooms and Murray noted that many people are wary of communal changing rooms and showers;
  - iii. Scott stated that rinse off areas on the pool deck may be a solution to communal showers;
  - iv. Raimondi said that the possibility of using the Short Sands Road property for the project as a Plan B is very cost prohibitive due to the flood plain;
  - v. In the event of VES not being available site, the use of Coastal Ridge Elementary School (CRES), if it is available, for the project site;
  - vi. Raimondi noted that he has worked on several projects when construction occurred at the same time that school was in session;
  - vii. Scott discussed the amount of dedicated parking spaces on the plan; and
  - viii. Fyfe mentioned that the current boiler room could be transformed into storage space.

**7) Action Items and Next Meeting Date**

- A. The main action items are as follows:
  - i. Murray to work with BH&A on site plan changes and getting the updated designs for the Selectboard presentation;
  - ii. Murray to meet with Joseph in regard to the formation of the FYCC;
  - iii. Olsen and Palmer to investigate potential sources from which to develop the potential donors list;
  - iv. The Communication subcommittee to work on revamping presentation for the Selectboard;
  - v. CCBC members to continue work on the creation of the FYCC; and

B. The next regularly scheduled meeting will be Thursday, December 4 at 6 pm at the Grant House.

**Adjourn**

Raimondi moved that meeting be adjourned; Scott seconded, and the motion passed without objection: Vote: 6-0.

At 7:40 pm Chair Bill Olsen adjourned the meeting.

Respectfully submitted,  
Gregory Schwab  
Secretary