

MONTAGUE CAPITAL IMPROVEMENTS COMMITTEE

Meeting Minutes

Wednesday, February 25, 2026, 3:30 pm, Town Hall Annex Meeting Room

In Attendance:

CIC Members: Gregory Garrison (GG), Jason Burbank (JB), Chris Menegoni (CM)

Absent: Ariel Elan (AE), Lynn Reynolds (LR)

Town Staff: Christopher Nolan-Zeller (CNZ) – Assistant Town Administrator

Meeting called to order 3:33 pm, GG Presiding

1. Call to Order and Approve any outstanding meeting minutes: 2/25/26

MOTION to approve the minutes of 2/25/26, by CM, GG Seconded. GG-AYE, CM-AYE, JB-AYE. MOTION PASSED

2. Review of draft Long-Range Capital Plan (FY27-32)

CNZ presented the updated draft of the 6-year capital plan, and noted some recent adjustments made to timing or estimated costs for certain projects after hearing feedback from department heads, also noting that the School District has been somewhat difficult to strategize with regarding capital projects.

GG emphasized the importance of not losing visibility of planned capital improvements at the schools. CM added that even with a pending consolidation project for the two elementary schools, patchwork repairs would still need to be planned for to keep the current buildings operational in the coming years.

CM noted the scheduled FY28 replacement of the 2010 UD/EIGIN Eagle Street Sweeper and asked whether this would still be necessary. GG expressed interest in learning more about its current condition, noting uncertainty as to whether the department had one or two sweepers in its fleet. CNZ noted that he would check in with DPW to answer this question.

GG requested that the Police Department's section of the Vehicles and Equipment category be expanded to include the same details found for the other departments (vehicle year, age, make, model, and schedule for replacement), rather than the current "Replace Police Cruiser" item shown as recurring each year. CNZ agreed to update this accordingly. CM noted that Finance Committee had agreed to move forward with recommending that both of the department's requested cruiser replacements move forward for this year, but that he had reservations about approving more than one police

cruiser at a time in future years, also expressing support for GG's suggestion to give the committee more oversight over the fleet. GG added that next year should include a conversation on maintenance costs, including which police cruiser maintenance tasks are handled by the DPW versus which involve sending the vehicles to an outside mechanic, also adding that this was the committee's first time having an active role in overseeing the police fleet in over a decade.

GG noted that there were extensive costs on the current plan for the Public Safety building. CM added that this building was still relatively new. JB added that the building currently had a membrane roof nearing the end of its useful life.

GG noted that in the period shown on the plan, there was a projected total of over \$7 million for vehicle and equipment replacements. CM expressed that conversations needed to be had around necessity, and that more flexibility would be needed by department heads (i.e. purchasing used instead of new vehicles) during periods of economic downturn. GG added that leadership at the Police Department in the past had often been unwilling to discuss specific details around fleet vehicles, but that he was interested in reviving these conversations with the new Chief, also noting that the size of the fleet at the DPW has noticeably increased in recent years. CM expressed interest in understanding in greater detail what types of vehicles are needed for specific jobs executed by Town departments, and looking at opportunities to purchase lower-cost or more compact vehicles. GG summarized that from a business perspective, it made sense to further analyze the vehicles and equipment section of the plan, which comprised nearly 20% of total projected capital expenses.

CM noted that FY27 was a light year for capital, and FY28 appeared slated for the Town to return to a more standard total amount near \$4 million. GG noted the presence of a major building project to install a new cooling system at Town Hall in FY28. CM asked about ideas for this system, including whether zoned mini-splits would be considered that could allow for individual control in different offices. CNZ noted that this was still up for discussion. JB added that mini-splits could be an ideal solution, and while members of the Energy Committee would likely advocate for a geothermal solution, this would likely create considerable complications and be overall less cost-effective.

GG noted with regard to the Roof Solar project at the DPW facility that he was unsure whether this project would be permissible due to a clause regarding Town solar generation in its agreement with Kearsarge Energy.

GG added that the newly-installed solar panels on the Town Hall Annex would likely be able to fully offset energy used to cool the building if mini-splits were installed.

MOTION to accept the updated Long-Range capital plan, pending the changes discussed during this meeting by GG, CM Seconded. GG-AYE, CM-AYE, JB-AYE. MOTION PASSED.

3. Update on preparation of Annual Town Meeting Capital Report

CNZ noted that the committee's report to Annual Town Meeting was in development, and requested that one more meeting be held next week to review and make any revisions to this document before it is finalized.

4. Topics not anticipated in the 48 hour posting requirements

None.

5. Schedule next meeting

The committee agreed to meet again on 4/1 at 3:30PM, which would be its last meeting of the current capital planning cycle.

6. Adjournment

*MOTION to close the meeting at 4:34PM by CM, JB Seconded. GG-AYE, CM-AYE, JB-AYE.
MOTION PASSED.*

Respectfully Submitted,

Christopher Nolan-Zeller