

TOWN OF GRANBY
CAPITAL PROGRAM PRIORITY ADVISORY COMMITTEE
MEETING MINUTES
JANUARY 5, 2026

MEMBERS PRESENT: Kevin Hobson, Chairman; John Adams, Margaret Chapple, William Kennedy, Heather Lombardo, Mark Neumann, and David Peling

EX OFFICIO MEMBERS PRESENT: Cheri Burke, Superintendent of Schools; Mark Fiorentino, First Selectman; Michael Guarco, Chairman, Board of Finance; Monica Logan, Chairman, Board of Education, and Mike Walsh, Town Manager

ABSENT: None

Chairman Kevin Hobson called the meeting of the Capital Program Priority Advisory Committee to order at 5:02 p.m.

1. PLEDGE OF ALLEGIANCE

2. MINUTES

2.I. Approval of CPPAC Meeting Minutes – November 24, 2025

ON A MOTION by M. Neumann, seconded by H. Lombardo, the Board voted (6-0-1) to approve the minutes of November 24, 2025, as presented. W. Kennedy abstained.

3. PUBLIC COMMENT

The following residents spoke in favor of the proposed project to reconstruct the existing baseball field at the high school to a new all-weather turf facility.

Chris Perry, 7 Brianwood Lane, Granby

Greg Dion, 62 Silver Brook Lane, North Granby

Mike Dombrowski, 7 Farmview Lane, North Granby

4. COMMUNICATIONS

Town Manager Mike Walsh reviewed several documents related to the Town's capital project requests and addressed questions from the committee.

4.I. December 31, 2025, Memo – Transmittal of Updated & New Capital Project Information

4.I.1. Board of Selectmen December 10, 2025, Memo on CIP Amendments

The memo outlines the refinements made to the line items for the Pump Station Maintenance project (\$1.5 million) and the Salmon Brook Park Pickleball Courts and Bathroom (\$500,000) on the Capital Improvement Plan approved by the Board of Selectmen in December.

4.I.2. Amended 10-Year Capital Improvement Plan

The updated plan includes the changes to the Pump Station Maintenance project and the Salmon Brook Park Pickleball Courts and Bathroom approved by the Board of Selectmen.

4.I.3. "Short List" of Town Capital Items with Requested Bonding Highlighted

The single page report highlights the three major project proposals by the Town including the pump station maintenance at \$1.5 million, the library renovation at \$7 million and the pickleball courts and bathroom at Salmon Brook Park for \$500,000.

4.I.4. Board of Selectmen, Board of Finance, Board of Education, and CPPAC December 31, 2025, Memo on Bonding Timeline and Narrative – Illustrative Outline

The memo provides an illustrative outline of possible bonding timelines and the supporting narrative explaining the process. Emphasizing that significant pre-planning is needed to execute the construction of a project, the underwriting and sale of the bonds and to budget debt service.

4.I.5. 12 Pages of Individual and Combined Debt Service Modeling

A variety of bond amortizations for each proposed project and also in total were provided for review by the committee.

4.I.6. A Two-Page “Crosswalk” Detailing Stabilized Debt Service (in lieu of volatile Debt Service)

The Crosswalk re-amortizes the models to reflect how the Town issues bonds showing interest only payments for the first two years and a reduction of principal and interest for the last 18 years. The document illustrates that the Town can maintain level debt service through the middle of 2037 with a \$13.5 million bond issuance. This also assumes the Town receives \$1 million of bond premium to the debt service fund.

4.I.7. A Six-Page CIP Policy Discussion Focusing on Town Bond Requests

The document includes the background, description and estimates of the Pump Station Maintenance Project and the Pickleball Courts and Bathroom Project at Salmon Brook Park. The projects must be approved by the voters to become a lawful appropriation before further work can be done to scope the project and go out to bid.

4.I.8. Pictures and Backup Materials (pages 1-11) for Town Requested Bonding Items

ON A MOTION by J. Adams, seconded by M. Neumann, the Board voted (7-0-0) to reorder the agenda to move Town - Capital Priority Recommendations before Board of Education - Capital Priority Recommendations under New Business.

5. NEW BUSINESS

5.I. Town – Capital Priority Recommendations

5.I.1. Sewer Pumps

The Town operates three sewer pumps (Salmon Brook Park, Route 10, and Route 189) that are approaching 50 years old. The pumps are functional, however in the last 12 months there have been two failures caused by the backup of nip bottles and grease from restaurants.

The Town secured three estimates for the maintenance which includes updated mechanicals and electricals, replacement parts and additional monitoring equipment which is needed to improve reliability and sustainability to extend the life of the existing pumps by an estimated 50 years or more. The estimated cost of the project including bond issuance costs is \$1.5 million.

The Town is recommending a 20-year bond issuance with debt service paid out of the Sewer Utility Fund. The special revenue fund has a balance of \$902K from sewer assessment fees paid by sewer users and is intended to pay for the needed maintenance work on the system or to support the debt service should bonds be issued. Given the size of the Sewer Utility Fund balance, debt service payments for the maintenance of the sewer pumps should not have any material impact on the future rates for sewer users.

5.I.2. Pickleball Courts/ SBP Public Bathroom Facility

The Town provides pickleball courts for use by residents on the existing tennis courts at Salmon Brook Park. Due to several noise complaints from the neighboring condominiums, noise abatement was considered. In the short term, noise reducing barriers have been purchased and will be installed at the tennis courts in the spring of 2026, however the permanent solution is to relocate the pickleball courts to an area in the park away from residential housing. The addition of standalone pickleball courts at Salmon Brook Park is strongly supported by residents, recommended by the Parks and Recreation Board, and was also identified as part of the GZA Parks Master Plan. The estimated cost of the project to construct four pickleball courts is \$250,000.

The Town is recommending a 20-year bond issuance with debt service paid out of the Parks and Recreation Fund. The special revenue fund has a balance of \$432K which is primarily funded by users of the parks system through program and rental fees and would pay for the courts or support the debt service if bonds are issued.

Secondly, the addition of a year-round restroom at the northern end of Salmon Brook Park is also strongly supported by the residents, recommended by the Parks & Recreation Board, and was also identified as part of the GZA Parks Master Plan. The estimated cost of the facility would be \$250,000 and the Town is recommending a 20-year bond issuance which would also be supported by the Parks & Recreation Fund.

The committee discussed the recommendations put forward by the Town, clarifying that these two projects will be paid for through the Sewer Utility Fund and the Parks and Recreation Fund and will not impact the General Fund.

ON A MOTION by M. Neumann, seconded by W. Kennedy, the Board voted (7-0-0) to forward the Town Sewer Pump Project at \$1.5 million and the Pickleball Courts and Bathroom Facility at Salmon Brook Park project at \$500,000 as defined in the December 4, 2025, document from the Town Manager to the Board of Selectmen for consideration.

5.II. Board of Education – Capital Priority Recommendations

Chairman Monica Logan presented the capital project recommendations for the Board of Education emphasizing that the focus and direction of the BOE has changed based on information received during the CPPAC process.

5.II.1. High School Track

This project proposes the replacement of Stadium Field and Field Two at Granby Memorial High School to address structural failures, age, and safety concerns. The existing turf track and field system was originally installed in 2013 and has been carefully maintained. However, the significant subsurface failures cannot be resolved through surface repairs. These conditions have led to restrictions on use and pose ongoing risks to student-athletes, staff, and community members. Field Two does not have the same issues as Stadium Field, however it is the same age and resurfacing at this time is recommended. Completing both fields at the same time allows for a cost savings of \$125,000.

The Board of Education is recommending a \$6.1 million project to reconstruct Stadium Field and the track surface using a post-tension concrete system to

provide long-term structural stability. Additionally, the project would include the installation of new synthetic turf and track surfacing, improve drainage, fencing and associated site work as well as the installation of new, energy efficient LED light fixtures at Stadium Field and Field Two.

5.II.2. Middle School

As presented in prior CPPAC meetings, the Middle School was constructed in 1992 and most of the building's major systems are now over 30 years old. A Visual Facilities Condition Assessment conducted in May 2025 found that while the building remains functional, many of the mechanical systems have exceeded their useful life and require upgrades to ensure continued safe and effective operation. However, acknowledging that these renovations will need to be completed in the future, the Board of Education does not feel they currently have enough information to evaluate the project in order to properly maximize potential reimbursements through the state, minimize disruptions to students and staff and to avoid building code issues. Therefore, at this time the BOE has scaled back the project and is requesting \$1.75 million for a comprehensive facilities assessment and to address immediate repairs.

The Board of Education is also recommending a project for approximately \$3.4 million (plus an 8%-10% contingency and \$750,000 for LED light fixtures) to reconstruct the baseball field at the high school into a new, all-weather synthetic turf facility. The field is in very poor condition due to overuse and the lack of irrigation, and the natural grass has become difficult for staff to maintain. The surrounding area including dugouts, bleachers, fencing and walkways also need to be improved or replaced. These additional elements may be added to the project depending on the final scope and funding. The goal of the project is to create a durable, multi-use athletic venue that increases field availability, improves safety and playability, and reduces weather related disruptions and long-term maintenance costs.

Discussion of the Board of Education capital priority recommendations will continue at the next meeting of the Capital Program Priority Advisory Committee.

Reports, photos, plans and backup materials for the projects discussed can be found as part of the CPPAC agenda packet on the Town website.

6. ADJOURNMENT

ON A MOTION by J. Adams, seconded by M. Neumann, the Board voted (7-0-0) to adjourn the meeting at 6:51 p.m.

The next meeting of the Capital Program Priority Advisory Committee will be held on Monday, January 26, 2026, at 5:00 p.m. in the Town Hall Meeting Room.

Respectfully submitted,



Betsy Mazzotta
Recording Secretary