

COMMUNITY CENTER BUILDING COMMITTEE

MEETING AGENDA

6:00 PM THURSDAY, AUGUST 28, 2025

GRANT HOUSE

- **Public Comments**
- **Approval of Minutes of August 7, 2025**
- **Pros and Cons of Putting Project Proposal on May 2026 Ballot**
- **Draft Operating Budget**
- **Action Items and Next Meeting Date**

COMMUNITY CENTER BUILDING COMMITTEE
MEETING MINUTES

6:00 PM THURSDAY, AUGUST 28, 2025

GRANT HOUSE

6:00 PM – Regular Community Center Building Committee (started at 6:09 p.m.)

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

Absent: None

Others Present: None

Call to Order

Chair Olsen called the meeting to order.

A. Public Comments

Murray presented the following public comments concerning CCBC activities:

1. On 8/6/2025 Susan Ridge posted that she would be interested in donating a bench in the Sohier Park area in memory of her recently deceased aunt Elly Bernazzani, a York resident. She suggested that this would be a good fundraising project;
2. On 8/8/2025 Becky (no last name given) posted that York doesn't need a community center based upon the Kittery Community Center being underused and not raising taxes;
3. On 8/8/2025 Jenfire11@yahoo.com stated that York doesn't need a standalone community center; rather she proposed that an all-purpose/all-ages wing be added to the Center for Active Living; she doesn't support the costs of land purchase, infrastructure and construction for a new building;
4. On 8/8/2025 Charly Yorke voice opposition to the project stating that "we do not need more";
5. On 8/8/2025 Sue DeForge urged the addition of showers and bathing suit dryers for the facility;

6. On 8/8/2025 Debra Levine stated the need for a pool for swim lessons, lifeguard training, competitive swimming and water exercise; she also stated that a public meeting space that could be used by scout troops and a central location for after-school activities would be wonderful;
7. On 8/8/2025 Everton Rocca posted that he was “tremendously excited by the progress” of the York Community Center project; he hopes to rent/lease space in the center to offer enrichment classes for York’s youth;
8. On 8/9/2025 Aidan Tacheron stated that at the minimum the community center must have a fitness center and a pool; he suggested that the fitness center have squat racks, treadmills, free weights, and a stretching area and that the pool have enough lanes for swim meets or lessons and open swimming occurring concurrently;
9. On 8/9/2025 Rita Calnan posted that she does not want a community center (no reason given);
10. On 8/10/2025 Jeff VanGuider reported that he wholeheartedly supports the project; as a full-time resident he supports a place to gather socially and stay active; he suggested that locating it close to the village would bring more business to the village shops;
11. On 8/10/2025 Titus Dawson posted that the center should have plenty of multi-purpose rooms and that the center must address the health of the community by focus on fitness; he hoped that the center would have a pool to facilitate a high school swim team and to offer swim lessons and other aquatic sports; he stated that would help combat the rising rate of childhood obesity and sedentary behavior and develop lifelong healthy habits; he reported that the center should have gender-based saunas and he gave results from a study by the University of Eastern Finland on the positive medical effects of frequent sauna use; Dawson suggested that by offering holistic treatments, the town would be demonstrating its concern for the overall well-being of its residents and may be eligible for federal subsidies (i.e.: Health Resources and Services Administration Health Center Program and the Prevention and Public Health Fund’s Community Transformation grants); finally

Dawson mentioned how passionate he is about the advantages that the project would bring to all York residents; and

12. On 8/12/2025 Liz Cooper posted that she believes that there still is a lot of confusion of what has been voted on and what the voters will have input on (i.e.: the scope of the project, location, future costs, etc.).

B. Approval of the August 7th Committee Meeting Minutes

Scott moved that the minutes from the August 7th meeting of the Community Center Building Committee (CCBC) be accepted as distributed; Gould seconded, and the motion passed without objection: Vote: 7-0.

C. Pros and Cons of Putting Project Proposal on May 2026 Ballot

Olsen proposed that the committee members discuss the pros and cons of readying a project proposal for inclusion on the May 2026 ballot. CCBC members extensively discussed the subject in terms of the following topics/concepts:

1. Deadlines for Capital Committee and the Select Board;
2. Momentum for the project;
3. Information needed for a complete proposal and the timeline associated with data collection and submission;
4. A unified capital proposal for the school renovation project and the community center project;
5. Current cost of project compared to future costs;
6. Impact on taxpayer/mill rate;
7. Use of the Village Elementary School facility, if and when it becomes available;
8. Messaging;
9. Community impact;
10. Ballot warrant issues;
11. Progress of Bargmann Hendrie & Archetype (BH&A) on the proposal;
12. Changes to the proposed timeline; and
13. York tax basis information.

D. Draft Operating Budget

Murray distributed to the members a draft operating budget and explained his rationale for it. He stated that he used some of projections from the Feasibility

Study Final Report and that he made several assumptions concerning the operation of the facility, including number of days open, operating hours, the timeline for projected revenues, community center facilities, free membership for residents and a non-resident fee scale, and keeping the costs affordable for York residents. The draft budget included existing line items for the Parks and Recreation (P&R) and the Center for Active Living (CAL) Operating Budgets and the proposed facility. It also included projected revenues from the new community center.

Discussion from CCBC members included the following:

1. Thanks to Murray for his work on the draft operating budget;
2. The use of a single fee for usage of the entire facility as opposed to a separate fee for using the pool and another for using the fitness room;
3. During what part of the day that the pool would be available for rental by private parties;
4. The staffing of the facility compared to current P&R and CAL staff;
5. Use of volunteers in the facility;
6. Proposed salaries for center staff;
7. The revenue projections for Years 3-5;
 - a. Based upon data received from Portsmouth and Kittery centers;
 - b. Impact of seasonal users; and
 - c. Finding another center that serves a community with seasonal population swings like York;
8. At peak times that center will be at capacity and seem too small; and
9. A fee structure which would include a lower fee for surrounding communities (Eliot, the Berwicks, Wells, etc.) than the fee paid by the tourist population.

E. Action Items and Next Meeting Date

1. The main action items are
 - a. CCBC members to give feedback to Murray on the Draft Operating Budget; and
 - b. Olsen and Gould to meet with Wendy Anderson, York Finance Director to discuss bond options.

2. The next two regularly scheduled meeting will be Thursday, September 11 and Thursday, September 25 at 6 pm at the Grant House.

Adjourn

Raimondi moved that meeting be adjourned; Gould seconded, and the motion passed without objection: Vote: 7-0.

At 7:51 pm Chair Bill Olsen adjourned the meeting.

Respectfully submitted,
Gregory Schwab
Secretary