

COMMUNITY CENTER BUILDING COMMITTEE

MEETING AGENDA

6:00 PM THURSDAY, JUNE 5, 2025

GRANT HOUSE

- **Public Comments**
- **Approval of Minutes of May 15, 2025**
- **Debrief Meeting with School Department (Murray and Palmer)**
- **Discussion of School Committee Meeting on May 21, 2025**
- **Subcommittee Team Updates:**
 - **Funding – Gould/Olsen**
 - **Construction and Site Evaluation – Fyfe/Raimondi**
 - **Operations – Cohen/Murray**
 - **Communications/Marketing/Promotion – Scott/Crafts/Schwab**
- **Action Items and next meeting date**

COMMUNITY CENTER BUILDING COMMITTEE

MEETING MINUTES

6:00 PM THURSDAY, JUNE 5, 2025

GRANT HOUSE

6:00 PM – Regular Community Center Building Committee (started at 6:04 p.m.)

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

Absent: Greg Fyfe, Bill Olsen

Others Present: None

Call to Order

Vice Chair Raimondi called the meeting to order.

A. Public Comments

Murray reported that there were no new public comments on the webpage; however, several people requested to be added to the information list.

B. Approval of the May 15th Committee Meeting Minutes

Cohen moved and Crafts seconded that the minutes from the May 15th meeting of the Community Center Building Committee (CCBC) be accepted as distributed. Vote: 5-0, motion passes.

C. Debrief Meeting with School Department

Palmer reported that Olsen, Murray and he met with representatives from the York School the Reorganization Planning Advisory Committee (RPAC) the School Committee and the Selectboard on May 21st for a joint meeting.

1. Palmer complimented Olsen on his presentation to the members of the joint meeting. He reported that Olsen relayed the CCBC's actions regarding the three potential community center sites, including the two elementary schools, the CCBC's preference for VES as the best option for a community center site, and that the "schools come first" in importance. Palmer related that the RPAC, Selectboard and School Committee representatives were very

appreciative of the joint meeting and were very happy to work cooperatively with the CCBC for the best plan for York and its citizens. Additionally, they were very interested in the idea of moving Adult Education operations from the Middle School into the new community center.

2. Palmer reported that the RPAC made its recommendation for reorganization to the York School Committee (YSC) on Wednesday, June 4th. He and Murray disbursed copies of the slides from the RPAC presentation, which included the following information:
 - a. Option One: Pre-K through 4th grade at Coastal Ridge Elementary School (CRES); SPED Day Treatment Center and 5th through 8th grades at York Middle School (YMS), no change to York High School (YHS), and close Village Elementary School (VES);
 - b. Option Two: Pre-K through 5th grade at YMS, 6th through 12th grades at YHS, and close both VES and CRES; and
 - c. Timeline for reorganization project:
 - i. 2025: Action plan development phase
 - ii. 2026: Town vote on proposal
 - iii. 2027: Plans development phase
 - iv. 2028 and 2029: Construction phase
 - v. 2030: Move-in phase
3. CCBC members' responses included the following:
 - a. Either proposed option leaves VES open for repurposing as a community center;
 - b. CCBC has the \$50,000 budget to work up a plan for VES as a community center;
 - c. When VES would be available for CCBC purposes; and
 - d. The importance of working in tandem with the YSC on both projects to increase public interest and buy-in.

D. Discussion of Space Requirements (VES) and Priorities

Raimondi requested that the CCBC members discuss how VES could best be utilized for the community center. He distributed the floorplans of VES and the proposed community center from the Feasibility Report to be used as a basis for discussion. Committee members responses included the following:

- a. The importance of deciding what is needed in the proposed site and then factor in what is desired;
- b. The need for additional community meeting spaces in York;
- c. Prioritizing flexible spaces in the facility;
- d. Murray related how a single-entry point facility is easier to manage due to staffing and security issues;
- e. Raimondi stated that we can design the project and develop a budget or design to a specific budget and Palmer said that the key is getting a “good number” when developing the budget;
- f. The importance of “right sizing” the project based upon existing needs and future plans of York;
- g. Murray related a list of spaces and equipment for the proposed building, including the following:
 - i. A fitness center,
 - ii. Multi-purpose rooms,
 - iii. An exercise room/dance studio,
 - iv. A kitchen,
 - v. A café/dining room,
 - vi. Offices,
 - vii. A large meeting/training room for more than 50 people,
 - viii. A small conference/meeting room,
 - ix. An equipment storage room,
 - x. A maintenance office and workshop,
 - xi. A game room,
 - xii. An arts and crafts room,
 - xiii. Storage rooms,
 - xiv. A workshop space,
 - xv. Before and after school rooms,
 - xvi. A computer lab,
 - xvii. An AV room/recording studio,
 - xviii. A children’s game room,
 - xix. A golf simulator, and
 - xx. A quiet room.

- h. CCBC members contributed other suggestions for revamping VES into the community center, including the following:
 - i. A technology game room, including Wii sports equipment,
 - ii. Gaming labs,
 - iii. A gymnasium/space that would be adaptable for shuffleboard, pickleball, indoor tennis, etc.,
 - iv. Foosball tables,
 - v. Table tennis (ping pong),
 - vi. A rock/climbing wall,
 - vii. A coffee/juice bar,
 - viii. A space that would be used for younger children for a few hours a day and then for other purposes for the remainder of the day,
 - ix. Off-hour accessible rooms,
 - x. Locker rooms or locker spaces,
 - xi. An overhead door for deliveries,
 - xii. Interest from outside groups for batting cages, indoor soccer training, a “turf” room, and hockey facilities,
 - xiii. A large room (100+ capacity) for social functions, such as dances, fetes, parties, etc.,
 - xiv. Need for bleachers in the gymnasiums, and
 - xv. Dealing with the boiler room flooding problem.
- i. Raimondi stressed the need to hire a construction manager for the project as a manager is incentivized to save money. Palmer stated that a project manager was hired for the York Town Hall renovation, and it worked out very well.

E. Subcommittee Team Updates

1. Funding:

Gould stated that there is nothing new to report regarding funding for the project at this time.

2. Construction and Site Evaluation:

Raimondi stated that there is nothing new to report that wasn't already covered in earlier discussions.

3. Operations:

Cohen shared some of the findings that Murray and he uncovered during their conversations with regional community center personnel. Discussion topics included the following:

- a. Gorham leveraged local entities for aspects of its project. For example, it worked with local landscaping businesses to provide free or reduced services during their “low season”. It was cost-saving and increased community buy-in on the project.
 - b. The importance of revenue generating aspects of the center to help offset operating costs. Murray stated that the Kittery center raises 50-75% of its operating costs through revenue generating activities.
 - c. Most community centers’ activities or facilities are free for residents and use a fee or a punch card system for non-residents. Some centers, such as South Portland, have a reduced fee for residents.
 - d. Revenue can also be generated by rental of the space to private businesses or entities, such as before/after school programs, private parties, etc.
 - e. The importance of informing the public about the need to generate funds to operate the facility; and
 - f. The reasonable expectation by York residents to “free” activities in the community center.
4. Communication/Marketing/Promotion:

The committee presented the following updates for the York Parks and Recreation Facebook page and for the CCBC page:

a. ***Facebook Post:***

This month the CCBC discussed pros and cons of different sites and representatives met with the YSC Building Reorganization Planning Advisory Committee to discuss options and visions for the town as a whole. Learn more about what the committee has been working on by visiting our website. If you'd like to stay up-to-date with CCBC updates, please be sure to sign-up for notifications.

b. ***Update on Parks & Recreation Website:***

June 6, 2025

In the May 2025 Town of York Budget Referendum, the residents of York voted and passed Article 50, a budget of \$50,000 for the Community Center Building Committee (CCBC) to use towards professional services. These services may include, but are not limited

to, architectural, engineering, and geotechnical. This additional professional support is necessary to present the most diligent and thorough plan to voters.

In the CCBC's May 19 meeting we read aloud the six public comments that were submitted on our website and discussed them along with the pros and cons of the three properties that we've visited. Representatives from the CCBC then met with representatives from the YSC Building Reorganization Planning Advisory Committee along with some Selectboard members to collaborate and discuss our options and visions for the town as a whole. The goal of both committees is to move forward in a cohesive manner with a shared recommendation.

The YSC Building Reorganization Planning Advisory Committee presented two recommendations for reorganization at the [June 4 School Committee meeting](#). The CCBC will be presenting our update to the Selectboard on June 23.

- c. Gould moved and Cohen seconded that the proposed communication updates be approved and the sites be updated. Vote: 6-0, motion passes.

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. Continued exploration of the repurposing of VES for the project.
- 2. The next regularly scheduled meeting will be on Thursday, June 19 at 6 pm at the Grant House.

Adjourn

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

At 7:12 PM Vice-Chair Richard Raimondi adjourned the meeting.

Respectfully submitted,

Gregory Schwab

Secretary