

Topsham Community Center Committee
Minutes September 22nd , 2025, Time: 5:15 PM

1. Call to order. Time: **5:18 pm**

Members: Leslie Byrne, Steve Kessler, Lynn Sirois, Alison Cary-Blais, Kathy Hunter, Kim Pride, Heather Rogers

Staff: Pam LeDuc, Mark Waltz

Guests present: Mark Lee (Harriman)

2. Invitation to guest present to introduce/ make comment to committee: N/A

3. Any changes to this agenda? No Changes

4. Harriman Updates (Mark Lee):

- Updated building rendering of conceptual design. (future realistic)
- Red brick exterior throughout the design
- Double height transparency at entry way
- Discussion about vehicle EV units in parking lot

5. Select Board Presentation Working Session (All members)

- Reviewed draft slides and made edits based on committees' input

6. Updated sample budget (Heather)

Based on notes with collaboration discussion with Y (below), two draft budgets were presented
Version Two to be included as presentation item

7. Updates to collaboration efforts (Lynn/ Heather)

- Lynn and Heather met with Y on potential collaboration and feedback on draft operating budget
- Recommended some salary adjustments (aquatics director, lifeguards)
- Need to increase maintenance: Weekly cleaning, water balancing, leak detection etc.
- Cost estimate on chemicals should also be increased
- Increase on custodial estimate (especially at high traffic pool times)
- Rentals would take work; draft budget is double what the Y is doing
- Future collaboration efforts could be fluid and flexible depending on what type of building we have and what we want assistance with
- YMCA does have some specific requirements needed before any agreement is discussed.

7. Review minutes from **September 8th, 2025**, Meeting: **Approved, No Changes**

The mission of the Community Center Committee is to understand the desires and needs of the Topsham Community to identify accessible, affordable, sustainable recreational solutions that will serve the multigenerational community and social connections among Topsham citizens.

8. Follow Up Action Steps:

- Documents into Town by 3pm Wednesday
- Additional information to be sent by Mark Lee for cost associated pool vs non pool options
- Jan Charette information to be included as appendix
- Lynn to provide overview of funding findings
- Heather to provide bullet points and updated draft version to be included in deck
- Plan for presentation to select board – Steve and Alison to co-present

9. Confirmation of next meeting date/ time: **October 7th 6pm**

10. Meeting adjourned. Time **7:02pm**.

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