

COMMUNITY CENTER BUILDING COMMITTEE

MEETING AGENDA

6:00 PM THURSDAY, JUNE 19, 2025

GRANT HOUSE

- **Public Comments**
- **Approval of Minutes of June 5, 2025**
- **School Committee Update**
- **Communication/Marketing/Promotion Ideas ahead of Select Board Meeting – Scott/Crafts/Schwab**
- **Bargmann, Hendrie & Archetype (BH&A) Proposal**
- **Action Items and next meeting date**

COMMUNITY CENTER BUILDING COMMITTEE
MEETING MINUTES

6:00 PM THURSDAY, JUNE 19, 2025

GRANT HOUSE

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

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

Absent: Adam Gould

Others Present: None

Call to Order

Chair Olsen called the meeting to order.

A. Public Comments

Murray read the three submissions from the CCBC Public Comment Form. Submissions were from Susie Wambui Kariuki, Julie Edminster, and Diana Elsemiller.

- a. Kariuki said that she was looking forward to working with the CCBC;
- b. Edminster stated that she had served on the greater York recreational complex about eight years ago and that the committee wanted a convertible gymnasium that could double as tennis and/or pickleball courts during the day; she said that a pool is definitely needed to generate operating revenue and the fitness center could utilize a lease program where the leasing company could replace equipment every few years; and she commented that she is very interested in hearing about the progress of the project; and
- c. Elsemiller wrote that the community pool should not be located at the high school if the high school becomes a closed campus.

B. Approval of the June 5th Committee Meeting Minutes

Raimondi moved and Cohen seconded that the minutes from the June 5th meeting of the Community Center Building Committee (CCBC) be accepted as distributed. Vote: 7-0, motion passes.

C. School Committee Update

Olsen reported that Palmer, Murray and he attended the Monday, June 17th meeting of the York School Committee (YSC). They reported the following takeaways from the meeting:

1. The YSC intends to vacate Village Elementary School (VES) within the next five years;
2. \$2.7 million in basic maintenance costs/repairs has been projected for VES; however, it is unknown if any of the projected costs/repairs would be necessary to revamp the school into the York Community Center (YCC);
3. Projected operating costs for VES included \$125,000-150,000 for heating and electrical and \$250,000 for building operations;
4. The YSC liked the idea of Adult Education programming/services be moved to the new YCC;
5. An expansion of Coastal Ridge Elementary School (CRES) would include adding a wing onto the existing structure;
6. A middle school addition to the existing high school may be the YSC's and the superintendent's preferred option; and
7. The YSC would prefer to couple its proposed school consolidation plan with the YCC proposal into a single article on the May 2026 town ballot.
8. CCBC members' responses included the following:
 - a. Murray stated the Parks and Recreation has need for the gymnasiums at both VES and CRES even if an expansion of the high school campus includes a field house or if both elementary schools are closed;
 - b. The impact that the proposed "closed campus" policy could have on YCC programming access, public perception of the York schools, and its potential negative effect to a joint YSC and YCC article on the ballot; and
 - c. Whether VES would be available for CCBC purposes before the end of the five years in the proposed YSC plan;
 - d. The need to develop a "Plan B" in the event that the school consolidation article fails and VES isn't available for YCC purposes;

- e. The importance of continuing to work in tandem with the YSC on both projects to increase public interest and buy-in;
- f. CCBC's need to do due diligence in developing the best YCC proposal at the best price to present to the voters;
- g. That the YCC proposal could be an "If/Then" portion of the combined YSC and YCC article (e.g.: "if" the voters approve the school consolidation plan "then" do they approve the repurposing of VES into a community center) instead of a separate article on the ballot;
- h. The importance of illustrating the savings incurred by repurposing VES into the YCC;
- i. The town of York's AAA bond rating is an asset in finding the funding for the project;
- j. The use of a 35-year bond to spread out the financial impact on York residents; and
- k. Whether to propose an "all-in-one" facility (including additional gymnasium and an indoor pool) or to propose a phased-in project.

D. Communication/Marketing/Promotion Ideas ahead of Select Board Meeting

On behalf of the Communication/Marketing/Promotion subcommittee, Crafts distributed a draft of a PowerPoint presentation for Olsen to present next Monday, June 23 at the York Select Board Meeting. Olsen reported that he has 10 minutes to present a summary of the efforts and goals of the CCBC. Palmer noted that this is a great platform to inform the entire community about the project. Committee members responses included the following:

- a. A PDF of the PowerPoint can be posted on the CCBC webpage;
- b. The committee thanked Crafts for her efforts on developing the presentation;
- c. Some editing of the PowerPoint; and
- d. Encouraging as many CCBC members to attend the Select Board meeting in support of Olsen's presentation.

E. Bargmann, Hendrie & Archetype (BH&A) Proposal

Murray distributed copies of two project development proposals from Bargmann, Hendrie & Archetype (BH&A). The first was an all-inclusive proposal to include everything needed from now until the May 2026 ballot with a cost estimate of \$30,000; the second was an "a la carte" proposal with various

options with costs ranging from \$3,000 to \$20,000 each. Murray noted that BH&A is a good firm with a proven track record of getting projects in/under budget. He also noted that the firm has worked on many community center projects, including the Kittery Community Center and that to use another firm would entail reopening the bidding process and delaying when a proposal to the town would be ready. Committee members responses included the following:

- a. Fyfe commented that BH&A designed the community center in Wiscasset. which included a pool;
- b. Concern that \$30,000 for the first proposal was 60% of the \$50,000 that the committee has to get the project to the voters;
- c. The CCBC using a scalable design to develop a draft floor plan of the project which would give the committee more input on the functionality of the multigenerational, multi-purpose facility;
- d. BH&A leading one or two charettes in September to get public input into the project's design, and
- e. A subcommittee of Murray, Fyfe and Raimondi to negotiate with BH&A on costs and deliverables.

F. Action Items and Next Meeting Date

1. The main action items are
 - a. Olsen is to present the CCBC updates to the York Selectboard at it Monday, June 23rd meeting and
 - b. Acquisition of architectural drawings and plans for VES to be used by the committee at its next meeting.
2. Due the Fourth of July holiday, the next regularly scheduled meeting will be on Thursday, July 10 at 6 pm at the Grant House. The second meeting in July will be held on Thursday, July 24 at 6 pm at the Grant House.

Adjourn

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

At 7:34 PM Chair Bill Olsen adjourned the meeting.

Respectfully submitted,

Gregory Schwab

Secretary