

**TOWN OF GRANBY
CAPITAL PROGRAM PRIORITY ADVISORY COMMITTEE
MEETING MINUTES
JANUARY 31, 2019**

PRESENT: John Adams, Jenny Emery, Mark Fiorentino, Sally King, and William Kennedy

Ex-officio Members: John Ward, Town Manager; Alan Addley, Superintendent of Schools; Melissa Migliaccio, BOE Chairman; and Michael B. Guarco, Board of Finance Chairman

OTHER PRESENT: Shannon Sullivan, BOE Director of Facilities and Paul M. Drummey, CREC Project Manager

John Adams began the meeting by announcing that Chairman Bischoff will not be in attendance tonight and he will be running the meeting at the request of Chairman Bischoff. Mr. Adams confirmed a quorum and called the meeting to order at 7:04 p.m.

APPROVAL OF MEETING MINUTES OF JANUARY 17, 2019

The Committee reviewed the minutes of January 17, 2019.

On a **MOTION** by J. Emery, seconded by W. Kennedy, the Committee voted unanimously (5-0-0) to approve the meeting minutes of January 17, 2019 as presented.

FURTHER DISCUSSION OF PRIORITY PROJECTS

Mr. Adams gave a brief summary from January 17, 2019. He indicated that the committee concurred the five bridges replacement project, solar, and the high school facility upgrades are the priority projects for discussion and consideration of a motion for approval of all projects.

A discussion ensued on several topics relating to having one or two referendums, bond issues, and how this could be presented to the public. Some highlights of the topics discussed were:

- Concern for the timeframe issue for the bridge replacement and solar projects.
- Consideration for referendum voting, individual or bundled together.
- The bond rate of 3% is a rough estimate for the projects.
- A confirmation of the gross and net cost amount for the school projects is needed.
- The finance model should be updated with a 2% operating budget and an additional line showing what is expected to be received from Eversource as a result from the solar project. Also the grand list growth should be updated from 2020 forward. In particular show when the grand list changes because of expected growth from the recently two major housing development projects.
- Questions for the bond counsel concerning time period of a bond, the spending of it, and can the town go out to bond more than once after the referendum has been approved. Town Manager commented he is meeting with bond counsel on Feb. 4, 2019.
- The month of May should be considered as a possible time for a referendum vote. There are several process steps to be taken before a referendum vote is scheduled.

Superintendent Addley introduced Paul Drummey, CREC Project Manager. Mr. Drummey distributed information about the solar project, including an aggressive timeline. He is in support of the project and was able to answer questions or concerns for the project. The solar contract is a unit price and does not deal with retail or wholesale price. There are penalties

stated in the contract that may come to fruition if the projects get behind the anticipated start date for energizing. There are concerns if the delivery date for panels is delayed a long time, along with the approval permits by the Planning and Zoning Commission (P&Z) and Inland Wetlands Watercourses Commission (IWWC), the penalties will be realized and may be costly. Mr. Sullivan mentioned the field project area has already been pinned for the wetlands areas in preparation of going before IWWC. Town Manager Ward questioned the maximum VNM sales @ 80% dollar amount. He also questioned as to whether or not the VNM Credit will remain the same value for 25 years and not be subject to bi-annual revisions by Eversource. It was indicated the VNM is a contract between the town and Eversource that shows an annual contractual cap that Eversource will buy back. Mr. Adams expressed concern about whether or not there is a day of reckoning regarding the amount of solar energy that has been collected from this solar farm. A 39% reimbursement by the state is calculated in the project. The BOE has already invested a lot of time and money into this project. It is expected that more money will be spent before actual design drawings are produced. Mike Guarco questioned the life of the system, which Mr. Drummey responded that the panels currently have a 25 year and the connectors have 10 years, however purchasing the extended warranty for the connectors then matches the panels life span. The cost of the extended warranty is built-in the total price.

Ms. Migliaccio and Mr. Drummey left the meeting at 7:38 p.m.

Superintendent Addley distributed the outline for high school facility upgrade for discussion. He commented the outline needs a feasibility study prepared which can be accomplished in a short time. The project start date for some of the high school facility upgrades is a year or two away.

Mr. Guarco expressed concern for one referendum to handle the three projects because the dollar amount is too high. He felt if there is only one referendum vote, the spending timeframe for requested dollar amount should be explained in detail. The operating budget should also be discussed regarding what expenses are expected to be spent at the same time as the capital projects are being completed. He prefers multi-referendums.

Ms. Emery mentioned the school's operating budget is being strained from repairs made because of the age of infrastructures and equipment the school maintains.

Mr. Fiorentino and Ms. Emery agree that one referendum is the way to go. This approach notifies the public about the needs for the next couple of years. Town Manager Ward stated the radio communications project will become a priority project within the next two year and that needs to go to bond also. This way the high school facility upgrade project would not be alone for the referendum vote.

Sally King mentioned that the Board of Selectmen have not been updated on CPPAC matters, as of yet, so she has no consensus how the Selectmen might feel about the capital projects discussed tonight.

There was talk about delaying some of the high school projects to be combined with a radio communications project for a referendum vote within the next year or two. Superintendent Addley restated the high school facility upgrades is a priority project that should be given substantial consideration to be part of the first referendum.

SCHEDULE NEXT MEETING AND ADJOURNMENT

Mr. Adams suggested meeting again next week on Thursday, February 7, 2019 at 7:30 p.m. The meeting location will be determined later. All the committee members concurred.

Mr. Adams concluded the meeting and adjourned at 8:43 p.m.

Respectfully submitted,

Patricia I. Chieski
Recording Secretary