

The LUPPW Committee agreed to forward the proposed Clark Farm Lease to the Mayor for his review and comments.

RESULT: DISCUSSED

Next Meeting: 3/2/2026 6:00 p.m.

4. Any other Old Business proper to come before the Committee. – None.

V. NEW BUSINESS

1. Establishment of a Long-Term Capital Plan for all of the town-owned facilities.

Councilor Lamb stated that the Board of Education and Public Works Director/Town Engineer Steve Masalin does a great job at putting together the little details. However, he stated they were lacking a Long-Term Strategy or Plan, with the Justification, for each of the buildings in town (both Board of Education Facilities and Town Facilities).

Councilor Lamb noted the High School as an example; and he stated he would not like to spend a significant amount of money on things like the boilers, and windows to find out two-years later the school needed to be torn down to build a new High School. He stated they needed to have a Long-Term Plan and time Phased Vision so they could find ways to execute them. He stated it seemed like they spend a lot on the Schools Operational Budgets, but they have been neglecting their Capital Expenses.

Councilor Thompson questioned the current procedure for prioritizing the Capital Projects. Board of Education Facilities Committee Brandon Graber, attending remotely via Zoom, explained that the Board of Education has a Five-Year Plan of Projects noting that they try to meter them to minimize the impact on the town. He stated in their Plan they also include inflation costs to show what the cost would be if they put the project off to next year; or kicked the can down the road.

Councilor Lamb noted that the Board of Education has included \$45 million of Bondable money in their Capital Plan; and he asked Mr. Graber whether he believed the Town would bond \$45 million in next year's budget (fy 26/27); or whether the Board of Education has included it as just a place holder. Mr. Graber stated that the expectation was that capital items listed in the Board of Education's Capital Improvement Plan (CIP) needed to be done. He stated how they do them would be left up to the powers to be, noting that Capital Items were listed in the Board of Education's Capital Improvement Plan (CIP) every year; and that they get more expensive every year. He stated that the Board of Education was letting them know what Capital Expenses were coming down the road.

Councilor Lamb stated he did not know the prioritization process for the Town side, noting that he needed to talk with Public Works Director/Town Engineer Steve Masalin to learn more about the process.

Councilor Buhle stated that she liked the idea of having a Long-Term Capital Improvement Plan. She stated realistically the Capital Improvement Plan Spreadsheet could show them

what could be expected in the upcoming years. She noted a good example was Administrator of Emergency Services Steve Holyfield's Fire Apparatus Replacement Plan Spreadsheet. Therefore, she stated having a spreadsheet that would detail the breakdown of future costs for all of the projected expenses and expected the replacement timeframes for elements such as windows, roofs, heating, parking lots, etc., for things they already had in their Five-Year Capital Improvement Plan (CIP) would be helpful and a great idea. She stated that they would probably talk about this at the Joint Town Council and Board of Education Finance Committee meeting on February 4, 2026.

Councilor Lamb stated it was already too late to include this type of Plan in the upcoming Fiscal Year 2026/2027 Budget. Therefore, he recommended that they start working on this now for next year.

RESULT: DISCUSSED

2. Any other New Business proper to come before the Committee. - None

IX. ADJOURNMENT-

VOTE: Councilor Buhle moved the meeting be adjourned, seconded by Councilor Lamb
3- 0 Approved and so declared, the meeting was adjourned at 7:04 p.m.

Respectfully submitted,

James Thompson
Committee Chairman
Land Use/Planning/Public Works Committee