

COMMUNITY CENTER BUILDING COMMITTEE

MEETING AGENDA

6:00 PM THURSDAY, AUGUST 7, 2025

GRANT HOUSE

- **Public Comments**
- **Approval of Minutes of July 24, 2025**
- **Pool Discussion Session with BH&A**
- **Timeline Discussion of Action Items for Capital Committee and Select Board**
- **Communication Strategy**
- **Action Items and Next Meeting Date**

**COMMUNITY CENTER BUILDING COMMITTEE
MEETING MINUTES**

6:00 PM THURSDAY, AUGUST 7, 2025

GRANT HOUSE

6:00 PM – Regular Community Center Building Committee (started at 6:03 p.m.)

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

Absent: Jacqueline Crafts (alternate) and Robert Palmer (ex officio)

Others Present: None

Call to Order

Chair Olsen called the meeting to order.

A. Public Comments

There were no public comments concerning CCBC activities to report.

B. Approval of the July 24th Committee Meeting Minutes

Raimondi moved that the minutes from the July 24th meeting of the Community Center Building Committee (CCBC) be accepted as distributed; Fyfe seconded, and the motion passed without objection: Vote: 5-0.

C. Pool Discussion Session with BH&A

Schwab submitted the following report of the pool discussion session held with representatives of Bargmann Hendrie and Archetype, Inc. (BH&A) on Wednesday, July 30 at 2 pm via Zoom:

COMMUNITY CENTER BUILDING COMMITTEE (CCBC)

POOL DISCUSSION SESSION WITH BARGMANN

HENDRIE & ARCHETYPE, INC. (BH&A)

2:00 PM WEDNESDAY, JULY 30, 2025

ZOOM SESSION

2:00 PM – Pool Discussion Session (started at 2:00 p.m.)

Present: CCBC members: David Cohen, Peter Murray, Bill Olsen, Richard Raimondi and Gregory Schwab and BH&A representatives: Joel Bargmann, Archit Karnik and Tom Scarlata

The group discussed the following topics concerning the pool facility for the proposed York Community Center:

1. Essential Pool Parameters

- a. Minimum of six lanes;
- b. High school competition length: (25 yards), depth: (diving block end: 6', flip end: 3' 6" – 4');
- c. Zero entry access;
- d. Family/fun components;
- e. Balance of revenue-generating and practical aspects;
- f. A spectator viewing area;
- g. An indoor pool; no need for an outdoor pool;
- h. LED lighting to meet environmental codes; no lighting above pool itself;
- i. Section of pool that would be deep enough for boat safety, kayak flip training, and lifeguard training; and
- j. Slide(s) in recreational area: 3' 6" depth.

2. Considerations and Options for Pool Facility

- a. Recreation swim teams may need to use both ends for take-offs during relays;
- b. Zero depth access point(s) may be separated from the competition lane pool;
- c. Duplicate filter systems would be advisable if two sections (competition and recreational) are in facility;
- d. Use of stairs instead of ladders are preferred for an older population;
- e. A spectator viewing room with monitors and viewing window; could be used also for the gymnasium if it abutted the natatorium;
- f. Dual pools (a competition/lane pool and a recreational pool) allows the flexibility of operating at least one pool in the advent of a mechanical or hygiene issue with the other pool;
- g. Pool siding (plaster, tile, or combination);

- h. Natural lighting options for the natatorium;
- i. Construction and operating costs of one or two sections;
- j. Publicity demonstrating that the proposed multi-generational pool facility would meet the needs of all York residents and that York is a “water dependent” town for tourism;
- k. A 45’ wide pool would allow for all 6 lanes to have lane lines to prevent wave action;
- l. Presentation of essentials for natatorium at charette in September, and
- m. Differences between pool outlined in the Feasibility Study report and a natatorium discussed today.

3. Resources for Pool Facility Decisions

- a. Coastal Endurance has a list of all pools in Maine;
- b. BH&A works with a Colorado group that has data on usage of pool facilities in relationship to town population; and
- c. Area communities with pool facilities that desired components:
 - i. Sudbury;
 - ii. Portsmouth; and
 - iii. Exeter.

At 2:55 pm the pool discussion session concluded.

Respectfully submitted,

Gregory Schwab

Secretary

Olsen accepted the report as submitted and led the CCBC members in a discussion of the proposed pool facility. He stated that the facility should have two sections: a 6-lane lap/competitive section and a separate section which could be utilized for recreational, educational and aerobic purposes. CCBC members discussed various aspects/components of the proposed natatorium in terms of the following topics:

- 1. Recreational slide(s):
 - a. The use of permanent versus portable;
 - b. The slide being an incentive for families to use the pool facility;
 - and

- c. Its use in swimming lessons for children;
- 2. Zero Entry Access:
 - a. The need for zero entry access for patrons of all ages and
 - b. The need for access in both sections of the pool;
- 3. BH&A Pool Expertise: Olsen and Murray both expressed confidence in using BH&A for the project as it has a pool facility expert on staff who has designed multiple community center facilities' pool complexes;
- 4. Separate Filtration Systems: Raimondi stressed the need for separate filtration systems for each section of the pool in order to maintain sanitary conditions, water temperatures/conditions and in the event of mechanical issues;
- 5. Pool Depth: Members discussed the need for the pool to have various depths for varied activities, such as
 - a. Lifeguard training;
 - b. Kayak and boat safety training;
 - c. Water polo;
 - d. Competitive swimming;
 - e. Swimming lessons; and
 - f. Recreational and aerobic activities (i.e.: water aerobics, water volleyball, etc.);
- 6. Ventilation and natural lighting: Members stressed the need for adequate ventilation systems and the use of natural lighting as much as possible for the facility; and
- 7. The Proximity of the Pool and Gymnasium Facilities: Olsen stated that he liked the idea of the two structures abutting each other with a shared common space, such as an observation room/training room; and
- 8. Use of Walking Track: Fyfe suggested that the walking track above the floor of the gymnasium could be widened on the pool side and used as an observation site.

D. Timeline Discussion of Action Items for Capital Committee and Select Board

Olsen led the committee on a development of a timeline of action items that need to be completed prior to the Capital Committee and Select Board presentations in the fall. Action items included the following:

1. The development of solid and verifiable construction costs of the project;
2. The development of an operating budget for the first few years of the community center;
3. A three-to-five-year projection of additional revenue sources to offset operational costs;
4. Exterior funding sources (grants, donations, etc.,) to offset the construction costs;
5. A chart detailing how the construction costs and the operational costs would affect the mill rate;
6. Informational materials denoting the operating costs for existing programming (i.e.: Center for Active Living, Parks and Recreation activities) that are current budgetary line items;
7. Informational materials to include the mill rate increase versus paying for access to regional pool, fitness and recreational facilities;
8. Communication of proposed fees, if any, for residents versus fees charged to non-residents for use of community center;
9. The development of the promotional materials outlining how the community center could generate new programming/activities and revenues (i.e.: pool parties, dances, competitive sports, etc.), and
10. CCBD members developed the following timeline for major CCBD activities:
 - a. Next meeting: August 28, 6 pm, Grant House;
 - b. September 11: BH&A to present preliminary plan to CCBD at its regularly scheduled meeting: 6 pm, Grant House;
 - c. September 16 and 17 (tentative): Public tours and charettes: 5 pm, Village Elementary School (information handouts to be available for the public);
 - d. October 21 (tentative): CCBC presentation to the Capital Committee; and
 - e. November (tentative): CCBC presentation to the York Select Board.

E. Communication Strategy

Schwab submitted on behalf of the Communication Subcommittee that latest updates to the website and Facebook pages. After some discussion the following update was agreed upon:

June CCBC Update

Website:

At the June 23 Select Board Meeting the Community Center Building Committee presented the work that it has done up to this point. You can review the presentation [here](#).

August CCBC Update

Website:

The Community Center Building Committee has had three meetings since the last update. In the June 5th meeting CCBD members made a list of the desired features and amenities of the proposed York Community Center which include the following:

- a fitness center,
- an indoor pool with lap lanes and a recreational area,
- multi-purpose rooms,
- an exercise/dance room,
- a kitchen,
- a café/dining room,
- offices,
- a large meeting/training room for more than 50 people,
- a small conference/meeting room,
- equipment and other storage rooms,
- maintenance office and workshop,
- a game room,
- an arts and crafts room,
- a workshop space,
- before and after school rooms,
- a computer lab,
- an AV room/recording studio,
- a children's game room,
- a golf simulator,

- a quiet room,
- a technology game room (including Wii sports equipment),
- a gaming room (foosball tables, table tennis)
- a multipurpose gymnasium/space for a variety of activities/sports (such as shuffleboard, pickleball, indoor tennis, etc.),
- a rock/climbing wall,
- a coffee/juice bar,
- off-hour accessible room,
- locker rooms and/or locker spaces,
- an overhead door for deliveries,
- indoor training spaces for outdoor sports (such as baseball, softball, soccer, hockey, etc.),
- a large room (100+ capacity) for social functions (such as dances, parties, etc.),
- viewing area for the gymnasium and pool

You can view the minutes [here](#).

At its June 19th meeting CCBC members heard public comments about the project and received an update about the York School Committee's proposal to vacate Village Elementary School (VES). Members discussed the viability of repurposing VES into the community center.

You can view the minutes [here](#).

At its July 10th meeting CCBC members looked at the current Village Elementary School (VES) floorplan and as a group discussed concepts of how to use the current space to meet the proposed features. You can view the minutes [here](#).

At its July 24th meeting CCBC met with Joel Bargmann, Principal of Bargmann Hendrie & Archetype, Inc. (BH&A), several Budget Committee members, and the chair of the Parks & Recreation Committee to discuss the concepts it had for the VES repurposing and the reality of implementing them. CCBD members discussed the most cost-effective ways and the timeline needed to renovate VES. The timeline would include an opportunity for community wide input in early September. Final plans are proposed to be presented to the Capital Committee in October.

At the end of the meeting members voted to approve up to \$40,000 of our budget to use towards the planning and review process.

You can view the minutes [here](#).

On July 30 CCBD members had a Pool Discussion Session with BH&A representatives to discuss a multigenerational facility to meet the community's needs.

You can view the notes [here](#).

Facebook:

The Community Center Building Committee has made a lot of progress moving from the research and discovery phase of the project into the planning phase.

It is important for the committee to get your response and input on what you'd like to see in this facility. Please take a moment to submit a public comment and let us know.

Please visit our website for the full update and to submit a comment.

Raimondi moved that the updated be accepted as amended. Fyfe seconded the motion, and the motion passed without objection: Vote: 7-0.

F. Action Items and Next Meeting Date

1. The main action items are
 - a. Murray and Raimondi to meet with BH& A representatives on Monday, August 11 at Village Elementary School (VES);
 - b. Communication Subcommittee and Murray to post website updates and work on presentation similar to the Reading One Project campaign;
 - c. CCBD members to give feedback to Murray as he develops the proposal's budget; and
 - d. Olsen and Gould to meet with Wendy Anderson, York Finance Director to discuss bond options.
2. The next regularly scheduled meeting will be Thursday, August 28 at 6 pm at the Grant House.

Adjourn

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

At 7:36 pm Chair Bill Olsen adjourned the meeting.

Respectfully submitted,

Gregory Schwab

Secretary