

COMMUNITY CENTER BUILDING COMMITTEE
MEETING AGENDA

6:00 PM THURSDAY, SEPTEMBER 11, 2025

GRANT HOUSE

- **Public Comments**
- **Approval of Minutes of August 28, 2025**
- **Update from the Joint Meeting of the School Committee and the CCBC**
- **Capital Planning Timeline**
- **Updates from Communication with BH&A**
- **Feedback/questions on the Provided VES Evaluations**
- **Financing Discussion (Financing Cost and Mill Rate Effect)**
- **Next Steps**
- **Action Items and Next Meeting Date**

COMMUNITY CENTER BUILDING COMMITTEE
MEETING MINUTES

6:00 PM THURSDAY, SEPTEMBER 11, 2025

GRANT HOUSE

6:00 PM – Regular Community Center Building Committee (started at 6:00 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 reported that there weren't any new posted public comments concerning CCBC activities. Based upon Liz Cooper's 8/12/2025 comment, Scott commented that the Communication Subcommittee will endeavor to clarify "what has been voted on and what the voters will have input on" with the next update for the CCBC webpage and Facebook post.

B. Approval of the August 28th Committee Meeting Minutes

Raimondi moved that the minutes from the August 28th meeting of the Community Center Building Committee (CCBC) be accepted as distributed; Gould seconded, and the motion passed without objection: Vote: 7-0.

C. Update from the Joint Meeting of the School Committee and the CCBC

Murray reported that on Wednesday, September 10 Palmer and he met with representatives from the York School Reorganization Committee (Marla Johnson, Select Board member; Julie Kelbert, York School Committee Chair; Darryk Kelly, Advisory Committee Vice Chair and York School Committee Member; Ellen Kaschuluk, York Assistant Superintendent of Schools; and Timothy Doak, York Superintendent of Schools. The following were the topics covered at the joint meeting:

1. October 1 is the proposed date to receive plans from its contracted architectural firm;
2. October 15 is the scheduled date for the York School Committee (YSC) to select a reorganizational proposal;
3. The timing of the YSC's reorganizational proposal may be of benefit to the CCBC;
4. The YSC would need a year from a successful bond election to vacate Village Elementary School (VES); and
5. The YSC anticipates a three-year process to finish the reorganization.

CCBC discussion on the report included the following:

1. The idea that YSC plans to vacate VES no matter which plan is ultimately selected; and
2. The fact that YSC doesn't need voter approval to vacate VES, but would need voter approval for capital funds to renovate the existing schools in order to accommodate VES students.

D. Capital Planning Timeline

After a discussion of the status of the proposed community center complex from Bargmann Hendrie & Archetype (BH&A) and with Murray's upcoming commitment to chaperone the Center for Active Living's (CAL) Portugal excursion, CCBC members decided upon the following timeline for the development of a proposal for the Capital Planning Committee (CPC):

1. September 12-19: Murray to communicate to BH&A committee feedback on the September 9 project proposal;
2. September 25: CCBC to meet with BH&A representative(s) on a revised project proposal;
3. October 16: CCBC to select the proposal for presentation to the Select Board and the CPC;
4. October 17-22: CCBC Communication Subcommittee to develop presentation for the CPC and Select Board. The presentation should include the following concepts and materials:
 - a. What is needed;
 - b. Why it is needed;
 - c. Why the costs are justified;

- d. The work that the Feasibility Study Committee and the CCBC did to research and develop this proposal;
 - e. Handouts of the proposed project design, construction and operating budgets; and
 - f. Which York and surrounding communities' residents would benefit from each aspect of the proposed facility.
5. October 23: CCBC to approve presentation and Olsen to do mock presentation to the CCBC members; and
 6. Late October/Early November, Olsen to present proposal to the CPC.

E. Updates from Communication with BH&A

Murray distributed the handouts from BH&A: "Existing Conditions Report & Conceptual Design" and draft floorplans for community center and the swimming and gymnasium complex. Murray then led the committee through a review of the draft designs.

F. Feedback/Questions on the Provided VES Evaluations

Olsen then solicited responses from the committee members regarding the BH&A materials. The discussion centered on the following concepts/areas:

1. BH&A and its associate firms believe that VES is in good condition in regard to its structure, HVAC systems, plumbing systems, fire protection, and electrical systems;
2. The civil report conducted by Holly Ganser, Civil Project Manager for Activitas, detailed that the existing utilities that service VES would be "sufficient to support the future proposed improvements" and that the project would likely require permitting at the local and state levels;
3. Murray related that he told BH&A representatives that the proposed community center complex was not necessarily a "phased" project and the committee would like to see three different designs which reflecting different levels of finishes and degrees of renovation (modest to full);
4. The idea of incorporating "Recreation" into the title of the facility;
5. Seeking additional input from the community as to the name of the complex;
6. Number and location of parking spaces;
7. Location of main entrance to the facility;
8. The use of solar panels, which according to BH&A would be viable for the lower portion of VES and for any new construction;

9. Changing the name of the “family pool” to “activity pool”;
10. Revamping door positioning from the locker/shower rooms to both the gymnasium and the natatorium;
11. The need for a family locker room/stall;
12. The lack of storage in the gymnasium;
13. Rolling bleachers for the gymnasium and/or pool complex;
14. Rotate the proposed pools on the drawing 90 degrees to increase viewing opportunities by spectators;
15. Windows on the southside of the natatorium for viewing the village/valley below the complex;
16. Addition of a patio/gathering/viewing space on the southside of the natatorium;
17. The lack of open spaces in the main building;
18. Walkways from the parking lots to the buildings; and
19. The lack of creativity in the submitted design of the main building.

After the discussion Murray offered to set up a Zoom call with BH&A representatives and CCBC members to offer first-hand feedback on the project design.

G. Financing Discussion (Financing Costs and Mill Rate Effect)

Olsen reported that Murray and he corresponded with Luke Vigue, York Assessor, concerning bond financing for the project and how it would affect the mill rate. Anderson told them that for the average York residence (about \$750,000) there would be an increase in the mill rate of \$9 for every \$1,000,000 funded. Additionally, Olsen stated that different phases/parts of the project could have different bond lengths (i.e.: the new facilities could be funded at 30 years while the VES renovation could be 20 to 25 years).

The discussion from committee members centered on the following concepts/areas:

1. When should the project proposal go to the voters: at the same time as the school reorganization proposal or the year after the school proposal is approved;
2. Should the bond proposal be for the entire project (main building, natatorium and gymnasium) or for a phased-in project (Year 1: VES renovation or VES

- renovation and natatorium; Year 2: natatorium and/or gymnasium; and Year 3, if needed: gymnasium;
3. Whether the committee should wait and see what the YSC proposes before we make a final decision on these what the bond proposal should include and when it should go to a vote; and
 4. Murray stated that he has not found a comparable seasonal town that has a multi-purpose community and recreation center to assist in the development of the operational budget. Gould offered to contact people he knows who are connected to a Winter Park, Colorado facility.

H. Action Items and Next Meeting Date

1. The main action items are as follows:
 - a. Murray to communicate feedback to BH&A;
 - b. Murray to set up Zoom call with BH&A;
 - c. Available CCBC members to participate in BH&A Zoom call;
 - d. Communications Subcommittee to work on webpage updates and preliminary ideas for the CPC presentation;
 - e. Gould to connect Murray with Winter Park community recreation center personnel; and
 - f. Schwab to relate the changes of CCBC meetings for the remainder of September and October to Diana Janetos, Assistant to the Town Manager of York.
2. The next three regularly scheduled meeting will be Thursday, September 25, Thursday, October 16 and Thursday, October 23 at 6 pm at the Grant House.

Adjourn

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

At 7:54 pm Chair Bill Olsen adjourned the meeting.

Respectfully submitted,
Gregory Schwab
Secretary