

## 8000 - Recommended Capital Investments

Town of Belmont, MA

Appropriation Summary	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Approp.	FY2025 Recommended	Dollar Change	Percent Change
Capital - Streets	\$ —	\$ 1,812,460	\$ 1,857,772	\$ 1,904,216	\$ 1,951,821	\$ 47,605	2.50 %
Capital - Sidewalks	\$ 226,147	\$ 231,801	\$ 237,730	\$ 243,673	\$ 499,765	\$ 256,092	105.10 %
Discretionary Capital	\$ 950,268	\$ 1,757,682	\$ 3,787,495	\$ 1,791,681	\$ 3,656,264	\$ 1,864,583	104.07 %
<b>Total Capital Investments</b>	<b>\$ 1,176,415</b>	<b>\$ 3,801,943</b>	<b>\$ 5,882,997</b>	<b>\$ 3,939,570</b>	<b>\$ 6,107,850</b>	<b>\$ 2,168,280</b>	<b>55.04 %</b>



### Program Overview

The Belmont Capital plan consists of Non-Discretionary, Discretionary and Enterprise capital projects.

- Non-Discretionary projects are for the Pavement Management Program and Sidewalk Maintenance, both of which were funded by voters via operating overrides in prior years. Funding grows by 2.5% each year, in parallel with Proposition 2½ growth.
- For FY2025, an additional \$250,000 was included in the override request dedicated to Sidewalk Maintenance.
- Discretionary capital funds were set-aside through an earlier override, and also grow by 2.5% each year.

### FY2023-24 Achievements

- The Comprehensive Capital Budget Committee, began meeting in October 2022.
- Passed two debt exclusions, one for the new Belmont Public Library and the second for the new Belmont Skating Rink.
- Completed a Townwide tree inventory including tree health assessment and a tree management plan.

### FY2025 Goals

- Complete an initial long-term capital plan.
- Identify additional sources of funding to support capital investments.

### Staffing and Structure

Staff from Town Administration support the work of the Comprehensive Capital Budget Committee. Departments

- A subset of discretionary projects have previously been funded by within levy debt issuances. As those obligations are paid down, the funding is transferred back to the Capital budget.
- Both Water and Sewer Enterprise also have capital investments in their respective systems, which are funded from user charges.
- The Comprehensive Capital Budget Committee (CCBC) reviews annual requests from Town departments for capital projects.

- A Townwide sidewalk assessment is underway, scheduled for publication and review in late Spring 2024 which will update the sidewalk replacement list.
- Completed a Townwide pavement assessment is underway, which will allow the Town to revisit its pavement management priorities.

- Complete a building assessment for all Town-owned buildings.

work with the CCBC as needed to submit capital requests, respond to questions, and implement the projects.

## Budget Recommendations

The FY2025 budget request for Capital Investments is \$6,107,850, which is an increase of \$2,168,280 or 55.04% from the FY2024 budget.

The increase is attributable to three main areas -

- The annual increase of 2.5% for the Non-Discretionary and Discretionary capital items;
- The continued transfer of reductions in Within Levy debt service payments as prior capital projects are paid off, which amounts to \$233,150 in FY2025;
- Inclusion of \$250,000 for Sidewalk Maintenance from the override request; and
- Dedication of \$1,500,000 in Free Cash to offset large capital needs at the Chenery.

## Capital Budget Summary

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<b>Capital Project Summary</b>	FY2021 Actual	FY2022 Actual	FY2023 Actual	FY2024 Approp.	<b>FY2025 Recommended</b>	Dollar Change	Percent Change
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Capital - Sidewalks	\$ 226,147	\$ 231,801	\$ 237,730	\$ 243,673	\$ 499,765	\$ 256,092	105.10 %
<i>Non-Discretionary Capital</i>	\$ 226,147	\$ 2,044,261	\$ 2,095,502	\$ 2,147,889	\$ 2,451,586	\$ 303,697	14.14 %
Discretionary Capital - Tax Levy	\$ 925,268	\$ 1,497,682	\$ 1,549,953	\$ 1,588,702	\$ 1,652,968	\$ 64,266	4.05 %
Discretionary Capital - Debt Service				\$ 23,950	\$ 257,100	\$ 233,150	973.49 %
Discretionary Capital - Free Cash				\$ —	\$ 1,500,000	\$ 1,500,000	— %
Discretionary Capital - Turnbacks	\$ 25,000	\$ 260,000	\$ 545,121	\$ 179,029	\$ 246,196	\$ 67,167	37.52 %
<i>Discretionary Capital</i>	\$ 950,268	\$ 1,757,682	\$ 3,787,495	\$ 1,791,681	\$ 3,656,264	\$ 1,864,583	104.07 %
<b>Total 8000 Capital</b>	<b>\$ 1,176,415</b>	<b>\$ 3,801,943</b>	<b>\$ 5,882,997</b>	<b>\$ 3,939,570</b>	<b>\$ 6,107,850</b>	<b>\$ 2,168,280</b>	<b>55.04 %</b>

## 8000 - Recommended Capital Investments

Town of Belmont, MA

	Department	Project Description	Recommendation	Override	Tax Levy	Free Cash	Ent. Debt	Enterprise
1	Engineering	Pavement Management Program	\$ 1,951,821	\$ 1,951,821				
2	Public Works	Sidewalk Maintenance	\$ 499,770	\$ 499,770				
3	Public Works	Street Tree Planting	\$ 50,000		\$ 50,000			
4	Public Works	DPW Parks Equipment	\$ 106,800		\$ 106,800			
5	Public Works	DPW Highway Equipment	\$ 54,508		\$ 54,508			
6	Water Dept.	Water Main Replacement	\$ 1,080,000				\$ 352,000	\$ 728,000
7	Water Dept.	Water Enterprise Equipment	\$ 120,803					\$ 120,803
8	Sewer Dept.	Sewer and Drain Rehabilitation	\$ 800,000					\$ 800,000
9	Sewer Dept.	Stormwater Repairs	\$ 250,000					\$ 250,000
10	Sewer Dept.	Sewer Enterprise Equipment	\$ 265,510					\$ 265,510
11	Facilities	Chenery Boiler Replacement	\$ 1,600,000		\$ 100,000	\$ 1,500,000		
12	Facilities	Chenery Roof & HVAC Replacement	\$ 200,000		\$ 200,000			
13	Facilities	Video Camera Improvements - Town	\$ 137,000		\$ 137,000			
14	Facilities	Gym resurfacing	\$ 25,000		\$ 25,000			
15	Facilities	Repoint Sections of the Winn Brook School	\$ 200,000		\$ 200,000			
16	Fire Dept.	Ambulance Replacement	\$ 110,000		\$ 110,000			
17	Fire Dept.	Replace Fire Staff Vehicles	\$ 85,000		\$ 85,000			
18	Police Dept.	Replace Police Portable Radios	\$ 155,000		\$ 155,000			
19	IT Dept.	Network Redundancy Restoration	\$ 50,000		\$ 50,000			
20	IT Dept.	Police Updates to Join Town Network	\$ 75,000		\$ 75,000			
21	Assessors	Replace CAMA Database	\$ 125,000		\$ 125,000			
22	Town Administration	Project Bid Reserve	\$ 300,000		\$ 300,000			
<b>Total Project Costs</b>			<b>\$ 8,241,212</b>	<b>\$ 2,451,591</b>	<b>\$ 1,773,308</b>	<b>\$1,500,000</b>	<b>\$ 352,000</b>	<b>\$2,164,313</b>

### Capital Projects Funded via Dedicated Override Funds

1. **Pavement Management Program - \$1,951,821 (Tax Levy, Dedicated Override funding):** Reflects annual pavement management program funded from dedicated override funding, adjusted by 2.5% per year. In addition to the dedicated local funding, state Chapter 90 funding is applied to this purpose. In FY2025, \$547,276 is projected to be available from Chapter 90 funding. In addition, the state has started allocating funds from the Fair Share Amendment. Belmont has received \$261,324 from an initial allotment.
2. **Sidewalk Maintenance - \$499,770 (Tax Levy, Dedicated Override funding):** Sidewalk repair is one of the most common requests from residents and businesses. The Department of Public Works has received countless requests for repair, and has diligently been working through them. The additional \$250,000 from the April 2024 Override vote will certainly help, which is included in this request. So will the results of a sidewalk assessment which will inform the project prioritization going forward. This program was originally funded via an override and grows by 2.5% per year.

### General Fund Capital Projects

#### **Public Works**

3. **Street Tree Planting - \$50,000 (Tax Levy):** Trees are an under-recognized element of Belmont's overall infrastructure. The Town commissioned a Street Tree assessment which was published in April 2023 ([view here](#)) and will inform where the DPW will focus its tree maintenance efforts, as well as investments in new plantings to replace removed trees and areas where there are gaps in the tree canopy.
4. **DPW Parks Equipment - \$106,800 (Tax Levy):** The DPW Parks Division relies on numerous apparatus to maintain the playgrounds, fields, swimming pool, medians, and other locations around Belmont. A replacement plan for the equipment was developed years ago to ensure that staff had the right tools to be efficient in their tasks, while ensuring the Town was maximizing the useful life. For FY2025, the current schedule would replace a large (19,000 GVW) dump truck, which will also be available during snow storms.
5. **DPW Highway Equipment - \$54,508 (Tax Levy):** While the DPW Highway Division operates year-round in many capacities, one of its most recognizable roles is snow removal, and staff work to ensure sufficient equipment and supplies are available when needed. The equipment replacement plan for FY2025 would convert an existing piece of equipment for use during snow operations.

### Enterprise Fund Capital Projects

#### Water Department

6. **Water Main Replacement - \$1,080,000 (Water User Fees/MWRA Loan):** Ongoing water main replacement program which typically addresses 5,000 linear feet of pipe each year. The division has been able to take advantage of zero-interest loans from the MWRA to support its efforts. In addition, a 30-year program to replace unlined mains is nearing completion, and staff have begun planning for the next phase of work.
7. **Water Enterprise Equipment - \$120,803 (Water User Fees):** In FY2025, the water division is requesting a Closed Utility 4WD Truck that will carry supplies for staff deployed to service calls, including meter repairs, backflow prevention work, and pressure tests.

#### Sewer Department

8. **Sewer and Drain Rehabilitation - \$800,000 (Sewer User Fees):** Reflects annual sewer and stormwater infrastructure evaluation, maintenance, and rehabilitation program, typically conducted in conjunction with the work done for the pavement management program and EPA/DEP mandated work.
9. **Stormwater Repairs - \$250,000 (Sewer User Fees):** Federal and state regulations around stormwater continue to grow, requiring ever increasing local interventions, necessitating a dedicated capital request to highlight the investments being made. These funds will be used for interventions specific to stormwater such as culverts and catch basins.
10. **Sewer Enterprise Equipment - \$265,510 (Sewer User Fees):** The next vehicles on the Sewer Division's

equipment replacement schedule are an Emergency Electric Service Van and a large Dump Truck (40,000 GVW). The van is used for service calls for various reasons, including clean-outs, tree root remediation and emergency responses. The dump truck is a workhorse for the division, used extensively in day-to-day operations and also during snow season.

#### Facilities Department

11. **Chenery Boiler Replacement - \$1,600,000 (\$100,000 Tax Levy, \$1,500,000 Free Cash):** The Chenery Middle School was first opened in September 1997, and its core mechanical infrastructure needs to be refurbished. This is the first of three anticipated projects and would replace the natural gas boilers. The Facilities Department commissioned a study in 2023 to review options for replacing the boilers with non-fossil fuel technology. Staff continue to review options that work within the available capital budget and do not overly stress the utility budget. The \$1.6M request would replace the 30 existing units with 6 high-efficiency natural gas boilers. Electric boilers would cost \$350,000 more to install, and would cost approximately \$500,000 more to run in the short-term than the natural gas equivalent. Staff are investigating whether installing a mix of gas and electric boilers would make sense - both economically and environmentally.
12. **Chenery Roof & HVAC Replacement - \$200,000 (Tax Levy):** Once the boilers are replaced, the Chenery's 17 rooftop HVAC units will need to be updated, followed by a new roof. This request would engage engineering services to design both items and prepare a more detailed construction cost estimate for a request at the 2025 Annual Town Meeting.

13. **Video Camera Improvements - Town - \$137,000 (Tax Levy):** The current video security system used for municipal buildings is aging. The clarity, versatility, and dependability has declined and the main recording device has been maxed out and cannot be expanded. When cameras are replaced, the system works but does not have the best capability. The camera systems at school buildings have been fully updated, this request is the first of two phases to replace municipal equipment.
14. **Gym resurfacing - \$25,000 (Tax Levy):** The current gym floor at the Winn Brook school is showing signs of wear. The surface is slippery and can cause avoidable injury during competitive sports or running type activity. Based on usage, gym floors should be replaced every 15-20 years. A request for the Burbank school is anticipated for FY2026.
15. **Repoint Sections of the Winn Brook School - \$200,000 (Tax Levy):** There are sections of the Winn Brook that have water infiltration during rain events. In 2023, once side of the building was repointed, and that addressed the problem. This request is to repoint the remaining sections to complete the job.

### Fire Department

16. **Ambulance Replacement - \$110,000 (Tax Levy):** An ambulance will be ordered once full funding has been authorized; this is the third year in the next 5-year replacement cycle. In July 2023, a new ambulance was delivered and the former frontline vehicle was placed in reserve status. Each ambulance has a 10-year total service period within the department. In order to provide life-saving service the fire department must operate safe and functional apparatus, including

ambulances. These vehicles are under extreme use, including transporting patients to hospitals in Boston daily. As an ambulance approaches the 5-year mark, it typically requires more intensive repairs and maintenance. This has an obvious financial impact, but also places the ambulance out of service for ever-increasing periods of time.

17. **Replace Fire Staff Vehicles - \$85,000 (Tax Levy):** This request would replace the current 2015 Ford F-150 used by the Training Officer with a Ford Lightning E-150, if available. Given the long lead time for equipment orders, it is likely that the new truck will not be delivered until calendar year 2025 or later.

### Police Department

18. **Replace Police Portable Radios - \$155,000 (Tax Levy):** This is the second phase of a request to replace 75 portable radios for the department. The police department issues radios to each officer as well as to the animal control officer, street traffic control officers and parking control officers. The FY2024 funding was sufficient for 44 radios; the request for FY2025 has been reduced to reflect the same pricing for the remaining 31 units. The radios currently in use were purchased in FY2016 and will have 9 years of use in FY2025, recommended replacement is around 7 years.

### Information Technology Department

**19. Network Redundancy Restoration - \$50,000 (Tax Levy):**

The Town of Belmont shares a network between municipal and school operations. As such, there are connections across Town. If any of those connections are broken, the entire network goes down. A redundant network had been built in the past, but recent construction damaged the connections in several areas, reverting the network back to a single point of failure design. This project is anticipated to be phased over three years, and would begin in FY2025. The Town has applied for a competitive state grant, which may offset future capital requests.

**20. Police Updates to Join Town Network - \$75,000 (Tax Levy):**

In an effort to consolidate municipal services, the Police Department will transition to the Town's information technology network during FY2025. Many functions will likely be able to be absorbed, but some updates to equipment and other tools will undoubtedly be needed. This request is meant as a hedge against those unanticipated needs to allow for a seamless transition, particularly in recognition of the sensitive nature of the work done by the Police Department.

### Board of Assessors

**21. Replace CAMA Database - \$125,000 (Tax Levy):** The Belmont Board of Assessors currently contracts with J.F. Ryan Associates to use their computer assisted mass appraisal (CAMA) system to manage the Belmont property tax assessment process. In a report from the Division of Local Services issued in August 2011, and again in a report from the Collins Center issued in June 2022, recommendations were made to upgrade the CAMA system. This request will implement that recommendation.

### Town Administration

**22. Project Bid Reserve - \$300,000 (Tax Levy):** Given the short construction window in school buildings, and the fluidity of the construction market, it is recommended to establish a Bid Reserve. The intent is to apply the Bid Reserve funding to a capital project approved by Town Meeting where bid results exceed available funds, subject to approval by the Comprehensive Capital Budget Committee.



## 8000 - Recommended FY2025 CPA Projects

Town of Belmont, MA

### Community Preservation Committee Projects

The Community Preservation Committee (CPC) will likely recommend five (5) projects to Town Meeting for FY2025 funding. Each of these projects was evaluated by the CPC in light of the articulated criteria for eligibility and appropriateness under the Community Preservation Act (CPA).

The projects have been presented at a CPC public hearing held on November 8, 2023 and at its regularly scheduled

meeting on February 14, 2024. The projects will also be presented at Select Board meetings in May 2024; and at the Warrant Committee's regularly scheduled meeting on May 15, 2024.

More information about these projects and the Belmont CPC can be found on the Town website here: <https://www.belmont-ma.gov/community-preservation-committee>.

		<u>Recommendation</u>			<u>Funding Category</u>
<u>Project Sponsor</u>	<u>Project Description</u>	<u>Base Project</u>	<u>Bid Reserve*</u>	<u>Total**</u>	
Recreation Department	Chenery Park Design and Engineering	\$ 300,000	\$ 60,000	\$ 360,000	Recreation
Recreation Department	Chenery Park Funding	\$ 1,000,000	\$ —	\$ 1,000,000	Community Housing
Belmont Housing Trust	Fund to Support New Affordable Housing	\$ 275,000	\$ —	\$ 275,000	Community Housing
Belmont Woman's Club	Homer House Exterior Paint Restoration	\$ 99,000	\$ 21,000	\$ 120,000	Historic Preservation
Engineering Department	Belmont Community Path Phase 1 - Right of Way Acquisition	\$ 160,000	\$ 32,000	\$ 192,000	Recreation

*\*The Bid Reserve is a new element that is being introduced in FY2025. Many recent projects have suffered from public bids coming in higher than expected and therefore delaying projects for a year or more. The bid reserve is an attempt to prevent this from happening while at the same time ensuring that leftover bid reserve funding will be returned to the CPA Fund balance if it isn't used.*

*\*\*The totals above were printed in the Annual Town Meeting Warrant, but may be reduced when the Segment B motions are published.*

### Community Preservation Act Projects

1. **Chenery Park Design and Engineering - \$360,000:** This project will fund a conceptual design and engineering for the Chenery Parks complex. It will include public meetings, community engagement, and project design.
2. **Chenery Park Funding - \$1,000,000:** This project will set aside funding for the Chenery Park Complex Construction phase. The estimated cost of this project is \$3,000,000. In anticipation of this high project cost the applicant would like to set aside funding in preparation for the project. It is assumed that the rest of the funding will be requested in the FY2026 funding cycle.
3. **Fund to Support New Affordable Housing - \$275,000:** The purpose of this project is to create more affordable housing in town. The Housing Trust is establishing regular funding rounds for developers to apply for in order to create more affordable homes and/or more deeply affordable homes in new developments.
4. **Homer House Exterior Paint Restoration - \$120,000:** This project is necessary to preserve the integrity of the Homer House structure, to prevent interior water damage, and to prevent exterior rotting of the wood. This goal of this painting project is to restore the structure to its original condition and preserve the historic nature of the Homer House.
5. **Belmont Community Path Phase 1 - Right of Way Acquisition - \$192,000:** The goal of this request is to provide funds to secure temporary or permanent easements require to construct the Belmont Community - Path Phase 1. This funding would make Belmont eligible for the MassTrails Grant program. The program limits awards to \$500,000 and requires a minimum community match of 20%. CPA funds in the amount of \$160,000 represents 25% of the estimated total of \$635,000.