

2017 FEB -8 AM 9:36

**MINUTES
TOWN OF BELMONT
CAPITAL BUDGET COMMITTEE
Town Hall Conference Room 4
Thursday, November 10, 2016
8:00 AM**

CALL TO ORDER

A regular meeting of the Capital Budget Committee (CBC) was called to order at 8:08 a.m. by Chair Mahoney.

Members Present: Chair Anne Marie Mahoney, M. Patricia Brusch (arrived at 8:55 a.m.), Jenny Fallon (WC), Raffi Manjikian (PB), Susan Burgess-Cox (SC), and Rebecca Vose

Also Present: Glen Castro, Town Administrator's Office Liaison to CBC

Members Absent: Mark Paolillo (BOS)

Chair Mahoney began by turning to the first item on the agenda.

Belmont Media Center (BMC) Podcasts

Chair Mahoney noted that the BMC is doing a series of podcasts to see how the Vision 21 plan is being implemented throughout Belmont. The CBC's spot is scheduled for Monday, December 12 at around 7:00 p.m. She encouraged CBC members to please stop by, if possible.

Chair Mahoney noted that there needs to be "a path" to funding and completing the major remaining capital projects, e.g., Library, BHS, DPW, Police, Incinerator Site, Rink, and White Fieldhouse. This will be a focus of the CBC.

Policy Discussion: Use and Return of CBC Allocations - Should Formulation of a Policy Be Considered?

Chair Mahoney cited the Community Path, as an example of a project funded by the CBC with implicit contingencies relating to the return of that allocation should other funding sources becoming available that did not play out as members expected. The CBC had originally allocated \$100K, then the state provided \$100K, but the CBC's allocation was not returned. She asked if the CBC wants to formulate an internal policy. Mr. Manjikian agreed that this would be useful and offered to help formulate such an internal policy. Ms. Fallon noted that creating such a policy will be difficult, given the CBC's allocation process. If additional money is needed to supplement a CBC allocation, this should be stated up front. Ms. Vose added that the CBC should be in the "driver's seat" concerning such a policy.

Chair Mahoney said that it needs to be made clear that when funds for a capital project become

available from non-CBC sources, by whatever means, the CBC's allocation to that project should get reduced and returned for re-allocation.

Update on Library

Ms. Fallon noted that the next public forum will be held next week. There are four concepts under consideration: renovation, two new building proposals, and renovation with an addition. There are no cost estimates at this point. Each concept is lower in square footage than the state requires, so it is unlikely Belmont will qualify for state funding. The current site is being explored.

School Space Needs

Chair Mahoney noted that the modular units at the Chenery are not bad looking. However, there needs to be a longer-term plan as the student population is continuing to grow and space has run out. She noted that something will need to be done to address the space shortage and whatever is done will require funding.

A Framework for CPA Projects – How to Integrate with other Projects?

Chair Mahoney then reviewed the current CPA applications that relate to open space and recreation, e.g., tennis courts at the Winn Brook, a Grove Street walking path, Payson Park hatch shell for the music program, and Phase One of the PQ playground project. Taxpayers will want to see a plan and would appreciate leadership in creating a priority list. How, she asked, are all these projects funded and prioritized? How do we keep them from being silo projects? Ms. Fallon said Town Meeting needs to see the big picture of what the CPA is intended to fund and how this aligns with CPA applications. Ms. Burgess-Cox added that the Recreation Department is putting forth new plans, which will likely impact the fields and playgrounds. Mr. Manjikian said that the projects (CPA and other ones put forth) need to be better integrated. There should be cross-department coordination.

Chair Mahoney added that the optics are challenging to control. We clearly have a need for space for students. Additional modular units will require funding and yet there are all these other projects.

Identifying a Path to Completion (For the Remaining Projects)

Concerning the path to funding and completion of major capital projects, Chair Mahoney noted that the Rink and Fieldhouse are dependent on the new Belmont High School building. The CBC discussed issues related to the remaining capital projects – Library, BHS, DPW, Police, and Incinerator Site – including the impact to the operating budget. Chair Mahoney noted that the old Light Station space could be sold as a commercial site and that revenue could offset the cost of a project, the Police Station for example. Ms. Vose raised the idea of bundling the smaller projects into the High School project, or putting them on the ballot at the same time so that the voters can participate in the prioritization of the projects.

Update on Belmont High School

Ms. Brusch noted that the next module (Module 2 - the Feasibility Study Phase) was approved by the MSBA. In Module 2, an OPM (Owner's Project Manager) and an architect will need to be hired. She reviewed the approved grade configurations that will be explored: 9-12, 8-12, 7-12, noting that the educational impacts of the configurations will be evaluated by the MSBA. An educational consultant will need to be hired as well. The CBC agreed that the cost of the building should not be discussed publicly at this point. The School Department will need to engage in public forums to educate the residents on the various configurations. The consultant (who will likely be hired by the School Department) will help to guide the process, which will involve the entire school district.

The CBC discussed issues (controlling of costs, enrollment numbers, the hiring of various consultants) relating to the BHS building project.

Approval of Minutes

The minutes of October 13, 2016 were deferred.

Update on Large Previously-Funded CBC Projects

- BHS fire alarm
- BHS field house floor, etc.

This was deferred, as well.

Setting of Future Meeting Dates

Thursday, January 26, 2017 at 8:00 a.m.

The CBC moved to adjourn the meeting at 9:19 a.m.

Respectfully submitted,

Rebecca Vose
Secretary