

**TOWN OF GRANBY  
CAPITAL PROGRAM PRIORITY ADVISORY COMMITTEE  
MEETING MINUTES  
OCTOBER 6, 2025**

**MEMBERS PRESENT:** Kevin Hobson, Chairman; Margaret Chapple, Secretary; Heather Lombardo, Mark Neumann, and David Peling

**EX OFFICIO MEMBERS PRESENT:** John Adams, Treasurer; 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:** William Kennedy, Vice-Chair

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 – December 2, 2024

ON A MOTION by M. Neumann, seconded by M. Chapple, the Board voted (5-0-0) to approve the minutes of December 2, 2024, as presented.

**3. PUBLIC COMMENT**

There were no comments from the public.

**4. APPOINTMENTS**

4.I. None

**5. COMMUNICATIONS**

5.I. Town Manager's 10-Year Capital Plan Report Compilation Background

Town Manager Mike Walsh provided an overview of the capital planning process and the background on how the master list which was presented to the Board of Selectmen was developed, approved, and then forwarded to CPPAC. The Capital Improvement Plan for FY27- FY36 is a comprehensive list which includes \$78 million in Town projects and \$56 million from the Board of Education for a total capital projects request of \$134 million. The CIP spreadsheet is a working document and will become part of the annual budget process. It will be refined annually as the priorities and funding may change.

The Town Manager reiterated that this is an all-inclusive list, and the Town does not have the fiscal capacity to address all of the projects. It is the role of CPPAC to develop criteria for prioritizing capital improvement projects, consider and review the projects and ultimately make a recommendation to the Board of Selectmen.

Projects under consideration include replacement of the stadium field and the track at the high school, renovation of the Middle School and expansion of the Granby Public Library. The Town will also consider two projects outside of bonding: sewer pump

replacements and a pickleball facility at Salmon Brook Park. The cost of which will be paid from the Sewer Fund and the Parks and Recreation Fund, respectively.

5.II. Town Bonding Process Overview

The Town Manager reviewed the Town bonding process and other financing vehicles used for capital improvements.

For large capital items, those with a cost at or above \$250,000, the Town bonds approximately once every seven years to maintain financial flexibility and stability. Granby has comparatively low bonded indebtedness with about \$13 million of outstanding debt as of June 30, 2024. The Town wants to keep debt service stable at about \$1.8 million annually. One of the bond issues will be fully paid in FY26 making \$600,000 of debt service available to fund new capital priorities. A bond of some amount will likely be considered, subject to voter approval. CPPAC, the community and/or the Board of Selectmen may change the priorities and amounts as the process unfolds.

There is also a significant amount of cash embedded into each annual budget to fund projects such as the road resurfacing program and building improvements and equipment with a value of less than \$250,000. The Town also uses tax exempt capital leasing for certain capital improvement items such as rolling stock.

The Town uses a separate Capital Fund which is project based and has no end date for budgetary purposes, allowing funds to be contributed from different fiscal years and different funding sources until the project is completed. The Capital Fund is an important budgetary tool used to manage complex projects that can span over several years, administrations and staff.

**6. NEW BUSINESS**

6.I. Board of Education Presentation – Capital Priorities

Cheri Burke, Superintendent of Schools reviewed the Board of Education capital priorities and provided an update on projects which were reallocated to small cap such as the Central Office roof replacement and the district safety and security program. The top BOE capital project priorities are replacement of the track and stadium field at the high school and the renovation of the middle school.

The superintendent and Christopher DeGray, Director of Facilities provided a detailed presentation on the history of the track and field, the current situation, and the options for replacement to support the request.

Background

The stadium field, field two and the track were installed and completed in 2013 with an eight-year warranty (turf only) at a cost of \$3.2 million. Recommendations from GAFLAC that were not part of the project included: ADA compliant seating and bathrooms, water to the field area, bathrooms, storage, a press box, and lighting for field two. The track has been meticulously maintained and exceeded the projected life expectancy of 8-10 years.

Current Situation

The track began to show signs of structural failure in 2022 when the first signs of sink holes were found. Testing of the soil was conducted and funds for repairs were

requested through the Small Cap Fund. However, patching the sink holes did not solve the problem and the situation worsened with more sink holes discovered around the track. At that time, budget requests for repairs were paused since the patches were ineffective and the BOE began advocating for a new track and field. The current condition has caused several issues including the inability to host home track meets and safety concerns have led to restrictions on community access to the area.

Current Situation

Over the past several months, the BOE had additional testing of the sinkholes performed and completed a comprehensive onsite evaluation and master plan for the athletic complex. To ensure long-term stability, the company FieldTurf recommended a "Post Tension" project which would rebuild the base of the area with a steel reinforced concrete to level the field and reinforce the sinking areas. The project is estimated to cost \$5.5 million and would include a 25-year warranty. The project is expected to take nine months to complete from time of funding dependent on weather conditions. Additional improvements which have also been recommended for the area of the stadium field include: a ball safety net, an ADA lift, LED lights, and new bleachers with a press box. The replacement of field two as well as ball netting and a new scoreboard were also included in the master plan as well as improvements to the baseball and softball fields and the tennis courts.

The full presentation and supporting documents including the project estimate from FieldTurf and the Haley Aldrich geotechnical report can be found with the CPPAC agenda on the Town website.

**7. ADJOURNMENT**

ON A MOTION by M. Neumann, seconded by H. Lombardo, the Board voted (5-0-0) to adjourn the meeting at 6:37 p.m.

The next meeting of the Capital Program Priority Advisory Committee will be held on Monday, October 27, 2025, at 5:00 p.m. in the Town Hall Meeting Room.

Respectfully submitted,



Betsy Mazzotta  
Recording Secretary