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TOWN OF GRANBY
Capital Program Priority Advisory Committee (CPPAC)
Regular Meeting Agenda
Monday, February 2, 2026 – 5 p.m.

Town Hall Meeting Room

1. Pledge Of Allegiance
2. Minutes
   - 2.I. Approval Of CPPAC Regular Meeting Minutes - January 26, 2026

     Documents:

     CPPAC MINUTES 012626.PDF
3. Public Comment
4. Communications
   - 4.I. Bonding Capacity Discussion

     Documents:

     FINANCIAL VIABILITY ANALYSIS KH.PDF
     CPPAC PROPOSED MOTION KH.PDF
     THE _ROADMAP_ CAPITAL PLAN 2.1.26 KH.PDF
5. New Business
   - 5.I. Board Of Education - Capital Priority Recommendations
   - 5.II. Town - Capital Priority Recommendations
6. Adjournment

The next regular meeting of the Town of Granby CPPAC is scheduled for Monday, February 23, 2026, at 5 p.m. in the Town Hall Meeting Room.

TOWN OF GRANBY
CAPITAL PROGRAM PRIORITY ADVISORY COMMITTEE
MEETING MINUTES
JANUARY 26, 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 5, 2026

ON A MOTION by J. Adams, seconded by D. Peling, the Board voted (7-0-0) to approve the minutes of January 5, 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
Joseph Lewie, 6 Candlewood Lane, Granby
Mike Dombrowski, 7 Farmview Lane, North Granby

Curt Johnson, 1 Fielding Woods, West Granby submitted a letter to the chairman with four questions pertaining to the funding of the capital projects and the CPPAC process. The letter is attached to the minutes.

4. COMMUNICATIONS

None.

5. NEW BUSINESS

5.I. Board of Education – Capital Priority Recommendations

5.I.1. Stadium Field and High School Track

Superintendent Cheri Burke introduced Chris Hulk, Vice President for New England from FieldTurf to present further information and details on the turf projects proposed for GMHS. The presentation included the condition of the existing site, the proposed post tension concrete design solution and the proposed plan.

5.I.2. Baseball and Softball Fields

The presentation also included an overview of the proposal to convert the existing baseball field at the high school to a new all-weather turf facility.

The full presentation from FieldTurf is included as part of the CPPAC agenda packet on the Town website.

5.I.3. Middle School

A visual assessment of the current condition of the middle school was completed which identified several areas such as common areas and classroom spaces that are outdated, in poor condition and no longer serve the needs of the students and staff in a modern learning environment. However, the information from the visual assessment is not sufficient to form a project proposal at this time. The BOE is requesting CPPAC postpone a decision on this project until more information is gained through a Full Facilities Condition Assessment (February), and an HVAC inspection (April). Additional work has also been done on a ten-year certified enrollment projection and education specifications to meet the state requirements for reimbursement.

5.II. Town – Capital Priority Recommendations

5.II.1. Library Fundraising and Grants

Amber Wyzik, Director of Library Services and Lauren Charamut, Chair of the Campaign Cabinet provided an overview of the fundraising efforts for the library expansion project. The campaign seeks to raise $2 million in private support – an amount confirmed as achievable through a feasibility study to help fund the expansion and renovation of the Granby Public Library to better serve the community. Donations will support furnishings and shelving, quiet study rooms and other welcoming features. In addition, the Library Director is actively pursuing $2-3 million in grants which, along with the municipal bond, are expected to cover a significant portion of the cost of the project. A number of grant opportunities are in the pipeline and will be finalized over the next several months.

The full library fundraising presentation is included as part of the CPPAC agenda packet on the Town website.

6. BONDNG CAPACITY DISCUSSION

This agenda item was postponed until the next CPPAC meeting in the interest of time.

7. ADJOURNMENT

ON A MOTION by J. Adams, seconded by M. Neumann, the Board voted (7-0-0) to adjourn the meeting at 7:16 p.m.

The next meeting of the Capital Program Priority Advisory Committee will be held on Monday, February 2, 2026, at 5:00 p.m. in the Town Hall Meeting Room.

Respectfully submitted,

BMazzatta

Betsy Mazzotta
Recording Secretary

To: Kevin Hobson, Chairman
Capital Program Priority Advisory Committee (CPPAC)
Cc: All Current and Ex Officio Members of CPPAC, and Betsy Mazzotta, Recording Secretary
From: Curt Johnson, West Granby CT
Date: January 26, 2026 (Hand Delivered at Public Session of CPPAC Meeting)

Dear Chairman Hobson:
I have listed below four questions as they pertain to large capital funding proposals submitted to CPPAC; your clarifications will be appreciated.

1) My understanding is that the capital projects identified as Sewer Pumps, Pickleball Courts and Bathroom at SBP are all considered large capital projects. The total sum of the preliminary estimates for the three projects is $2,000,000.x
Question: Is the $2,000,000.x total of the three projects to be included in the CPPAC capital funding benchmark for 2026/2027?

2) Based on December 31, 2025 "Bonding Timelines and Narrative" there is "a hypothetical example of the timelines and discussion of a $13.5 million referendum question(s) broken down into two projects:" "1. A $6.5 million capital project (CP 1) with immediate urgency and 2) A $7 million capital project (CP 2) with a longer planning cycle."
Question: I have heard both a $13.5 million number and also a $15 million number for the potential maximum of CPPAC funding for 2026/2027 – what benchmark number is applicable?

3) During previous CPPAC meetings, I learned that if CPPAC bond funding exceeds a specific benchmark maximum (e.g. $13.5 million? or $15 million?) in all likelihood taxes will be increased based on the level of excess capital funding over the benchmark maximum of bonding.
Question: What is the maximum bonding benchmark for 2026/2027 and how will any excess bonding over the maximum bonding benchmark impact tax rates and debt service, a debt service that has been maintained at a historic $1.8 million?

4) Taking into account the above question #1, should the $2 million of the estimated total of the three proposed projects be included in the maximum bonding benchmark and debt service?
Question: If yes, would that decrease the balance of capital funding for other project proposals for CPPAC bonding e.g. $13.5 million minus $2 million = balance remaining of $11.5 million? Or e.g. $15 million minus $2 million = $13 million?

Thank you the courtesy of your clarifications.
Sincerely,
Curt Johnson
END

Financial Viability Analysis - CPPAC 2.2.26

Based on current bonding capacity projections, this $19.45M package is structurally sound:

- **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 **$2.64M**) 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 ($)	Use of CNEF ($)	Net 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

Recommended Proposal based on Strategy for the $19.45M Capital Bond Recommendation dated 2.2.2026.

"I move that the CPPAC 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 for the Record

Project 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**	**$19,450,00**

*No contingency added.

To: CPPAC Members

From: Kevin Hobson, CPPAC Chairman

Date: 2.2.2026

Subject: Strategy for the $19.45M Capital Bond Recommendation

The Core Idea: We propose a single $19.45M bonding assumption for consideration to the Board of Selectman & Board of Finance and ultimately to the residents for referendum.

Project 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**	**$19,450,00**

Conditions to proceed:

To make this $19.45M work for the taxpayers, we should consider guardrails:

- If we bond the $19.45M now, the Boards and committee agrees to no new major capital asks until the debt service "cliff" in 2034.
- The Library obtains a $1.5M Private Funding Goal. We're setting a requirement for $1.5M in private donations for the library. This keeps the actual debt lower for a larger project and ensures the Library board is held to the fundraising commitments.
- Building Committee(s) for oversight: Recommend the BOS set up a dedicated Building Committee(s) for these project(s). We want residents with construction and finance expertise looking over the project and contractor(s) to ensure scope and we stay on budget.