TOWN OF GRANBY
CAPITAL PROGRAM PRIORITY ADVISORY COMMITTEE
MEETING MINUTES
FEBRUARY 2, 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 5:00 p.m.

1. PLEDGE OF ALLEGIANCE

2. MINUTES

2.I. Approval of CPPAC Meeting Minutes – January 26, 2026

ON A MOTION by M. Neumann, seconded by J. Adams, the committee voted (7-0-0) to approve the minutes of January 26, 2026, as presented.

3. PUBLIC COMMENT

The following residents spoke in support of the proposed projects to reconstruct Stadium Field and the track and to convert the existing baseball field at the high school to a new all-weather turf facility.
David Peling, 15 Hampton Village Drive, Granby
Chris Saunders, 6 Heather Lane, North Granby
Mark Migliaccio, 6 Black Oak Drive, West Granby
Steven Simard, 29 Whitman Drive, Granby
Brynne Simard, 29 Whitman Drive, Granby
Chris Perry, 7 Brianwood Lane, Granby
Joseph Lewie, 6 Candlewood Lane, Granby
Greg Dion, 62 Silver Brook Lane, North Granby
Gavin Baron, 5 Long Lott Road, West Granby
Abby Heller, 11 Winter Village Road, Granby
Mike Dombrowski, 7 Farm View Lane, Granby
Auggie Mayle, 13 Strong Road, West Granby
Beth Heller, 11 Winter Village Road, Granby

The following residents spoke in support of the library expansion project.
Dan Jachyn, 218 Salmon Brook Street, Granby
Lauren Charamut, 30 Shelley Drive, Granby
Aubrey Schultz, 17 Kilmer Lane, Granby

Curt Johnson, 1 Fielding Woods, West Granby submitted a letter to the chairman with thoughts regarding the four projects presented to CPPAC. The letter is attached to the minutes.
Beth Carroll, 10 Quail Lane, North Granby posed a question to the committee regarding the funding of the sewer project.

4. COMMUNICATIONS

4.I. Bonding Capacity Discussion

CPPAC Chairman Hobson and Board of Finance Chairman Guarco reviewed the financial viability of a $19.45M bonding package and opined that based on current bonding capacity projections, the package is structurally sound based on:

- Flat Debt Service: By utilizing the Capital Needs Expenditure Fund (CNEF), the Town can maintain a flat net debt service of approximately $1.83M through 2032.
- Strategic Drawdown: The model builds a CNEF surplus through 2029 (peaking at $2.46M) to absorb the "New Debt" service that begins to ramp up in 2030.
- The 2034 "Cliff": This plan bridges the gap until 2034, when existing debt drops from $998K to $514K, creating the necessary capacity to sustain the new bond without a tax spike.

Fiscal Year	Existing Debt ($)	New Debt ($)	Feed Into CNEF ($)	Use of CNEF ($)	New Debt Service ($)	Ending CNEF Balance ($)
2026	1,731	0	105	0	1,836	930
2027	1,234	0	602	0	1,836	1,577
2028	1,198	0	638	0	1,836	2,277
2029	1,136	417	283	0	1,836	2,642
2030	1,098	1,290	0	-552	1,836	2,153
2031	1,065	1,728	0	-957	1,836	1,232
2032	1,034	1,690	0	-888	1,836	358
2033	998	1,652	0	-358	2,292	0
2034	514	1,614	0	0	2,128	0

After a roundtable discussion on the recommended proposal and financing strategy the following motion was put forth and approved by the committee.

ON A MOTION by D. Peling, seconded by J. Adams, the committee voted (7-0-0) to recommend to the Board of Selectmen and the Board of Finance the approval of the FY2026 Capital Funding Package totaling $19,450,000 for the projects specified in the current proposal, subject to the following three conditions:

1. Fiscal Discipline: That the Town shall not consider further major large capital projects until the next significant debt service drop-off scheduled for fiscal year 2034.
2. Private Contribution: That a minimum $1.5 million private funding threshold be established as a requirement for the library improvements.

3. Oversight: That the Board of Selectmen establish one or more Project Building Committees to manage and oversee the execution of the approved project(s) to ensure fiscal accountability.

Project Breakdown

Description	Sponsor	Base Estimate	Total (w/ 10% Contingency)
Stadium Field, Track & Field Two	BOE	$6,300,000	$6,930,000
Baseball/Softball Synthetic Turf	BOE	$3,200,000	$3,520,000
GMMS Repairs & Design	BOE	$3,000,000	$3,000,000*
Granby Public Library Renovation	Town	$6,000,000	$6,000,000*
TOTAL		**$18,500,000**	**$19,450,000**

* No contingency added

5. NEW BUSINESS

5.I. Board of Education – Capital Priority Recommendations
No further discussion

5.II. Town – Capital Priority Recommendations
No further discussion

6. ADJOURNMENT

ON A MOTION by M. Neumann, seconded by H. Lombardo, the Board voted (7-0-0) to adjourn the meeting at 6:28 p.m.

Respectfully submitted,

Betsy Mazzotta
Recording Secretary

February 2, 2026

Mr. Kevin F. Hobson, Chairman
Capital Program Priorities Advisory Committee
Town of Granby, 15 North Granby Road
Granby, Connecticut 06035

Re: 2027 Proposed Capital Projects - Capital Program Priorities Advisory Committee (CPPAC)

Dear Chairman Hobson and CPPAC members:
The purpose of this letter is to provide my thoughts regarding the four projects that have been presented to CPPAC for status determination for bonding support. I believe there is a strategy that will allow the projects to be reasonably funded with a combined funding value that is within a CPPAC benchmark that will not increase taxes of Granby residents. To follow is a brief summary of my thoughts on each of the projects.

First, regarding the Granby Memorial High School Athletic Fields and Track, declarations have been expressed by representatives of both Granby Public Schools and Granby Board of Education that they have "safety concerns" and the project is "urgent." After a 2013 completion of significant upgrades to the Athletic Complex/Stadium Field & Track, another major reconstruction in 2026 is required due to a failure of the foundation and subsurface soils; the "urgent" project has been moved to front and center. The estimated cost of **$6,100,000.x** includes a Post Tension-Concrete foundation for the Stadium Field and Track and resurfacing of Field Two with Athletic Lighting Retrofit to LED. A 10% contingency increases the total to **$6,700,000.x**; I suggest the Athletic Department consider end-zone safety netting.

Second, there are proposed renovations to Granby Memorial Middle School. Representatives of Granby Public Schools and Granby Board of Education have affirmed that "many core mechanical systems" to be "beyond the end of their expected useful life and require targeted upgrades to ensure continued safe and effective operation. Additionally, a significant percentage of the building does not have any life safety fire suppression sprinkler systems." I can only place trust in the credibility of their statements serving to elevate near term renovations at the Middle School to a level of urgency to satisfy health and safety concerns. Although the renovations have been initially estimated at **$1,800,000.x** perhaps it is prudent to increase the estimate to **$2,500,000.x** to allow for immediate upgrades and "necessary repairs" (Note: the $2.5 million includes a maximum of 10% for Design & Engineering professionals).

Third, based on the Granby Public Library "The Next Chapter" presentation at the CPPAC meeting of January 26, 2026, I reviewed the proposal identified as "Project Option 2 with a Municipal Bond of **$4 million**." Although I am not clear of the proposed gross area expansion, I do know that the Granby Assessors Data Base has listed Granby Public Library with a Gross/Living Area of over 10,000 square feet (sf). A one-story addition of 5,000 square feet adds meaningful square footage to the existing footprint increasing the Gross Area by 50% to 15,000 sf. A $4,000,000.x construction estimate equates to a per square foot (psf) construction budget of $800/psf.

Factoring in a maximum 8-10% Design & Engineering indirect project cost, the psf direct construction budget remains reasonable at $736/psf (8%) or $720/psf (10%). A 50% expansion of the Gross Area of the current Granby Public Library will greatly serve to build out much needed space to accommodate Adult Programs and Children's Programs, allow for larger meeting rooms, create updated reading and resource areas and enhance other library services. A one-story expansion should reduce direct construction costs and also allow construction funds to be invested into external aesthetic features e.g. landscaping, lighting, a core patio location that is buffered from Rte. 20 noise. Exterior construction can remain compatible with Granby's rural setting. I suggest adding a contingency of 10% or $400,000 increasing the project budget to $4,400,000.x supporting an overall objective to provide renovations that achieve a high level of comfort, and efficiency in a well-designed space for both the public and staff.

Fourth, the "January 5th 2026 "Granby Public Schools: Capital Improvement Plan Discussion" also proposes construction of "Granby High School Baseball/Multipurpose Field" stated with a "goal of the project is to create a durable, multi-use athletic venue that increases field availability, improves safety and playability and significantly reduces weather-related disruptions and long-term maintenance costs." As listed in the November 24, 2025 "Project Proposal-Granby Field Renovations" the total estimated budget is $3,200,000. Absent representations of any "urgency", I do believe there are logical business reasons to consider the project with an estimated budget of $3,500,000.x (includes a 10% contingency; no lights). I base my suggestion on the following 1) the contractor has economies and efficiencies of scale performing renovations on three athletic field projects; 2) more meaningful credits should be offered to the town of Granby and 3) successful and timely completion of three projects is attainable.

The total estimate of all four proposed projects for CPPAC bonding is $17,100,000.x I offer some points regarding the four projects for project representatives to consider:

- The contract(s) for the Athletic Fields and Track is a Design/Build contract; Field Turf controls the design, construction costs and ultimately their gross/net profits. To reduce costs remain mindful to prevent duplication of contingency costs carried by the contractors.
- It is prudent to hire a Construction Manager (CM) solely representing Granby's interests; a professional with in-depth building/site experience and proven management of change orders.
- Performance & Payment Bonds will be required due to public funding of projects and it is important to know all contractual Design/Build Warranty Terms, Conditions and Exclusions.

In closing, I believe there exists an opportunity for the town of Granby to work in partnership with the Design/Build contractors and a Construction Manager to reduce the total costs of all four projects to get closer to $16,000,000. Achieving $16,000,000.x should serve the best interests of Granby taxpayers; a CPPAC benchmark capacity to prevent a tax increase. I thank you for the time to convey my thoughts.

Sincerely,

Curt Johnson (West Granby resident)

Cc: All Current and Ex Officio Members of CPPAC, and Betsy Mazzotta, Recording Secretary