

**TOWN OF GRANBY
BOARD OF SELECTMEN
REGULAR MEETING
MINUTES
February 18, 2025**

PRESENT: Mark Fiorentino, First Selectman (via Zoom); Mark Neumann, Vice- Chairman; Margaret Chapple, Frederick Moffa, Kelly Rome and Ben Lavigne, Student Liaison

ABSENT: Zainab Zafar, Student Liaison

ALSO PRESENT: Mike Walsh, Town Manager

The Regular meeting of the Town of Granby Board of Selectmen was called to order by Vice Chairman Mark Neumann at 7:00 p.m.

I. PLEDGE OF ALLEGIANCE

II. MINUTES

A. Approval of Board of Selectmen Regular Meeting Minutes – February 3, 2025

ON A MOTION by K. Rome, seconded by M. Chapple, the Board voted (5-0-0) to approve the minutes of February 3, 2025, as presented.

III. APPOINTMENTS

There were no appointments presented.

IV. COMMUNICATIONS

The Board of Selectmen presented a proclamation to recognize Deborah Kulwich and a host of people, organizations and businesses who worked together to purchase and install a new Community Clock at the entrance to Town Hall.

The Board of Selectmen also presented a proclamation to the American Legion Shannon Shattuck Post 182 for procuring a new sound system and generously donating the use of the system to the Town for the Holiday Tree Lighting Ceremony.

V. OLD BUSINESS

There was no old business to discuss.

VI. BUSINESS

A. Bond Referendum Question – Doherty Bridge

Town Manager Mike Walsh presented a bond referendum package prepared by the Town's Bond Counsel that seeks to amend the 2019 bond authorization approved by the voters to include the Doherty Bridge reconstruction.

It is recommended that the Board of Selectmen review the package and approve the resolution at their March 17, 2025, regularly scheduled meeting. This will give the

Board of Finance the opportunity to review and approve the resolution at their March 25, 2025, regularly scheduled meeting. A Town meeting will be held on Monday, April 14, 2025, and the referendum will be held on April 21, 2025. The Town Clerk will post the notice of the Town meeting and referendum on or before April 9, 2025.

Mr. Walsh will consult with the bond counsel to determine if the bond question can be addressed at the same time as the town meeting and referendum on the budget and advise the board. The time of the vote will also be confirmed to be 8:00 a.m.–8:00 p.m.

B. Public Works Garage Roof – Placement of a Solar Array

A brief discussion of solar opportunities available to the Town of Granby was held at the CPPAC meeting in late 2024. After viewing a presentation prepared by the Connecticut Greenbank, the consensus of the group was to identify one solar application and work with the Greenbank to estimate the financial benefits to the Town. As a result of that direction and corresponding work, the Public Works Department garage was selected as the site. There is a potential revenue stream of between \$323,000 to \$404,000 over 20 years available to the Town of Granby depending on how the contract is structured. The DPW garage roof is about 38 years old and eventually would need to be addressed, if the \$97,000 cost of the replacement was incorporated into the contract, the available revenue stream to the Town would be \$206,000 to \$287,000, or \$10,000 to \$15,000 of savings annually including the benefit of the new roof.

Town Manager Walsh requests the Board's approval to move forward in a more substantive way to bring an executable contract for the Board's consideration in the future through the following motion.

ON A MOTION by F. Moffa, seconded by M. Chapple, the Board voted (5-0-0) to direct Town Manager Mike Walsh to work with Connecticut Greenbank for the purposes of negotiating a solar agreement on 52 North Granby Road, and to return to the Board of Selectmen at a future date to consider the execution of a 20-year solar contract, including replacing the roof at that location.

C. Lease Agreement – 83 Salmon Brook Street

The Town received new information related to the necessary improvements to be made to the property at 83 Salmon Brook Street which required an amendment to the proposed lease agreement which was included in the meeting materials. A copy of the amended lease was distributed to the Board at the meeting and will be posted on the Town website. The Town Manager requested the agenda item be tabled to allow the public and the board the opportunity to review details of the changes to the terms of lease.

Changes include a 2.5% rent escalation which begins in year six, a deed restriction and an increase in the pool of funding from \$75,000 to \$125,000 for the repairs to the roof, the foundation and the mechanicals. The increased cost to the repairs is supported by quotes from contractors.

ON A MOTION by K. Rome, seconded by M. Chapple, the Board agreed (5-0-0) to table the agenda item.

D. Request for Permission to Submit a STEAP Grant Application

The Town seeks to submit a project under the State of Connecticut Small Town Economic Assistance Program Grant (STEAP) to create a new walking path at Salmon Brook Park from the parking lot near the Dog Park through the north Rover's field, as well as handicapped accessibility to Salmon Brook Park from the Route 20 overflow parking lot to the Rover's fields. The total cost of the project is estimated at between \$600,000 and \$700,000. The Town is requesting approval from the Board of Selectmen to submit the project and move forward with the process.

ON A MOTION by K. Rome, seconded by F. Moffa, the Board approved the resolution (5-0-0) to authorize Town Manager Mike Walsh to accept on behalf of the Town of Granby, a 2025 Connecticut STEAP Grant in the amount of \$700,000 for Handicapped Accessibility Access at Salmon Brook Park North Fields; and further resolved that Town Manager Mike Walsh is authorized to enter into and execute any and all agreement, contracts and documents necessary to obtain the 2025 STEAP Grant with the State of Connecticut.

E. Park & Recreation Fund Appropriation for Holcomb Farm Signage

At the June 17, 2025, Board of Selectmen meeting, the Board approved the reallocation of \$75,000 of ARPA funds for repairs, signage, sidewalks, fencing, tree removal and AV upgrades at Holcomb Farm. There is an unpaid balance for the replacement sign of \$2,297.27 which was not paid before the December 31, 2024, deadline for ARPA funds. Therefore, staff is requesting an additional appropriation from the Parks and Recreation Fund to pay the remaining balance for the new Holcomb Farm sign.

The fund has sufficient funds to cover this appropriation, with a balance of \$560,297 as of June 30, 2024. The Board of Finance will hear this request as well.

ON A MOTION by F. Moffa, seconded by K. Rome, the Board voted (5-0-0) to approve a \$2,297.27 appropriation from the Parks and Recreation Fund for the Holcomb Farm replacement sign and forwards this request to the Board of Finance for approval.

F. KCE Possible Appeal

The KCE Battery Project proposed for Granby was recently approved by the Connecticut Siting Counsel over the objection of the Town of Granby. As a result of that approval, the Town wanted to explore all options including an appeal and directed the Town Manager to identify a qualified attorney specializing in such an appeal. Attorney David Sherwood from the firm of Moriarty, Paetzold & Sherwood who has brought similar appeals was selected and has agreed to represent the Town through the appeal process at a rate of \$400/hour.

ON A MOTION by M. Chapple, seconded by K. Rome, the Board voted (5-0-0) to ratify the filing of the appeal of the KCE Battery Project approval by the Connecticut Siting Council and further to periodically provide an update on the status of the appeal to the Board of Selectmen.

VII. TOWN MANAGER REPORT – PROJECTS AND FINANCIALS

The Town Manager provided an update of ongoing projects highlighting the following:

- FY26 budget preparation is in full swing in anticipation of the March workshops. Each board member will receive a budget book, a budget workbook and a PowerPoint for each department in advance of the first budget workshop.
- The Town has hit the reset button on the Kearns senior housing development project and no decisions on the site or legal decisions with the respect to the developer have been made at this point. The partnership of 7 Summits Reality and New Samaritan has earned the right to discuss the project with the Town. The negotiating team will be transparent with community and will work in the best interests of the town to negotiate a great project for Granby. Weekly development meetings will be held to determine the scope and design of the project based on all the input. This process is expected to several months. Once that is completed the Town and the developer will research next steps including financing of the development.
- Salmon Brook Park including the dog park is closed due to dangerous icing conditions. The park is expected to reopen on Monday, February 24, 2025, or earlier if the weather improves.
- The FY25 year-to-date January budget summary and Phase I and II ARPA report compiled by Director of Finance Kimi Cheng was included in the meeting materials.

VIII. FIRST SELECTMAN REPORT (MARK FIORENTINO)

None.

IX. SELECTMAN REPORTS

(Margaret Chapple, Frederick Moffa, Mark Neumann, Kell Rome, and Ben Lavigne and Zainah Zafar, Student Liaisons)

Ben LaVigne provided an update on the activities at the high school including Singing Valentines, Empty Bowls and the drama production of Legally Blonde.

X. PUBLIC SESSION

Tony King, 80 Donahue Road spoke to clear up what he considers a misunderstanding on the type of battery that was approved for the KCE Battery Project. It has been presented as a lithium-ion battery when it is a lithium iron phosphate battery which is different than what has been depicted in the media at the Moss Landing fire in California.

Robert Flanigan, 24 Woodcliff Drive spoke in favor of selling the property at 83 Salmon Brook Street rather than leasing it.

XI. EXECUTIVE SESSION

None.

XII. ADJOURNMENT

ON A MOTION by K. Rome, seconded by F. Moffa, the Board voted (5-0-0) to adjourn the meeting at 8:20 p.m.

The next regular meeting of the Board of Selectmen is scheduled for Monday, March 3, 2025.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "B. Mazzotta", is positioned above the typed name.

Betsy Mazzotta
Recording Secretary