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**MINUTES  
TOWN OF BELMONT  
CAPITAL BUDGET COMMITTEE  
Town Hall Conference Room 4  
Monday, August 6, 2012  
7:00 PM**

**CALL TO ORDER**

A regular meeting of the Capital Budget Committee (CBC) was called to order at 7:00 pm by Chair Mahoney.

Members Present: Chair Mahoney, Mrs. Pat Bruschi (WC), Mr. Andy Rojas (BOS), Mr. Jack Conte, Mr. Michael Battista (PB), Ms. Anne Lougee (SC)

Members Absent: Ms. Becky Vose

Several handouts were distributed. Chair Mahoney reviewed the evening's agenda. She noted that Mr. Castanino had developed a proposal for the Underwood Pool, but that there is no money for the RFP (which will cost \$30K). She noted that there are several projects across town that have been discussed, but that the funding remains a question. Mrs. Bruschi noted that TM allocated money for various feasibility projects. She said that this money could be used for the pool RFP.

**Discussion of Peter Castanino's proposal for Underwood Pool and related playground and recreation space; potential feasibility study**

Chair Mahoney briefly reviewed the key elements of this proposal. Selectman Rojas noted that this is a "concept" proposal. He said there are compelling reasons to move the pool upslope as a result of the water table. He informed the CBC that Mr. Michael Smith, Chair of the Historic District Commission (HDC), would like to preserve the space and renovate the existing pool and bathhouse. This is a proposal for a feasibility study, Rojas added.

Chair Mahoney said she is concerned about the wetness of this proposed area. Mrs. Bruschi said that studies were done on this topic in the nineties. She reviewed some of the other locations that were looked at for the pool. Mr. Battista noted that since the Library issue has not been approved, perhaps that this should be focused on as a pool issue only.

Chair Mahoney noted that there will not be enough CPA money accumulated for this project until 2014. Selectman Rojas said the CPA needs to be looked at as a partial contribution. He said he doesn't see the CPA as the sole funding source for a new pool. Mr. Conte said there may be a way for the CPA to fund this over a period of years. He added that the CPA regulations are changing. Mr. Battista noted that Waltham just re-did a pool and a bathhouse. He said there may be ideas gleaned from reviewing their process.

The CBC then discussed the retaining wall and its slope. Regarding parking, there may be some

“pull in” spaces on Cottage, noted Selectman Rojas. The possibility of using Wellington’s lot was discussed.

Chair Mahoney said she would discuss use of CPA money with Treasurer Carman. She will notify the Board of the Selectman regarding using a portion of the approved funding (\$175K) for the pool feasibility study. The CBC discussed linking the town projects. Mrs. Bruschi reviewed the moving pieces of the potential upcoming projects, e.g., library, field, police station, pool.

**Discussion of major capital projects in the Town and how to address them:**

***The Rink and White Field House***

Chair Mahoney said that the rink and the White Field House are two projects that are linked together. Selectman Rojas reviewed the possibility of moving the rink to the former incinerator site. He said there are many questions still not resolved regarding what is possible on the site. Belmont is responsible to remediate the site, but the type of remediation is dependent on the future use of the site. Mr. Conte noted that the Field House will need to be re-built as well (with public use restrooms).

Chair Mahoney asked about the funding opportunities (private) for these projects outside of debt exclusions. She asked specifically about a private rink on high school property. Selectman Rojas said that this information would be on the deed.

***Police Station and Electric Light***

The CBC discussed these buildings. Selectman Rojas noted that the HDC will again want to weigh in on why these buildings need to be preserved. However, he said it would make sense if these parcels were sold together to a developer. The Police Station could move to the Library site, as it is a perfect fit, square footage-wise (24,000 square feet). Chair Mahoney said the Police Station and former Electric Light building sites would be appropriate for condominiums, as they are centrally located and close to public transportation.

Chair Mahoney noted that there are political ramifications to prioritizing town projects. She said these two buildings keep falling to the bottom of the list. The CBC discussed the possibility of moving the DPW/Town Yard to the incinerator site. Chair Mahoney said that this would free up a large amount of space (if the present town yard was moved). This space could be sold, perhaps, to fund something else, she said. Selectman Rojas said the viability of this will depend on the deed issue with the incinerator site.

Chair Mahoney will touch base with Mr. Castanino regarding this possibility.

***Belmont High School (Science Wing)***

Chair Mahoney said that this project is both necessary and expensive. Mrs. Bruschi outlined the five phases to renovate the entire school, noting that the Science Wing is just one of the phases. She noted that much of the HVAC work has been completed. However, she said the MSBA will

not fund the same project within ten years. Selectman Rojas noted that certain debt will be retired by 2014. The CBC agreed that this would free up money and noted that this money has been allocated for a fire station and a track.

Mrs. Brusch spoke to the asbestos issue at BHS. Chair Mahoney suggested that the High School renovations should be completed in phases, much like roads and roofs are across town. Mrs. Brusch said that the Science Wing will need to be done (phase one) or else the school will lose accreditation.

Chair Mahoney said she will follow up with this discussion.

### **Approval of Minutes**

The minutes of March 31, 2011 were approved by those present at that meeting.

The minutes of February 16, 2012 were approved.

The minutes of March 1, 2012 were approved.

The minutes of March 15, 2012 were approved with adjustments to grammar and spelling.

The minutes of June 18, 2012 were approved with a correction to the spelling of "Viglirolo."

### **Discussion and setting of future meeting dates**

Chair Mahoney proposed the possibility of morning meetings. The CBC decided to meet next on Wednesday, September 12, 2012 at 8:00 a.m.

The CBC moved to adjourn the meeting at 8:40 pm.

Respectfully submitted,



Rebecca Vose, Secretary

