TOWN OF GRANBY
BOARD OF SELECTMEN
PUBLIC HEARING & BOARD OF SELECTMEN REGULAR MEETING
MINUTES
July 6, 2026

CERTIFIED TRUE
ELECTRONIC COPY
From the Records of the
Town of Granby
as of 8:00 A.M.
July 21, 2026
Attested by:

BOARD OF SELECTMEN MEMBERS PRESENT: Mark Fiorentino, First Selectman; Margaret Chapple, Vice-Chairwoman; Kimberly Becker, Frederick Moffa, and Mark C. Neumann.

ALSO PRESENT: Michael P. Walsh, Town Manager, Kimi Cheng, Director of Finance, Betsy Mazzotta (remote) and members of the public.

First Selectman Mark Fiorentino called the Public Hearing to order at 6:48 p.m.

1. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Fred Moffa.

2. NEW BUSINESS

2.I. Connecticut Development Block Grant - Program Income Proposed Change of Use

A public hearing was opened to consider the proposed use of program income funds received through the Community Development Block Grant (CDBG) Program. The funds are proposed to be reprogrammed for the Stony Hill Village fire alarm system project. The purpose of the hearing was to provide an opportunity for public comments regarding the proposed allocation of these funds.

Kim Becker provided comments in her capacity as President of Granby Homes for Senior Citizens, and the proposed use of CDBG program income funds for the Stony Hill Village fire alarm system upgrade. The current outdated system has resulted in frequent false alarms, and the upgrade would improve resident safety and reduce unnecessary fire department responses. Becker noted that she would recuse herself from any future vote on the matter due to her role with the organization.

Helen Frye, treasurer, and Sandy Flagg, Tenant Association Representative spoke on their fundraising efforts for other important improvements, including a generator, heating and air conditioning needs, and community room upgrades, but this project is beyond what can be afforded. It was expressed that this improvement would greatly benefit our residents and the Town by reducing the number of false alarms and unnecessary emergency responses.

Jean Donahue-Perron, 25 Archie Lane, Chair of the Commission on Aging, provided comments on her personal capacity as a retired physical therapist with extensive experience working with older adults. She emphasized the importance of upgrading the Stony Hill Village fire alarm system to improve safety for elderly residents, particularly those with mobility, hearing, or visual impairments. She noted that modern systems provide earlier detection, reduce false alarms, and allow for quicker emergency response. She expressed support for

using available CDBG funds to complete the upgrade and enhance resident safety and quality of life.

3. ADJOURNMENT

ON A MOTION DULY MADE BY F. Moffa, seconded by P. Chapple, the Board voted (5-0-0) to adjourn the meeting at 6:59 p.m.

At 7:05 p.m. the First Selectman reconvened the Board of Selectmen meeting.

4. MINUTES

4.I. Approval of the Board of Selectmen Regular Meeting Minutes - June 15, 2026

ON A MOTION DULY MADE BY M. Neumann, seconded by K. Becker, the Board voted unanimously (5-0-0) to approve the minutes from the Board of Selectmen Regular meeting on June 15, 2026.

5. RESIGNATIONS/APPOINTMENTS

5.I. Conservation Commission Appointment Approval - Ruthann B. Zafian

ON A MOTION DULY MADE BY P. Chapple, seconded by M. Neumann, the Board voted unanimously (5-0-0) to approve the appointment of Ruthann B. Zafian (D) to the Town of Granby Conservation Commission as recommended by the Democratic Town Committee to fill a vacancy with a term expiring January 8, 2029, or until a successor is appointed and qualified.

6. COMMUNICATIONS

6.I. Friends of Holcomb Farm Annual Report

Ms. Kadrle, Executive Director of Friends of Holcomb Farm, presented the organization's annual report, including updates on operations, finances, and compliance with the Town Lease and Use Agreement. She reported that the organization maintained the property's trails, agricultural fields, and conservation responsibilities, and continued to exceed commitments related to supporting senior center and social service programs.

An update was provided on the project at 87 Simsbury Road, noting that major construction phases have been completed, the facility has received occupancy approval, and the farm store is open to the public. Future work will focus on energy efficiency improvements and additional renovations as funding becomes available.

7. OLD BUSINESS

7.I. Bond Questions (From the BOS Meetings - May 4 and June 15, 2026)

The Board discussed the draft bond referendum questions, which had been reviewed by bond counsel and developed through the CPPAC process. Discussion focused on the number of questions to present to voters and the timing of the referendum. The Board considered whether to maintain six separate questions or combine related projects. After discussion, the Board supported combining the athletic field projects into one question, resulting in five total bond questions.

The Board also discussed referendum timing and concerns were raised regarding the need for additional project details, voter education, and the logistical challenges of holding the referendum in conjunction with the November general election.

ON A MOTION DULY MADE BY F. Moffa, seconded by P. Chapple, the board approved to proceed with five Bond Referendum questions and hold the referendum on Tuesday, December 8, 2026, with a required Public Hearing on Tuesday, December 1, 2026.

8. NEW BUSINESS

8.I. Consideration of Additional FY26 Appropriation – CE/Improvement Fund

The Board considered an additional FY26 appropriation of $690,000 to be transferred into the Capital Improvement Fund. The appropriation was conditionally approved by the Board of Finance and is within the limits established by the Town Charter.

The funds represent one-time revenues from the Broadleaf property valuation change ($357,000), the sale of 603 Cider Lane ($101,000), and the sale of 83 Salmon Brook Street ($245,000). The transfer will strengthen the Capital Improvement Fund and provide future funding flexibility without relying solely on taxpayer dollars. Any future use of the funds will require additional Board approval.

ON A MOTION DULY MADE BY P. Chapple, seconded by K. Becker, Board of Selectmen authorizes an additional appropriation of $690,000 from the General Fund balance to the Capital Equipment/Improvement Fund.

8.II. Consideration of Additional FY27 Appropriation - OPEB Contribution

The Board considered proposed FY27 additional appropriation of $455,539 to be contributed to the Other Post-Employment Benefits (OPEB) Trust. The funding resulted from a Supplemental Educational Cost Sharing Grant received from the State of Connecticut, which allowed the Town to reduce the FY27 Board of Education appropriation by the same amount.

Of the available funds, $200,000 was committed toward a mill rate reduction, with the remaining $455,539 proposed for the OPEB Trust to help offset future actuarially required contribution increases.

ON A MOTION DULY MADE BY M. Neumann, seconded by K. Becker**,** the Board of Selectmen authorizes an additional FY27 appropriation of $455,539 from the General Fund balance to the OPEB Trust.

8.III. Holcomb Farm Trust Transfer - FY27 Approved Capital Items

The Board considered a request to transfer $135,000 from the Holcomb Farm Trust to the Town of Granby to reimburse approved FY27 capital expenses. The request includes $85,000 for the Farm Store parking lot and Crescent entrance repaving and $50,000 for siding replacement on the Main Barn.

The transfer is permitted under the June 8, 2023, Trust Agreement, which allows funds to be used, upon request of the Grantor, for necessary support of Holcomb Farm operations, maintenance, and capital expenses. The Trust balance as of March 31, 2026, was reported at $659,753.

ON A MOTION DULY MADE BY F. Moffa, seconded by K. Becker, the Board of Selectmen approve the payment of $135,000 from the Holcomb Farm Stewardship Fund Trust to reimburse the Town of Granby for capital item 2027-500 – Farm Store Parking Lot and Crescent Entrance Repaving in the amount of $85,000 and capital item 2027-501 – Siding Replacement on the Main Barn in the amount of $50,000.

8.IV. Fox Fund Trust Transfer - FY27 Senior Tax Credit Program Funds
The Fox Fund was established through a $50,000 bequest from Robert A. Fox in 1963 and has grown to approximately $1.267 million through prudent investment.

The Board considered a request to transfer $60,000 from the Robert A. Fox Fund to reimburse a portion of the FY27 Elderly Tax Credit Program (Town Ordinance Chapter 156, Article I).

The terms of the fund require that principal and earnings be used for the care, benefit, and support of Granby's poor and needy residents. Based on guidance from the Connecticut Attorney General's Office, the Town determined that this type of reimbursement aligns with the fund's purpose.

The FY27 program provides approximately $331,000 in benefits to 170 qualifying Granby seniors, with the requested $60,000 transfer representing approximately 20% of the program costs.

The approval of the Fox Fund Policy will be added to the agenda at a later date.

ON A MOTION DULY MADE BY M. Neumann, seconded by P. Chapple, the Board of Selectmen approve Town of Granby Fox Fund Special Revenue Fund reimbursement of $60,000 from the Fox Fund to reimburse the Town of Granby $60,000 in FY27 for approximately 20% of the cost of the Senior Tax Credit Program.

8.V. Electioneering Policy Approval
The Board considered the proposed Registrar of Voters Administrative Policy and Procedures for Electioneering at Polling Locations. The policy was developed by Registrars of Voters Laura Wolfe and Karen Antonucci in collaboration with Town Clerk Jen Espinal and Deputy Registrar Dan Wolfe; and was reviewed by Town Counsel Richard Roberts. The policy formalizes existing electioneering procedures currently in practice.

Board members discussed proposed revisions, including removing the limitation of three signs per person and clarifying the 10-foot radius requirement for signs and materials.

Concerns were also raised regarding electioneering signs displayed on vehicles and potential impacts on voter parking availability. The Board agreed to table consideration of the policy until the next meeting to further review the proposed revisions and address outstanding issues, including sign limitations, vehicle displays, and potential parking provisions.

ON A MOTION DULY MADE BY P. Chapple, seconded M. Neumann the Board of Selectmen voted to table the agenda item until a future meeting.

9. TOWN MANAGER REPORT

9.I. Town Manager's Departmental Activity Report - June 2026

The Board reviewed a memo dated June 30, 2026, highlighting recent activities and updates from various Town departments, including Finance, Tax Collector, Assessor, Town Clerk, Library, Police Department, and Registrar of Voters. Residents were encouraged to visit the Town website for additional information and department updates.

10. FIRST SELECTMAN REPORT

The First Selectman thanked the America 250 Celebration Committee and all Town departments, organizations, and volunteers who contributed to the successful community events, including Public Works, Police, Ambulance Association, American Legion, Lions Club, Parks and Recreation, Library staff, and others.

The First Selectman announced that the Public Building Committee will begin meeting on July 8, 2026, at 6:00 p.m. at the Senior Center, with meetings available via Zoom and GCTV. The committee will assist with planning and managing upcoming capital projects.

The First Selectman also announced that the Intraboard Advisory Committee will hold its first meeting on July 13, 2026, at 6:00 p.m. The committee will explore opportunities for efficiencies between Town and Board of Education operations and will seek public input throughout the process.

11. SELECTMEN REPORTS

P. Chapple, echoed appreciation for the success of the weekend's America 250 Celebration events, noting the positive feedback received from attendees and congratulating Mark and the committee for their efforts in planning and executing the events.

K. Becker, echoed appreciation for the successful America 250 Celebration events, recognizing the significant effort and coordination required to organize the activities. Appreciation was expressed to Mark and the committee for their outstanding work in planning and executing the events.

M. Neumann, expressed appreciation to all Town departments, community organizations, businesses, sponsors, volunteers, and partners who contributed to the success of the America 250

Celebration events. Special recognition was given for the support provided through event coordination, public safety, logistics, donations, programming, historical activities, and year-long planning efforts. The committee thanked everyone involved for their dedication to making the celebration a successful community event.

12. PUBLIC SESSION

R. Flannigan, 24 Woodcliff Drive, expressed concerns regarding freedom of speech and public participation at municipal meetings. The resident encouraged transparency, public engagement, and protecting residents' rights.

Russell Kniffin, Buttles Road, expressed concerns regarding the appearance and maintenance of Kearns School, including lawn care and tree trimming.

13. EXECUTIVE SESSION

ON A MOTION DULY MADE BY P. Chapple, seconded by F. Moffa, at 8:47 the Board voted unanimously (5-0-0) to enter Executive Session pursuant to CGS § 1-200(6)(A) regarding the performance evaluation of the Town Manager. Present, were all Board of Selectmen members and the Town Manager.

ON A MOTION DULY MADE BY M. Neumann, seconded by F. Moffa, at 9:28 the Board of Selectmen voted unanimously (5-0-0) to exit Executive Session.

14. ADJOURNMENT

ON A MOTION DULY MADE BY M. Neumann, seconded by F. Moffa the Board voted unanimously (5-0-0) to adjourn the Board of Selectmen Regular Meeting at 9:29 p.m.

These notes summarize the discussion that took place during the Board of Selectmen meeting. The full meeting recording is available through Granby Community Television at https://gctv16.org or for a full detailed report, you can access the Board of Selectmen meeting packet.

Respectfully Recorded & Attested,

Jen Espinal

Jen Espinal
Town Clerk
Received for Record: July 10, 2026, at 12:42 P.M.
By Jini Ruscitti, Assistant Town Clerk

The next regular meeting of the Town of Granby Board of Selectmen is scheduled for Monday, July 20, 2026, in the Town Hall Main Meeting Room.