

City of Bellaire

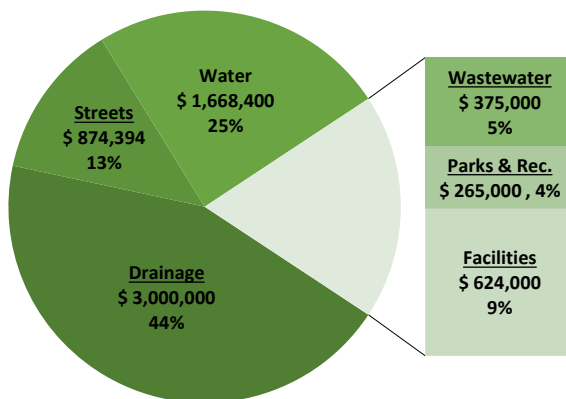
Adopted FY 2024-2028 Capital Improvements Plan

Adopted FY 2024 Capital Budget-in-Brief

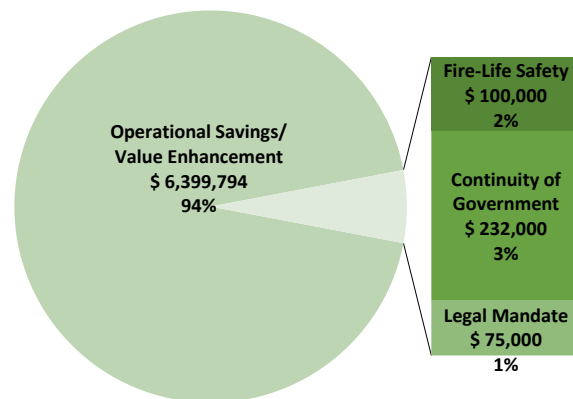
Table 1: FY 2024 Capital Budget by Funding Source and Investment Area

	General Fund	Enterprise	Bond	METRO	Secured Grants	Total
Drainage	\$ 3,000,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,000,000
Streets	\$ 0	\$ 0	\$ 0	\$ 181,000	\$ 693,394	\$ 874,394
Water	\$ 0	\$ 636,400	\$ 1,032,000	\$ 0	\$ 0	\$ 1,668,400
Wastewater	\$ 0	\$ 100,000	\$ 275,000	\$ 0	\$ 0	\$ 375,000
Parks and Recreation	\$ 265,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 265,000
Facilities	\$ 624,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 624,000
Total	\$ 3,889,000	\$ 736,400	\$ 1,307,000	\$ 181,000	\$ 693,394	\$ 6,806,794

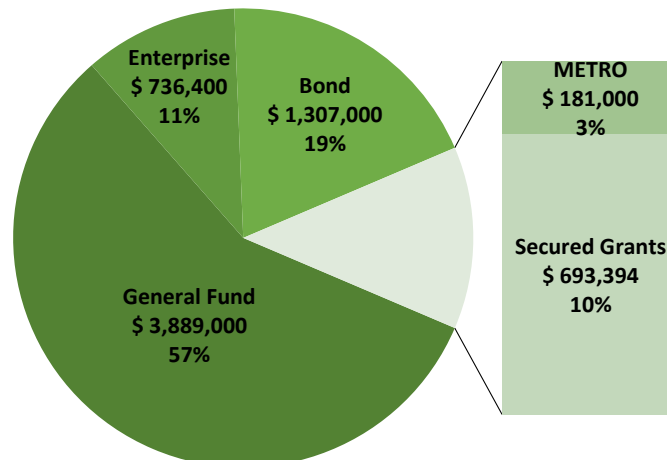
FY 2024 Capital Budget by Investment Area



FY 2024 Capital Budget by Urgency



FY 2024 Capital Budget by Funding Source



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Analysis

Introduction

The Five-Year Capital Improvement Plan (CIP) is a short-range plan which identifies capital projects and equipment purchases, provides a planning schedule, and identifies options for financing the plan. The CIP provides a working blueprint for sustaining and improving the City's infrastructure. It coordinates strategic planning, financial capacity, and physical development. This blueprint provides a link between the City's Comprehensive Plan on how Bellaire should develop, Council's Strategic Plan that guide staff on how to carry out Council's vision, and the Annual Budget that gives action to Council's direction.

A CIP has two parts – a capital budget and a capital program. The capital budget is the upcoming fiscal year's (FY 2024) spending plan for capital items. The capital program is a plan for capital expenditures that extends four years (FY 2025-FY 2028) beyond the capital budget. Only projects for FY 2024 are being considered for part of the budget. Future year funding outlined in the CIP is simply a guideline for planning and it is reviewed and modified annually. Please note that project costs in the future years of the CIP are estimates and have not been adjusted for inflation.

Project Funding

Below is a breakdown of the five-year CIP by funding source. This section will examine each source that funds the capital program and examine significant projects in that category.

Table 2: CIP by Funding Source

	FY 2024: 10/01/2023 – 9/30/2024	FY 2025: 10/01/2024 – 9/30/2025	FY 2026: 10/01/2025 – 9/30/2026	FY 2027: 10/01/2026 – 9/30/2027	FY 2028: 10/01/2027 – 9/30/2028	Five-Year Total
General Fund	\$ 3,889,000	\$ 1,004,836	\$ 315,000	\$ 75,000	\$ 225,000	\$ 5,508,836
Enterprise Fund	\$ 736,400	\$ 224,284	\$ 0	\$ 0	\$ 0	\$ 960,684
Bond	\$ 1,307,000	\$ 6,000,000	\$ 2,400,000	\$ 28,270,000	\$ 1,600,000	\$ 39,577,000
METRO Sales Tax	\$ 181,000	\$ 0	\$ 0	\$ 465,575	\$ 0	\$ 646,575
Secured Grants	\$ 693,394	\$ 0	\$ 0	\$ 0	\$ 0	\$ 693,394
Total	\$ 6,806,794	\$ 7,229,120	\$ 2,715,000	\$ 28,810,575	\$ 1,825,000	\$ 47,386,489

Thirty-seven percent (\$3.8M) of the FY 2024 project funding would come from the General Fund, which is primarily supported by a mix of property taxes and fee revenues. Unique to FY 2024, \$3.0M is being offset by federal funds from the American Rescue Plan Act (ARPA). In FY 2023, City Council set aside this \$3.0M for future flood mitigation projects. That funding would be allocated in FY 2024 as part of a local match for DR2401 Cypress Ditch Improvements. Other large General Fund investments are in facilities, such as \$269k to implement a solar power system at City Hall (PA2408) and \$275k for building security improvements (PA2402).

Seven percent (\$0.7M) of the FY 2024 project funding would come from the Enterprise Fund, which is supported by fees from the water/wastewater utility and solid waste services. The majority of this funding is a \$636,400 local match to a \$3.1M grant for waterline replacement on 40 blocks (WA2205). The

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remaining \$100,000 is to reconstruct the stairs and catwalk around the fine screen apparatus at the treatment plant (WW2303).

Almost half of the FY 2024 capital budget, forty-seven percent (\$4.8M), comes from 2016 Bond proceeds. In 2016, voters approved a \$53.98M bond for projects improving streets & drainage, municipal buildings, and water/wastewater improvements, collectively known as the 2016 Bonds for Better Bellaire Program. There are ten ongoing Bond projects, half of which are already fully funded. Five projects (four ongoing, one new) are scheduled to receive 2016 Bond funding allocations in FY 2024, the largest being \$700,000. This \$700,000 is being reallocated from one waterline replacement project (WA2206, being closed out) to another (WA2205, pending grant funding). After FY 2024, all but \$6.0M of the 2016 Bond proceeds would have been allocated to projects. That \$6.0M is being held for drainage improvements (DR2202).

The CIP has several large construction projects programmed starting in FY 2026; these out-year allocations are just a plan and not yet approved or budgeted. These large construction projects are also contingent upon the City passing another bond to secure the necessary project funding. Some of these large projects include PA2304-Evergreen Park Improvements (\$4.9M in FY 2026), PA2407-Public Works Building (\$9.0M in FY 2027), and PAXXX-Bellaire Municipal Library (\$10.6M in FY 2027). The amounts programmed for these projects are rough estimates on construction costs. The projects would first need to be designed and approved by Council to get more accurate cost estimates.

Two percent (\$0.2M) of the FY 2024 capital budget comes from METRO, which collects sales tax revenue and shares a portion of that revenue with Bellaire to maintain the streets that METRO buses use. This funding can only be used for transportation improvements. For FY 2024, METRO would fund \$181,000 to construct a sidewalk on the 4700-5000 blocks of Maple Street, pending City Council approval. There are also two ongoing projects using METRO funding that are on track to be completed in FY 2024: ST2302 - Citywide Speed Study and ST2X01 – Pavement Management Program – Arterial Roads.

Seven percent (\$693,394) of the FY 2024 capital budget is grant funded. This is from one project, TR2202 - Traffic Management System. The grant for this project was secured in April 2023, meaning that Bellaire entered into an agreement with the grant agency, the Texas Department of Transportation. Staff is working to secure other grants that would fund capital projects. One ongoing project, WA2207 – Feld Park Well Generator, has partial grant funding and staff is working to secure additional funding to complete the project. There are six other projects contingent on pending grant funding. Appendix A notes all pending unsecured grants and the anticipated year funding would be secured. Table 3 below shows three projects staff anticipates grant funding being secured in FY 2024, based on communication with the grant agencies that suggest that the funding award would be made in the next twelve months (but it is not guaranteed at this time). Work on these projects would not progress until the grant funding is secured by being accepted by Council. As part of Council accepting the grant, it would also approve a budget adjustment to allocate funding for the project.

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Table 3: FY 2024 Projects Contingent on Unsecured Grants

Project ID - Name	Grant Status	Anticipated FY 2024 Funding
PA2304 - Evergreen Park Improvements	\$160k is an anticipated donation from Patrons for Bellaire Parks to build an inclusive and accessible playground. \$600k was allocated to Bellaire in the FY 2023 Federal Appropriation Act. Staff is working with HUD to complete the environmental clearance work and to secure the grant funding in FY 2024.	\$ 760,000
WA2205 - Priority Water Line Improvements	Two grants for waterline replacement. \$782k was allocated to Bellaire in the FY 2022 Federal Appropriation Act and another \$2.4M in the FY 2023 Federal Appropriation Act. The required environmental clearance work has been completed and staff is working with the EPA to secure the grant funding in FY 2024.	\$ 3,182,000
Total		\$ 3,942,000

Urgency

Prioritization of projects is at City Council's discretion. To aid City Council in determining project prioritization, staff has evaluated each project from the lens of how delaying a project might impact Bellaire's operational readiness. Each project falls into one of four urgency categories, ranging from Fire/Life Safety projects that have the most urgency to be funded, to Operational Savings/Value Enhancement projects that support Council's priorities, but can be delayed with minimal impact to Bellaire's operations. Please see Appendix B for more detail on these urgency categories. Table 4 below provides a breakdown of the CIP by the four urgency categories.

Table 4: CIP by Urgency Categories

	FY 2023: 10/01/2022 – 9/30/2023	FY 2024: 10/01/2023 – 9/30/2024	FY 2025: 10/01/2024 – 9/30/2025	FY 2026: 10/01/2025 – 9/30/2026	FY 2027: 10/01/2026 – 9/30/2027	Five-Year Total
Fire-Life Safety	\$ 100,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 100,000
Continuity of Government	\$ 232,000	\$ 384,120	\$ 700,000	\$ 700,000	\$ 700,000	\$ 2,716,120
Legal Mandate	\$ 75,000	\$ 75,000	\$ 75,000	\$ 175,000	\$ 975,000	\$ 1,375,000
Operational Savings/ Value Enhancement	\$ 6,399,794	\$ 6,770,000	\$ 1,940,000	\$ 27,935,575	\$ 150,000	\$ 43,195,369
Total	\$ 6,806,794	\$ 7,229,120	\$ 2,715,000	\$ 28,810,575	\$ 1,825,000	\$ 47,386,489

Fire-Life Safety projects are those that support public safety and minimize danger to life. In FY 2024, this includes \$100,000 for fire hydrant rehabilitation (WA2202). Continuity of Government projects are those that address issues that would restrict normal government operations. This includes \$232,000 to repair or replace valves for the water distribution system (WA2203). Legal Mandate projects are those that are related to fulfilling a legal obligation, such as facility modifications to meet Americans with Disabilities Act requirements. This includes \$75,000 to modify concrete paths/ramps at parks for ADA compliance (PA2305). Operational Savings/ Value Enhancement projects are those that support Council's priorities

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but can be delayed with minimal impact to Bellaire’s operations. This includes all projects budgeted in FY 2024 that are not mentioned in this paragraph.

The vast majority of projects fall into the less urgent Operational Savings/ Value Enhancement category, giving Council quite a bit of room if it had needed to postpone funding projects due to lack of resources. Thankfully, there is no need to delay any projects, as there are sufficient resources to fund the FY 2024 Capital Budget. If projects did need to be postponed due to a lack of resources, Table 5 (below) has been prepared to help Council understand the proposed resource allocation by funding source and urgency category. This is important because certain funding sources are restricted in what they can be used for. As an example, Council might have considered delaying ST2401 – Maple Street Sidewalk to free up \$181,000, but the project is funded by METRO so those funds could only be used on another transportation project.

Table 5: FY 2024 Capital Budget by Urgency Categories and Funding Source

	Fire-Life Safety	Continuity of Government	Legal Mandate	Operational Savings/ Value Enhancement	Total
General Fund	\$ 0	\$ 0	\$ 75,000	\$ 3,814,000	\$ 3,889,000
Enterprise	\$ 0	\$ 0	\$ 0	\$ 736,400	\$ 736,400
Bond	\$ 100,000	\$ 232,000	\$ 0	\$ 975,000	\$ 1,307,000
METRO	\$ 0	\$ 0	\$ 0	\$ 181,000	\$ 181,000
Secured Grants	\$ 0	\$ 0	\$ 0	\$ 693,394	\$ 693,394
Total	\$ 100,000	\$ 232,000	\$ 75,000	\$ 6,399,794	\$ 6,806,794

Overview by Investment Area

Below is a breakdown of the five-year CIP by investment area.

Table 6: CIP by Investment Area

	FY 2023: 10/01/2022 – 9/30/2023	FY 2024: 10/01/2023 – 9/30/2024	FY 2025: 10/01/2024 – 9/30/2025	FY 2026: 10/01/2025 – 9/30/2026	FY 2027: 10/01/2026 – 9/30/2027	Five-Year Total
Drainage	\$ 3,000,000	\$ 6,000,000	\$ 0	\$ 0	\$ 0	\$ 9,000,000
Streets	\$ 874,394	\$ 0	\$ 0	\$ 465,575	\$ 0	\$ 1,339,969
Water	\$ 1,668,400	\$ 224,284	\$ 700,000	\$ 700,000	\$ 700,000	\$ 3,992,684
Wastewater	\$ 375,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 375,000
Parks and Recreation	\$ 265,000	\$ 745,000	\$ 1,015,000	\$ 8,075,000	\$ 1,125,000	\$ 11,225,000
Facilities	\$ 624,000	\$ 259,836	\$ 1,000,000	\$ 19,570,000	\$ 0	\$ 21,453,836
Total	\$ 6,806,794	\$ 7,229,120	\$ 2,715,000	\$ 28,810,575	\$ 1,825,000	\$ 47,386,489

The largest portion of the FY 2024 Capital Budget, forty-four percent, is associated with Drainage. This entire category is a single project, DR2202, which is \$3.0M to further support the Regional Drainage Program (DR2202). Thirteen percent of the FY 2024 Capital Budget is for two Streets projects. This includes a \$693k grant to create a Traffic Management System (TR2202) and \$181,000 to construct a sidewalk on

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the 4700-5000 blocks of Maple Street (ST2401), pending City Council approval. Twenty-five percent (\$1.7M) of the capital budget is for three projects to improve the water distribution system. The majority of this funding (\$1.3M) is the local funding for a pending grant funded \$4.7M waterline replacement project (WA2205). Six percent (\$375k) of the capital budget is associated with two projects to improve the wastewater collection and treatment facilities. Nine percent of the FY 2024 Capital Budget funds five Facilities projects that make improvements to City-owned buildings. This includes \$275,000 for security improvements (PA2402) and \$269,000 to generate solar power at City Hall (PA2408). The remaining four percent of the FY 2024 Capital Budget funds four Parks and Recreation projects. This includes \$75,000 for ADA accessibility improvements across the City.

Strategic Plan

On May 15, 2023, City Council adopted a Strategic Plan for Fiscal Years 2024-2026. Twenty-three capital projects support twenty-one tasks in the Strategic Plan. A summary of the capital projects and the Strategic Plan tasks they support can be found in Appendix C. Additionally, each project sheet notes both the Strategic Plan goal area and specific task(s) that the project supports.

Operating Budget Impacts

Capital projects can impact ongoing operating costs. For example, adding permanent restroom facility to a park would increase maintenance, janitorial, and supplies, costs. Staff has analyzed each capital project and considered the impacts to the operating budget when those projects are completed, as noted on each project sheet. These operating budget impacts from capital projects would be considered each year when preparing the General Fund and Enterprise Fund operating budgets.

Recap of Ongoing and Completed Projects

There are twenty projects initiated in FY 2022 or earlier that would continue into FY 2024. Below is a summary of the CIP project budgets by fund that would continue into FY 2024. A detailed list is available in Appendix D.

Table 7: Summary of Ongoing CIP Projects by Fund

	FY 2023 Budget	FY 2023 Expenditures ¹	FY 2023 Encumbered ¹	Remaining Balance
CIP Fund (610) - General Fund	\$ 534,000	\$ 15,398	\$ 29,000	\$ 489,602
CIP Fund (610) - Enterprise Fund	\$ 644,103	\$ 129,384	\$ 115,581	\$ 399,138
Bond Fund (620)	\$ 9,512,101	\$ 231,960	\$ 1,069,712	\$ 8,210,428
METRO Fund (630)	\$ 2,219,015	\$ 360,237	\$ 1,324,026	\$ 534,752
Grant Fund (640)	\$ 125,691	\$ 9,331	\$ 26,217	\$ 90,143
Total	\$ 13,034,910	\$ 746,310	\$ 2,564,536	\$ 9,724,064

1.) FY 2023 Expenditures are year-to-date expenses as of May 01, 2023. Encumbrances are as of May 01, 2023.

The largest cause of remaining balance is related to project budgets that are pending a grant. For example, there is a \$5.9M balance for DR2202 – Regional Drainage Program in Fund 620 that is a placeholder for future local matches to grants for drainage projects. Another \$827,284 in remaining balance is from three projects in various funds that are a match for a grant. Other significant project balances include:

- \$150,000 for PA2308 – Animal Shelter Replacement: Project was on hold until Council gave direction to staff on July 10, 2023.

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- \$457,338 for PA 2306 – Public Works Facility Repairs & Modernization: Phase 1 security improvements underway. Phase 2 renovations were paused until a new Public Works Director was hired. Scope for Phase 2 is being re-evaluated and will be presented to Council before moving forward.
- \$795,576 for WW2202 – Wastewater Collection System Improvements: This project has not made significant progress due to staff focusing on critical maintenance/repairs and renewing certifications and permits related to the wastewater treatment system. Staff is developing a scope of work and once it is completed, this project will be bid out.

All existing projects were reviewed to identify projects which have been completed but have appropriated funds remaining. This effort identified previously appropriated amounts that could be re-appropriated in the CIP. Eight projects were substantially completed in FY 2023; substantially completed means work should be completed by September 30, 2023, but the encumbered project budget may carry forward into FY 2023 due to a delay in getting invoices from vendors before the end of FY 2023. The analysis assumes that all encumbered funds (i.e., open purchase orders) would be spent. Below is a summary of the CIP project budgets by fund that were substantially completed in FY 2023. A detailed list is available in Appendix E.

Table 8: Summary of Substantially Completed CIP Projects by Fund

	FY 2023 Budget	FY 2023 Year to Date Expenditures ¹	Total Encumbered/ Projected Spend ¹	Remaining Budget to be Reallocated
CIP Fund (610) - General Fund	\$ 155,822	\$ 32,979	\$ 118,739	\$ 4,104
CIP Fund (610) - Enterprise Fund	\$ 0	\$ 0	\$ 0	\$ 0
Bond Fund (620)	\$ 4,215,749	\$ 2,304,768	\$ 373,243	\$ 1,537,738
Metro Fund (630)	\$ 0	\$ 0	\$ 0	\$ 0
Grant Fund (640)	\$ 2,938,804	\$ 1,940,270	\$ 635,399	\$ 363,135²
Total	\$ 7,310,375	\$ 4,278,017	\$ 1,127,381	

1.) Year-to-date expenditures as of May 01, 2023. Encumbered amounts are associated with purchase orders anticipated to be spent.

2.) Grant funding cannot be reallocated.

The unspent budget to be reallocated in Fund 620 is primarily associated with \$598k being freed up from the Maple, Bolivar, 5th, and Spruce Streets reconstruction project (BBB2016 Group C, Phase 2) finally wrapping up. This is the project associated with vendor A-Status that was delayed due to legal mediation. There is also a balance of \$739k that will be available when WA2206 Distribution Systems Improvements/BBB16 is completed. This savings is due in part to the waterline replacement on the southbound 610 feeder road between Mayfair and Fournace being postponed due to permitting delays from the Texas Department of Transportation. This incomplete scope of work, as well as \$700k of the WA2206 project balance, would be reallocated to WA2205 Priority Waterline Improvements. The \$363k in Fund 640 is associated with a CDBG grant to reconstruct Cedar, Chelsea, Larch, and Mimosa streets (BBB2016 Group C, Phase 3). The construction bid came in less than the grant amount secured; the unused portion of this reimbursement grant is not able to be reallocated.

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Comparison to FY 2023-2027 CIP

This section compares the FY 2024 budget reflected in the FY 2023-2027 (Previous Year) CIP compared to the FY 2024-2028 (Adopted) CIP. Table 10 below provides a breakdown of the differing FY 2023 budgets by funding source. The largest outlier will have to do with a policy change in what is considered a capital project and included in the CIP, vs. capital outlay. Based on direction from the City Manager and CIP Team, capital outlay items were removed from the CIP. This includes things like vehicles, equipment, and recurring maintenance programs. Appendix F, the CIP Frequently Asked Questions, provides more detail on the definition and differentiation of capital outlay vs. capital project. Table 10 below breaks out capital outlay in the previous CIP so that a more accurate comparison can be made.

Table 9: Comparison of Planned and Adopted FY 2024 Capital Budget

	FY 2024 Budget (Previous CIP: FY23-FY27)	FY 2024 Budget (Adopted CIP: FY24-FY28)	Difference
General Fund (Funds 600 and 610)	\$1,084,836	\$3,889,000	\$ 2,804,164
General Fund – Capital Outlay¹	\$860,400	N/A	(\$860,400)
Enterprise (Funds 600 and 610)	\$1,002,284	\$736,400	(\$265,884)
Enterprise – Capital Outlay¹	\$881,000	N/A	(\$881,000)
Capital Bonds¹ (Fund 620)	\$6,607,000	\$1,307,000	(\$5,300,000)
METRO (Fund 630)	\$994,300	\$181,000	(\$813,300)
METRO – Capital Outlay¹	\$500,000	N/A	(\$500,000)
Secured Grants (Fund 640)	\$ 0	\$693,394	\$ 693,394
Total	\$ 11,929,820	\$ 6,806,794	(\$5,123,026)

1.) See discussion above regarding capital outlay (i.e., vehicles) being removed from CIP.

- The increase in General Fund expenses is primarily due to allocating \$3.0M to DR2202 – Regional Drainage Program; the previous year's CIP anticipated this \$3.0M being allocated in FY 2025. This increase is partially offset by PA2305 – Safe and Accessible Parks Improvements; the \$325k programmed for FY 2024 in the previous CIP has been spread over five years (\$75k per year). Additionally, \$250k programmed for design work for a new library was reduced to \$30k.
- The decrease in Enterprise expenses is due to a reduction (\$220k) for WW2302 Wastewater Treatment Plant Capital Maintenance. Rather than allocate additional funding, staff is recommending that a conditions assessment of the City's wastewater treatment facilities be completed first. This will allow the City to have a better understanding on needs, prioritization, and cost estimates to address deferred maintenance at the wastewater treatment plant and lift stations.
- The decrease in Capital Bonds expenses is associated with \$6.0M for DR2202 Regional Drainage Program being pushed to FY 2025; the 2016 bond funding is not anticipated to be needed in FY 2024. This reduction is offset by WA2205 Priority Water Line Improvements (\$700k); the FY 2024 funding for this project is supported by reallocating the same amount of funding from WA2206 Distribution Systems Improvements / BBB16 (please see the respective project sheet for details).
- The increase in Secured Grants is associated with City Council approving a grant agreement with the Texas Department of Transportation in April 2023 for a \$693k grant to implement a traffic management system (TR2202).

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Closing

More detail on each capital project in the CIP can be found in Appendix G. Each project has a one-page summary that describes and justifies each project, as well as provides details on how and when the project would be funded. Prior to being presented to Council, two citizen committees were instrumental in the development of the CIP. The Parks and Recreation Advisory Board worked closely with staff to develop the funding plan for Parks, Recreation, & Facilities projects. Please see Appendix H for the Parks and Recreation Advisory Board recommendation. The draft CIP was presented to the Planning and Zoning Commission on June 8, 2023, for feedback on the consistency of the CIP with the adopted Comprehensive Plan. Please see Appendix I for the Planning and Zoning Commission's report and recommendation on the CIP.

Appendix

- A.) **Summary of Projects**
- B.) **Rubric for Urgency Categories**
- C.) **Projects Related to Strategic Plan**
- D.) **Summary of Ongoing Projects**
- E.) **Summary of Projects to be Closed**
- F.) **Frequently Asked Questions**
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 - 1. **Readers Guide**
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 - 4. **Water & Wastewater Utilities**
- H.) **Parks and Recreation Advisory Board Recommendation**
- I.) **Planning and Zoning Commission Report and Recommendation**

City of Bellaire, TX FY 2024 - FY 2028 Adopted CIP: Summary of Projects

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Project ID ^A	Project Name	Urgency Ranking ^B	Expenditures ^C	Unexpended Budget Estimate ^C	FY 2024 10/01/2023 – 9/30/2024	FY 2025 10/01/2024 – 9/30/2025	FY 2026 10/01/2025 – 9/30/2026	FY 2027 10/01/2026 – 9/30/2027	FY 2028 10/01/2027 – 9/30/2028	Total Project Budget
DR2202	Regional Drainage Program	4	\$ 107,029	\$ 6,275,112	\$ 3,000,000	\$ 6,000,000	\$ 0	\$ 0	\$ 0	\$ 15,382,140
N/A	Citywide SCADA System	4	\$ 61,138	\$ 226,722	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 287,860
PA2304	Evergreen Park Improvements	4 ^D	\$ 0	\$ 189,500	\$ 10,000	\$ 0	\$ 200,000	\$ 4,900,000	\$ 0	\$ 5,299,500
PA2305	Safe and Accessible Parks Improvements	3	\$ 0	\$ 50,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 425,000
PA2306	Public Works Facility Repairs and Modernization	2	\$ 25,323	\$ 521,677	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 547,000
PA2308	Animal Shelter Replacement	3	\$ 0	\$ 150,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 150,000
PA2401	BFAC (Bellaire Family Aquatic Center) Fire Suppression System	4.5	\$ 0	\$ 0	\$ 30,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 30,000
PA2402	Building Security Improvements	4.5	\$ 0	\$ 0	\$ 275,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 275,000
PA2403	Holly Street Trail Phase 2	5	\$ 0	\$ 0	\$ 150,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 150,000
PA2404	Nature Discovery Center Roof	4.5	\$ 0	\$ 0	\$ 20,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 20,000
PA2405	Public Works Building	4.5	\$ 0	\$ 0	\$ 30,000	\$ 0	\$ 600,000	\$ 9,000,000	\$ 0	\$ 9,630,000
PA2406	City Hall Solar System	4.5	\$ 0	\$ 0	\$ 269,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 269,000
PA2407	Bellaire Municipal Library	5	\$ 0	\$ 0	\$ 30,000	\$ 0	\$ 400,000	\$ 10,570,000	\$ 0	\$ 11,000,000
PAXXXX	Bellaire Little League Concession Stand	3	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 100,000	\$ 900,000	\$ 1,000,000
PAXXXX	BFAC (Bellaire Family Aquatic Center) Pool Improvements	5	\$ 0	\$ 0	\$ 0	\$ 130,000	\$ 0	\$ 0	\$ 0	\$ 130,000
PAXXXX	City Entry Ways	4.5	\$ 0	\$ 0	\$ 0	\$ 100,000	\$ 0	\$ 0	\$ 0	\$ 100,000
PAXXXX	City Hall/ EOC Generator	2 ^D	\$ 0	\$ 0	\$ 0	\$ 159,836	\$ 0	\$ 0	\$ 0	\$ 159,836
PAXXXX	Citywide Tennis Court Improvements	5	\$ 0	\$ 0	\$ 0	\$ 90,000	\$ 120,000	\$ 0	\$ 0	\$ 210,000
PAXXXX	Feld Park Improvements	5	\$ 0	\$ 0	\$ 0	\$ 50,000	\$ 100,000	\$ 1,000,000	\$ 0	\$ 1,150,000
PAXXXX	Joe Gaither Park Expansion	5	\$ 0	\$ 0	\$ 0	\$ 50,000	\$ 100,000	\$ 1,000,000	\$ 0	\$ 1,150,000
PAXXXX	Lafayette Park Public Restroom	5	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 150,000	\$ 150,000
PAXXXX	Loftin Park Irrigation and Trees	5	\$ 0	\$ 0	\$ 0	\$ 0	\$ 120,000	\$ 0	\$ 0	\$ 120,000
PAXXXX	Mulberry Park Parking Lot	4.5	\$ 0	\$ 0	\$ 0	\$ 250,000	\$ 0	\$ 0	\$ 0	\$ 250,000
PAXXXX	Recreation Center Renovation	5	\$ 0	\$ 0	\$ 0	\$ 100,000	\$ 300,000	\$ 1,000,000	\$ 0	\$ 1,400,000
ST2301	Pavement Management Program - Arterial Roads	4	\$ 5,131,265	\$ 1,808,778	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 6,940,042
ST2302	Citywide Speed Study	4	\$ 0	\$ 50,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 50,000
ST2401	Maple Street Sidewalk	4.5	\$ 0	\$ 0	\$ 181,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 181,000
TR2202	Traffic Management System	4	\$ 0	\$ 487,000	\$ 693,394	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,180,394
TRXXXX	Traffic Signal Timing Optimization Program	4 ^D	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 465,575	\$ 0	\$ 465,575
WA2101	Citywide Well Rehab	2	\$ 285,873	\$ 154,054	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 439,927

Appendix A, Page 2 of 3

Appendix A, Page 3 of 3

Project ID^A	Project Name	Urgency Ranking^B	Expenditures^C	Unexpended Budget Estimate^C	FY 2024 10/01/2023 – 9/30/2024	FY 2025 10/01/2024 – 9/30/2025	FY 2026 10/01/2025 – 9/30/2026	FY 2027 10/01/2026 – 9/30/2027	FY 2028 10/01/2027 – 9/30/2028	Total Project Budget
UNSECURED GRANTS										
PAXXXX	City Hall/ EOC Generator	2	\$ 0	\$ 0	\$ 0	\$ 479,507	\$ 0	\$ 0	\$ 0	\$ 479,507
PA2304	Evergreen Park Improvements	4	\$ 0	\$ 0	\$ 760,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 760,000
TRXXXX	Traffic Signal Timing Optimization Program	4	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 633,266	\$ 633,266
WA2205	Priority Water Line Improvements	4	\$ 0	\$ 0	\$ 3,182,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,182,000
WA2207	Feld Park Well Generator	2	\$ 0	\$ 0	\$ 0	\$ 954,591	\$ 0	\$ 0	\$ 0	\$ 954,591
WAXXXX	Renwick Well Generator	2	\$ 0	\$ 0	\$ 0	\$ 492,851	\$ 0	\$ 0	\$ 0	\$ 492,851
Total			\$ 0	\$ 0	\$ 3,942,000	\$ 1,926,949	\$ 0	\$ 0	\$ 633,266	\$ 6,502,215
A.) The first two letters of the Project ID denote the type of project: DR for Drainage, PA for Parks and Facilities, ST for Street, TE for Technology, TR for Traffic, WA for Water, and WW for Wastewater. The first two numbers (after the letters) indicate the fiscal year the project started. N/A indicates projects in progress before FY 2022 when Project IDs were first assigned. Project IDs with an XXXX will receive a proper project ID when funds are budgeted.										
B.) Prioritization of projects is at the Council’s discretion. This ranking is an evaluation of the urgency of a project, with 1 being the most important to fund. Rank 1 are things tied to fire-life safety. Rank 2 are tied to continuity of government (i.e. making sure critical infrastructure doesn't fail). Rank 3 are tied to legal mandates (i.e. ADA compliance). Rank 4 are Operational Savings/ Value Enhancement (nice to have, but ok to push); 4.5 if local match has not yet been budgeted.										
C.) Expenditures are as of May, 01, 2023. Unexpended Budget Estimate based on the FY23 Budget, less FY23 expenses as of May 01, 2023.										

Project Urgency Categorization Rubric

Prioritization of projects is at the discretion of Council. In an effort to aid Council in determining project prioritization, staff has evaluated each project from the lens of how delaying a project might impact Bellaire's operational readiness. Each project falls into one of four categories, ranging from Fire/Life Safety projects that have the most urgency to be completed, to Operational Savings/Value Enhancement projects that support Council's priorities, but can be delayed with minimal impact to Bellaire's operations.

A. Fire/Life Safety

- Construction, protection, and occupancy features necessary to minimize danger to life.
- Project examples include:
 - First responder equipment (i.e. radios and patrol vehicles).
 - Fire suppression systems.
 - Removing mold or other toxic substances from a building.
 - Replacing deteriorated electrical systems.
- Projects meeting these criteria must be completed as soon as possible.

B. Continuity of Government Operations

- Does this project address issues that would restrict normal government operations?
- Project examples include:
 - Replacing a leaking roof.
 - Repairing wells and lift stations.
 - Repairing the wastewater treatment plant.
- Projects meeting these criteria must be completed as soon as practical.

C. Regulatory or Legal Mandate

- Is this project related to a statutory requirement or court order? Is there a legal agreement associated with the project?
- Project examples include:
 - Updating voting locations to comply with ADA requirements.
 - Projects with grant funding or vehicles leases.
- Projects meeting these criteria likely must be completed as soon as practical or ordered.

D. Operational Savings or Value Enhancement (including Lifecycle Management)

- Will the project provide the City a recurring cost savings and/or prolong an asset's useful life, with an acceptable return on investment?
- Includes projects that add value to the operations, efficiencies, and customer service experience of current systems and processes.
- Maintenance and replacement projects, including deferred maintenance projects.
- Project examples include:
 - LED lighting replacement.
 - Moving out of an aging building that requires regular costly maintenance.
 - Building program rooms at the library.

City of Bellaire, TX FY 2024 - FY 2028 Adopted CIP: Projects Related to Strategic Plan

Strategic Goal	Strategies	Task	Project ID	Project Name
Community	Implement a common appearance for city resources to promote a unified city.	Make improvements to entryway signage and features that are consistent throughout the city.	PAXXXX	City Entry Ways
	Nurture positive productive relationships with community partners and government agencies.	Seek opportunities to partner with other cities, Harris County, and state and federal agencies on regional initiatives and priorities.	DR2202	Regional Drainage Program
		Seek opportunities to partner with other cities, Harris County, and state and federal agencies on regional initiatives and priorities.	DR2401	Cypress Ditch Improvements
		Seek opportunities to partner with other cities, Harris County, and state and federal agencies on regional initiatives and priorities.	PA2403	Mulberry Park Parking Lot
	Provide a diverse mix of community events, programs, and amenities that meet the needs of our residents and are accessible to all.	Install an all-access, inclusive playground at Evergreen Park	PA2304	Evergreen Park Improvements
		Continue to make improvements to city facilities and services outlined in the ADA Compliance Report	PA2305	Safe and Accessible Parks Improvements
		Update Library facility needs assessment	PA2407	Bellaire Municipal Library
Governance	Implement digital transformation throughout the city.	Improve SCADA	N/A	Citywide SCADA System
Infrastructure	Ensure infrastructure facilities, vehicles, and equipment are reliable now and in the future, meeting established level of service goals.	Continue to advance the Drainage Improvement Program.	DR2202	Regional Drainage Program
		Identify funding sources to advance regional drainage improvements.	DR2202	Regional Drainage Program
		Identify funding sources to advance regional drainage improvements.	DR2401	Cypress Ditch Improvements
		Renovate the Recreation Center to address safety, access, and other issues.	PA2402	Building Security Improvements
		Improve the Mulberry Park parking lot.	PA2404	Mulberry Park Parking Lot
		Identify a location, make necessary site investigations, and obtain a preliminary concept plan for a new Public Works facility.	PA2405	Public Works Building
		Install backup generator at City Hall.	PAXXXX	City Hall/ EOC Generator
		Renovate the Recreation Center to address safety, access, and other issues.	PAXXXX	Recreation Center Renovation
		Continue to make waterline improvements.	WA2202	Fire Hydrant Rehabilitation and Replacement
		Continue to make waterline improvements.	WA2203	Water Distribution System Valve Improvements

City of Bellaire, TX FY 2024 - FY 2028 Adopted CIP: Projects Related to Strategic Plan

Strategic Goal	Strategies	Task	Project ID	Project Name
Infrastructure	Ensure infrastructure facilities, vehicles, and equipment are reliable now and in the future, meeting established level of service goals.	Update 2015 Utility Infrastructure Report	WA2204	Update to 2015 Utility Infrastructure Report
		Continue to make waterline improvements.	WA2205	Priority Water Line Improvements
		Install backup generator at Renwick groundwater plant.	WAXXXX	Renwick Well Generator
		Make improvements to the wastewater collection system.	WW2202	Wastewater Collection System Improvements
		Conduct a study to identify future wastewater treatment needs, options, and associated costs to inform decision making regarding level of investment in the existing wastewater treatment plant.	WW2302	Wastewater Treatment Plant Capital Maintenance
Public Safety	Enhance public safety through traffic and roadway improvements.	Conduct a city-wide speed study.	ST2302	Citywide Speed Study
		Improve traffic signalization and mobility through Intelligent Traffic System implementation.	TR2202	Traffic Management System
		Improve traffic signalization and mobility through Intelligent Traffic System implementation.	TRXXXX	Traffic Signal Timing Optimization Program
	Protect personnel, assets, and data.	Conduct vulnerability and safety assessments of city buildings, facilities, and parks.	PA2402	Building Security Improvements
		Conduct vulnerability assessment of water and wastewater infrastructure.	WW2302	Wastewater Treatment Plant Capital Maintenance

City of Bellaire, TX FY 2024 - FY 2028 Adopted CIP: Ongoing Projects

Appendix D, Page 1 of 1

Project ID	Project Name	Fund	Account	FY 2023 Budget	FY 2023 Expenditures ¹	FY 2023 Encumbered ¹	Remaining Balance
CIP Fund (610) - General Fund							
PA2304	Evergreen Park Improvements	610	5-3000-999.318	\$ 189,500	\$ 0	\$ 0	\$ 189,500
PA2305	Safe and Accessible Parks Improvements	610	5-3000-999.319	\$ 50,000	\$ 0	\$ 0	\$ 50,000
PA2306	Public Works Facility Repairs and Modernization	610	5-2000-999.217	\$ 144,500	\$ 15,398	\$ 29,000	\$ 100,102
PA2308	Animal Shelter Replacement ²	610	5-2000-999.218	\$ 150,000	\$ 0	\$ 0	\$ 150,000
CIP Fund (610) - General Fund Total				\$ 534,000	\$ 15,398	\$ 29,000	\$ 489,602
Capital Improvement Fund (610) - Enterprise Fund							
N/A	Citywide SCADA System	610	5-6000-999.605	\$ 226,722	\$ 0	\$ 0	\$ 226,722
WA2101	Citywide Well Rehab	610	5-6000-999.613	\$ 198,254	\$ 44,200	\$ 41,712	\$ 112,342
WW2203	Wastewater Treatment Plant Fine Screen Replacement	610	5-7000-999.710	\$ 159,054	\$ 85,184	\$ 73,869	\$ 1
WA2207	Feld Park Well Generator	610	5-6000-999.621	\$ 60,073	\$ 0	\$ 0	\$ 60,073
Capital Improvement Fund (610) - Enterprise Fund Total				\$ 644,103	\$ 129,384	\$ 115,581	\$ 399,138
Bond Fund (620)							
DR2202	Regional Drainage Program	620	5-1000-999.119	\$ 6,382,140	\$ 107,029	\$ 283,767	\$ 5,991,345
PA2306	Public Works Facility Repairs and Modernization	620	5-2000-999.217	\$ 402,500	\$ 9,925	\$ 35,340	\$ 357,236
TR2202	Traffic Signalization and Mobility Improvements	620	5-5000-999.503	\$ 487,000	\$ 0	\$ 0	\$ 487,000
WA2202	Fire Hydrant Rehabilitation and Replacement	620	5-6000-999.616	\$ 200,000	\$ 525	\$ 199,475	\$ 0
WA2203	Water Distribution System Valve Improvements	620	5-6000-999.617	\$ 443,000	\$ 512	\$ 400,000	\$ 42,488
WA2204	Update to 2015 Utility Infrastructure Report	620	5-6000-999.618	\$ 100,000	\$ 0	\$ 0	\$ 100,000
WA2205	Priority Water Line Improvements ³	620	5-6000-999.619	\$ 201,471	\$ 28,726	\$ 21,961	\$ 150,784
WW2202	Wastewater Collection System Improvements	620	5-7000-999.709	\$ 796,101	\$ 525	\$ 0	\$ 795,576
WW2203	Wastewater Treatment Plant Fine Screen Replacement	620	5-7000-999.710	\$ 213,889	\$ 84,719	\$ 129,170	\$ 0
WW2302	Wastewater Treatment Plant Capital Maintenance	620	5-7000-999.711	\$ 286,000	\$ 0	\$ 0	\$ 286,000
Bond Fund (620) Total				\$ 9,512,101	\$ 231,960	\$ 1,069,712	\$ 8,210,428
METRO Fund (630)							
ST2301	Pavement Management Program - Arterial Roads	630	Multiple	\$ 2,169,015	\$ 360,237	\$ 1,324,026	\$ 484,752
ST2302	Citywide Speed Study	630	5-4000-999.428	\$ 50,000	\$ 0	\$ 0	\$ 50,000
METRO Fund (630) Total				\$ 2,219,015	\$ 360,237	\$ 1,324,026	\$ 534,752
Grant Fund (640)							
WA2207	Feld Park Well Generator	640	5-6000-999.621	\$ 125,691	\$ 9,331	\$ 26,217	\$ 90,143
Grant Fund (640) Total				\$ 125,691	\$ 9,331	\$ 26,217	\$ 90,143
Ongoing Projects Total				\$ 13,034,910	\$ 746,310	\$ 2,564,536	\$ 9,724,064

1.) FY 2023 Expenditures are year-to-date expenses as of May 01, 2023. Encumbrances are as of May 01, 2023.

2.) Projected budget reduced from \$300,000 to \$150,000 by City Council on July 10, 2023. See project sheet for more details.

3.) \$700,000 reallocated from WA2206 Distribution Systems Improvements / BBB16 project to cover updated project scope of work. See project sheet for more details.

City of Bellaire, TX FY 2024 - FY 2028 Adopted CIP: Projects to be Closed

Appendix E, Page 1 of 1

These are projects anticipated to be substantially completed by September 30, 2023. FY 2023 Expenditures are year-to-date expenses as of May 01, 2023. Encumbered amounts are associated with purchase orders anticipated to be spent. Projects may still be open briefly in FY 2023 due to invoicing delays from vendors.

Project ID	Project Name	Fund	Account	Past Expenditures	FY 2023 Adjusted Budget	FY 2023 Expenditures	Encumbered/Projected	Funds to Return to Fund Balance	Total Project Estimate	Notes
CIP Fund (610) - General Fund										
PA2201	Park Amenities Management Program	610	5-3000-999.312	\$ 0	\$ 73,822	\$ 32,979	\$ 36,739	\$ 4,104	\$ 69,718	Improvements to Aquatic Center substantially complete.
PA2309	Public Works Lease Facility	610	5-2000-999-239	\$ 0	\$ 82,000	\$ 0	\$ 82,000	\$ 0	\$ 82,000	In June 2023, Council authorized improvements to 5808 S. Rice for Public Works to lease. Project on track to be complete by 9/30/2023.
CIP Fund (610) - General Fund Total				\$ 0	\$ 155,822	\$ 32,979	\$ 118,739	\$ 4,104	\$ 151,718	
CIP Fund (610) - Enterprise Fund*										
CIP Fund (610) - Enterprise Fund Total				\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
Bond Fund (620)										
N/A	BB2016 Group C, Phase 2 (Maple, Bolivar, 5th, Spruce Streets)	620	5-1000-999.114	\$ 9,749,250	\$ 699,213	\$ 39,818	\$ 61,345	\$ 598,050	\$ 9,850,413	Settlement agreement with A Status Construction completed.
PA2309	Library Shed Replacement	620	5-2000-999.219	\$ 0	\$ 20,000	\$ 17,633	\$ 0	\$ 2,367	\$ 17,633	Project completed 4/6/2023.
PA2310	Utility Billing Storage	620	5-2000-999.238	\$ 0	\$ 23,000	\$ 0	\$ 10,000	\$ 13,000	\$ 10,000	Project on track to be completed by 9/30/2023.
ST2203	BBB 2016 Group C Phase 3-2017 CDBG	620	5-4000-999.427	\$ 126,093	\$ 506,755	\$ 237,460	\$ 99,385	\$ 169,910	\$ 462,938	This is the local match portion of the project funding design and construction management. Project on track to be complete by 9/30/2023.
WA2206	Distribution Systems Improvements / BBB16	620	5-6000-999.620	\$ 1,381,288	\$ 2,737,892	\$ 1,925,138	\$ 73,343	\$ 739,411	\$ 3,379,769	\$700k of this balance would be reallocated to WA2205 in FY24. See WA2206 project sheet for more details.
WW2203	Wastewater Treatment Plant Fine Screen Replacement	620	5-7000-999.710	\$ 0	\$ 213,889	\$ 84,719	\$ 129,170	\$ 0	\$ 213,889	This is only closing out the account associated with the Bond-funded portion of the project. The Enterprise-funded portion of the project is ongoing.
WW2303	Citywide Lift Station Rehab	620	5-7000-999.712	\$ 0	\$ 15,000	\$ 0	\$ 0	\$ 15,000	\$ -	Project not started due to focusing on repairs at treatment plant. Facilities conditions assessment of all wastewater facilities will provide better scope of work and budget plan for Council to consider.
Bond Fund (620) Total				\$ 11,256,631	\$ 4,215,749	\$ 2,304,768	\$ 373,243	\$ 1,537,738	\$ 13,934,642	
Metro Fund (630)										
Metro Fund (630) Total				\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	
Grant Fund (640)										
ST2203	BBB 2016 Group C Phase 3-2017 CDBG	640	5-4000-999.427	\$ 1,156,898	\$ 2,938,804	\$ 1,940,270	\$ 635,399	\$ 363,135	\$ 3,732,567	The construction bid came in \$363k less than the grant funding secured. The grant is reimbursement based. The remaining grant funding cannot be reallocated to another project and does not return to the City's fund balance.
Grant Fund (640) Total				\$ 1,156,898	\$ 2,938,804	\$ 1,940,270	\$ 635,399	\$ 363,135	\$ 3,732,567	
Projects to be Closed Total				\$ 12,413,529	\$ 7,310,375	\$ 4,278,017	\$ 1,127,381	\$ 1,904,977	\$ 17,818,927	

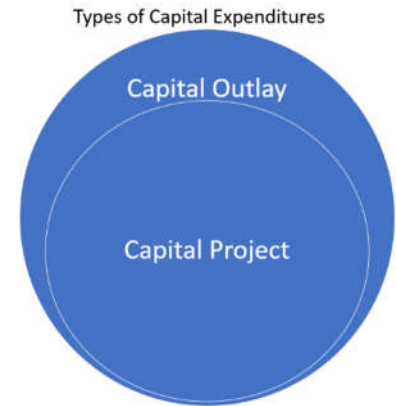
Frequently Asked Questions...

- **What's the difference between Capital Outlay and a Capital Project?**

Both deal with the acquisition of a capital asset – an item costing more than \$10,000 and having a useful life of more than four years. Capital assets might include land, improvements to land, easements, buildings, building improvements, vehicles, machinery, equipment, works of art and historical treasures, and many types of infrastructure.

Capital outlay – also called a capital expenditure, means an expenditure to acquire a capital asset.

Capital projects are long-term in nature and typically have a dollar amount over \$25,000. Capital projects result in infrastructure planning, design, and/or construction that has a long-term impact. Projects are generally more involved than a simple capital outlay in that they require a greater degree of planning, possibly engineering costs, and may take more than twelve months to complete.



- **What is a Capital Improvement Plan?**

A Capital Improvement Plan (CIP) is a road map that provides direction and guidance for the city. This road map helps City staff & City Council carefully plan and manage the purchase, construction, replacement, addition, or major repair of public facilities and equipment. This is typically done over a rolling 5-year period.

- **What are the benefits of using a CIP?**

Knowing projects and funding sources in advance helps with the planning and scheduling of funding along with the efforts needed to plan, design, and construct the projects. The CIP also helps distribute costs more equitably, promotes efficiency through organized planning efforts, and helps align projects with the City's overarching goals. The first year of the CIP is typically utilized as a basis for the Capital Budget portion of the City's overall Annual Budget process.

- **What the difference between a CIP project and say, purchasing office supplies?**

CIP projects are long-term in nature and are usually financed over a period of time. Typically, a CIP project has a dollar amount over \$25,000 and results in infrastructure planning or construction that has a long-term impact. Office supplies, on the other hand, would not be considered a CIP project because they are not very expensive, are used quickly, and can be absorbed into the operating budget.

- **Is the City committed to completing all the projects in the CIP as they are currently planned?**

The CIP is the City's best estimate for what and when projects will be completed and their respective costs—but it is important to remember that it is just a plan. The CIP can adjust to internal and external factors to allow City leaders to make changes as conditions demand. It is not uncommon for a project timetable and/or budget to be modified even after it has been added to the CIP.

- **What are examples of CIP projects?**

Many of the things you see each day in around town are typically part of a CIP. The CIP includes street construction projects, water treatment plants, wastewater facilities, park improvements, and other public building & infrastructure construction projects.

- **How are projects in the Capital Improvement Program paid for?**

Generally, there are several sources of funding for capital improvements – bond proceeds, existing fund balance, operating funds, grants, and various other taxes & fees that can be dedicated to these projects. If a

Frequently Asked Questions...

project's original budget is no longer adequate, a City has several options when a project costs more than anticipated. Those options can include value engineering (scope reduction), diverting funds from delayed or canceled projects, using budgeted authority from projects completed under budget, using savings in operational budgets, along with the City Council-approved use of City reserve funds.

- **How will capital projects impact me?**

Some capital projects may involve construction that may present a temporary inconvenience. Although varied by project, some short-term impacts may include road and lane closures, noise, dust and water outages. However, this work will result in more efficient operations and service delivery. A few examples of the benefits might include providing better roads, high quality drinking water on demand, and collecting and treating wastewater from homes and businesses in a manner that is environmentally sound.

- **How can I get more information regarding a specific project?**

Please visit the City's website at <https://www.bellairetx.gov/1780/City-Projects> to find information on all major projects under construction. You may also email the Public Works Department at PublicWorks@BellaireTX.gov.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project Sheet Reader's Guide

Below is a sample project sheet. The blue numbers correspond to more information on each section of the project sheet.

- 1.) **Project ID:** PA2305 **Total Estimated Cost:** \$ 375,000
Project Name: Safe Accessible Parks and Facilities **Category:** Parks and Recreation
Managing Department: Parks, Recreation, and Facilities **Urgency:** Operational Savings/ Value Enhancement
Strategic Goals: Community ☒ Governance ☐ Infrastructure/Asset Management ☒ Public Safety ☐ Land Use/Zoning ☐

Project Description:

- 2.) The 1999 Americans with Disabilities Act (ADA) Title II Self Evaluation and Transition Plan identifies various deficiencies in City facilities. While the plan does state there are no major barriers, there are numerous barriers that need to be addressed by the City to improve accessibility. In FY 2022, the Parks and Recreation Citizens Advisory Board completed an extensive evaluation of the parks and recreation facilities in Bellaire, identifying general needs such as ADA deficiencies. This project would address ADA issues found in park facilities in a phased approach. Funding in FY 2024 will focus on improvements to the front entryway of the Recreation Center, providing accessible routes that meet ADA requirements. This will require a construction drawing since the ramp doesn't meet ADA, and there is no access from the sidewalk to the front doors and obstructed access from the Recreation Center to Loftin Park. Any remaining funds would be used to replace damaged concrete paths and ramps.

3.) Justification:

This project will correct ADA deficiency in the exterior of the front entryway of the Recreation Center. On November 18, 2019, the City Council of the City of Bellaire approved the ADA Assessment and Transition Plan. This project would work to address identified ADA compliance issues that serve as a barrier to persons with disabilities from fully enjoying Bellaire parks. This project would enhance the quality of the parks in Bellaire by taking steps to ensure all parks are accessible to all park patrons.

7.)

This project supports the following task in the Strategic Plan:

- Community - Continue to make improvements to city facilities and services outlined in the ADA Compliance Report.

4.) Alternatives and Engagement:

The Parks and Recreation Citizens Advisory Board, which is advocating for this project, will be kept apprised on the project's progress.

5.) Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate*	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 0	\$ 50,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000

*Estimate based on the FY 2023 Budget, less year-to-date expenses as of May 01, 2023.

6.) Project Funding

General Fund	Enterprise	Bond	Metro Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 375,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 375,000

Estimated Annual Operating Budget Impact:

O&M	\$ 0
Labor	\$ 0
Other	\$ 0
Total	\$ 0

This project is not anticipated to have an operating budget impact. The ADA improvements made through this project will be maintained through the existing Parks maintenance budget.

1.) Key Project Information:

- Project ID is the unique identifier for each project. The first two letters correspond to the project category (see below for category identifiers), the first two numbers indicate the fiscal year the project was initiated. So PA2305 is project number five initiated in FY 2023 in the Parks and Recreation category. Projects with an XXXX instead of numbers are anticipated projects that would not receive funding until a future year. When the project is actually budgeted for, a true Project ID will be assigned to the project.
- Project Name is a descriptive title for the project to help the reader quickly grasp what the project is for.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project Sheet Reader's Guide

- c. Managing Department identifies the department that will oversee the project.
- d. Total Estimated Cost is the sum of expenses, and unspent funds to rollover into the upcoming year's budget (if any), plus the proposed capital budget and any planned outyear budget allocations.
- e. The project categories are: Drainage (DR) and Streets (ST); Parks and Recreation (PA); Facilities (PA); Water (WA); and Wastewater (WW).
- f. Urgency is one of four categories that identify the level of impact the project has on Bellaire operations. See Appendix B for the rubric on these urgency categories.
- g. Strategic Goals identifies which of the Strategic Goal area, established in the FY 2024-2026 Strategic Plan, the project supports.

2.) Project Description:

This section identifies the project's scope. From this description, the reader should be able to understand what the project is trying to accomplish, specific locations impacted (if any). If the project is expected to have multiple phases, then this section would describe what is being done in what fiscal year. This section may also discuss if there is a unique funding situation.

3.) Justification:

This section describes the 'why' of the project. From this section, the reader should be able to understand what the benefit is of doing the project and what is the desired outcome of completing the project.

4.) Alternatives and Engagement:

The first paragraph examines project alternatives including the impact of delaying or not doing the project. The second paragraph examines who the project stakeholders are and how they will be informed about the project impacts.

5.) Anticipated Project Expenditures and Timeline

This table looks at the project expenditures over time. The first two columns show what portion of the current year (FY 2022) budget has been spent and what portion will continue into the upcoming fiscal year (FY 2023). This carry forward amount represents expenditures that were planned in the current fiscal year but have been not occurred at the time the project sheet was put together. This might be due to project delays, such as unavailability of supplies, or delays in contractors billing the City for work completed. The remaining columns show expenditures planned for the future and represent a budget request in the same amount.

6.) Project Funding

The first table identifies the funding source(s) that fund the project. The table and text below that discuss potential operating budget impacts when the project is implemented. For instance, constructing a new park might have an operations and maintenance (O&M) cost, such as utilities and annual maintenance. The new park might also have a labor cost for a new Park Attendant position. Finally, the new park might have

7.) Strategic Plan Task

The box highlights if the project supports a specific task in the FY 2024-2026 Strategic Plan.

Project ID and Name		Funding Source	Overview
DR2202	Regional Drainage Program ¹	Bond, General Fund	Implementation of the Master Drainage Conceptual Plan. Includes funding to partner on a City of Houston, HCFCF, and/or TxDOT drainage/flood mitigation project.
ST2301	Pavement Management Program - Arterial Roads	METRO Sales Tax	This heavy maintenance program is designed to address areas in need of heavy maintenance that are not slated for reconstruction. The goal is to improve the overall quality of the street and sidewalk systems by repairing or replacing portions of the asphalt or concrete pavement.
ST2302	Citywide Speed Study	METRO Sales Tax	Study of traffic conditions on Bellaire streets to determine if posted speed limits should be updated.
ST2401	Maple Street Sidewalk	METRO Sales Tax	In response to citizen petition, construct sidewalk on 4700-5000 blocks of Maple Street (S. Rice Ave to I610).
TR2202	Traffic Management System	Bond, Secured Grant	Upgrade technology of 14 traffic signals and implement Traffic Management System.
TRXXXX	Traffic Signal Timing Optimization Program ³	METRO Sales Tax, Unsecured Grant	Program to analyze traffic patterns at intersections to fine tune traffic signal timing for optimum flow.

Please Note: All figures below are estimates and are in 2023 dollars not adjusted for inflation.

Appropriation decisions apply ONLY to the FY 2024 project items. Future years are for planning purposes only.

Project ID and Name		Unexpended ⁴	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Project Total ⁵
DR2202	Regional Drainage Program ¹	\$ 6,275,112	\$ 3,000,000	\$ 6,000,000	\$ 0	\$ 0	\$ 0	\$ 15,382,140
ST2301	Pavement Management Program - Arterial Roads	\$ 1,808,778	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 6,940,042
ST2302	Citywide Speed Study	\$ 50,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 50,000
ST2401	Maple Street Sidewalk	\$ 0	\$ 181,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 181,000
TR2202	Traffic Management System	\$ 487,000	\$ 693,394	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,180,394
TRXXXX	Traffic Signal Timing Optimization Program ³	\$ 0	\$ 0	\$ 0	\$ 0	\$ 465,575	\$ 0	\$ 465,575
Total		\$ 8,620,889	\$ 3,874,394	\$ 6,000,000	\$ 0	\$ 465,575	\$ 0	\$ 24,199,151

1.) \$3,475,132 reallocated from FY23 unexpended budget balance to fund FY24 budget for DR2401 Cypress Ditch Improvements project.

2.) This is the local match to a pending grant. Project is contingent upon securing pending grant funding; \$15.1M anticipated to be secured in FY24.

3.) This is the local match to a pending grant. Project is contingent upon securing pending grant funding; \$633k anticipated to be awarded in FY27.

4.) Unexpended FY 2023 budget, as of May 1, 2023.

5.) Sum of budget shown, plus expenditures as of May 1, 2023.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: DR2202

Project Name: Regional Drainage Program

Managing Department: Public Works

Total Estimated Cost: \$ 15,382,140

Category: Drainage

Urgency: Operational Savings/ Value Enhancement

Strategic Goals: Community ☐ Governance ☐ Infrastructure/Asset Management ☒ Public Safety ☐ Land Use/Zoning ☐

Project Description:

This project is to develop and implement drainage improvements to reduce flood risk to Bellaire through a regional drainage improvement program (Program). On December 19, 2022, Council contracted with Ardurra Group to manage the Program and authorized Work Order #1. Work Order #1 authorizes twelve months of work at a cost not to exceed \$390,795. This work order focuses efforts on the following nine tasks (A through I). These include:

- Task A - Refine flood damage prevention ordinance/ development codes.
- Task B - Development of drainage criteria for projects.
- Task C - City and public engagement efforts.
- Task D - Validation of and high-level re-evaluation of the
- Master Drainage Concept Plan.
- Task E - Initial project refinement / development.
- Task F - Road map for funding recommended projects.
- Task G - Position projects for grant funding.
- Task H - Agency/partner coordination efforts.

The project is currently funded through the available balance of Drainage & Streets portion of the 2016 Bonds for Better Bellaire funding. \$3.0M from the General Fund (American Rescue Act funding) is being allocated in FY 2024. Another \$6.0M of Drainage & Streets bonds could be sold over the next year and be available for appropriation in FY 2025. Part of this project is to be a placeholder for drainage funding that can be reallocated as new projects are identified. As projects are identified and developed through this Program and move to the design phase, a new capital project with funding drawn from this Program would be created.

Justification:

Since Hurricane Harvey in 2017, flood mitigation has been a priority in Bellaire. This project will enhance the City's drainage system network and mitigate flooding for Bellaire homes and businesses. This will benefit the City by reducing potential property damage and risk to health and life of Bellaire citizens due to flooding.

This project supports the following tasks in the Strategic Plan:

- *Community - Seek opportunities to partner with other cities, Harris County, and state and federal agencies on regional initiatives and priorities.*
- *Infrastructure - Continue to advance the Drainage Improvement Program.*
- *Infrastructure - Identify funding sources to advance regional drainage improvements.*

Alternatives and Engagement:

If Council does not wish for the City to develop and implement flood mitigation improvements, residents will continue to be at risk of flooding. The Regional Drainage Program will be a multi-pronged approach as there is no single way to solve the City's drainage issues. Council will determine the strategy of the Regional Drainage Program and approve any initiative before they are implemented.

Work Order #1 engagement activities include monthly City Council briefings, facilitating the Flood Hazard Mitigation Task Force, hosting community open houses, and hosting a project specific website. These activities are coordinated through the City's Communications Manager.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate*	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 107,029	\$ 2,799,980	\$ 3,000,000	\$ 6,000,000	\$ 0	\$ 0	\$ 0

*Estimate based on the FY23 Budget, less year-to-date expenses as of May 01, 2023. Does not include \$3,475,132 reallocated to DR2401.

Project Funding:

General Fund*	Enterprise	Bond	METRO Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 3,000,000	\$ 0	\$ 12,382,140	\$ 0	\$ 0	\$ 0	\$ 15,382,140

*Associated with American Rescue Plan Act (ARPA) funding received into the General Fund and transferred to Fund 610.

Estimated Annual Operating Budget Impact: This project is not anticipated to have significant operating budget impacts. This project would enhance existing drainage infrastructure that the City already budgets to maintain or would enhance drainage infrastructure that the City does not own and is not responsible for maintaining.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: ST2301

Total Estimated Cost: \$ 6,940,042

Project Name: Pavement Management Program

Category: Streets

Managing Department: Public Works

Urgency: Operational Savings/ Value Enhancement

Strategic Goals: Community ☐ Governance ☐ Infrastructure/Asset Management ☒ Public Safety ☐ Land Use/Zoning ☐

Project Description:

This project is the portion of the Pavement Management Program (PMP) focused on the City's arterial roadways in need of repair that are not slated for reconstruction. The PMP is designed to address sections of roads in need of heavy maintenance that are not slated for reconstruction. The goal is to improve the overall quality of the roadway (street, drainage, and sidewalk systems) by repairing or replacing portions of asphalt or concrete pavement.

In October 2019, Public Works accepted high-level construction plans for portions of Bellaire Boulevard, Bissonnet Street, S. Rice Avenue, Fournace Place, Chimney Rock Road, and Newcastle Drive from engineering firm MBCO. On May 18, 2020, City Council awarded a contract to Ally General Solutions, LLC (AGS), for pavement repair services for these arterial roadways. Given the length of time since the 2016 DTS condition assessment study, Public Works worked with AGS to do further field analysis of the areas highlighted in the MBCO plan set to identify areas of these roadways that are still in acceptable condition and prioritize those areas needing repair. Over the past two years, work has jumped from roadway to roadway to prioritize the areas needing repair the most. On January 23, 2023, Council authorized up to \$1,504,131 to complete the remaining scope of work identified in the MBCO plans for S. Rice, Chimney Rock, and Fournace streets. While AGS completes this work, staff is working with the City Engineer on a plan for future road work. The plan is being informed by a 2021 pavement condition study and drainage information from the Master Drainage Concept Plan.

Justification:

This project would repair street sections that have deteriorated beyond normal maintenance. These repairs would improve traffic circulation, mobility and drainage in service areas near and/or around Metro bus stops. These improvements would also improve existing pedestrian mobility, and traffic circulation. Additionally, these repairs are 100% funded by METRO. METRO annually remits sales tax revenue to Bellaire to maintain and improve its transportation infrastructure.

Alternatives and Engagement:

Council may choose to delay this project with no significant short-term impacts. This would delay street repairs that would benefit all residents.

Staff will work with the City's Communications Manager to inform residents of any work that would impact traffic patterns, especially regarding work requiring multiple days to be completed. Where appropriate, electronic message signs will be deployed on streets to notify drivers before significant work begins.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate*	10/01/2022 – 9/30/2023	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027
\$ 5,131,265	\$ 1,808,778	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

*Carry Forward Estimate based on the FY23 Budget, less year-to-date expenses as of May 01, 2023.

Project Funding:

General Fund	Enterprise	Bond	METRO Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 0	\$ 0	\$ 0	\$ 6,940,042	\$ 0	\$ 0	\$ 6,940,042

Estimated Annual Operating Budget Impact:

There is an existing road maintenance budget in Public Works for small repairs, such as potholes and minor curb damage. The Pavement Management Program is for capital maintenance that Public Works crews cannot do in-house.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: ST2302

Project Name: Citywide Speed Study

Managing Department: Public Works

Total Estimated Cost: \$ 50,000

Category: Streets

Urgency: Operational Savings/ Value Enhancement

Strategic Goals: Community ☐ Governance ☐ Infrastructure/Asset Management ☐ Public Safety ☒ Land Use/Zoning ☐

Project Description:

This project is to hire a consultant to analyze traffic conditions to determine the feasibility of changing the posted speed limit on each City street. Once the study has been completed, the traffic engineer's recommendations will be presented to Council to review and consider if changes to Bellaire speed limits should be made. This type of engineering and traffic investigation typically involves a survey of actual motorist speeds during free flow conditions. The survey provides the 85th percentile speed, which is the speed at or below which 85% of the motorists are traveling. National best practices typically set the speed limit within 5 mph of the 85th percentile speed. Setting the speed limit close to the 85th percentile speed ensures that the speed limit reflects the speed that the majority of drivers consider to be reasonable and prudent based on the conditions. The speed limit can be adjusted from the 85th percentile speed to account for sight distance restrictions, accident history, presence of driveways, and other factors. The study would collect data on factors that could impact traffic flow and safety. This might include roadway features such as curves, surface width and type, right-of-way width, crash history, cross streets, school crossings and sites that generate traffic. The project was not completed in FY 2023 as planned due to critical vacancies and efforts to repair and maintain the treatment plant have been a higher priority. Staff is actively procuring a traffic engineering firm to conduct this study and anticipates presenting the speed study recommendations to City Council in the third quarter of FY 2024.

Justification:

The Texas Transportation Code states that "an operator may not drive at a speed greater than is reasonable and prudent under the circumstances then existing". Therefore, regardless of the posted speed limit, every driver has a duty to drive at a reasonable and safe speed for the conditions at that time. This means it is important to periodically review speed limits to ensure they still reflect current traffic patterns and ensure safe driving conditions. If posted speed limits are too high, there may be a higher frequency of crashes when drivers are traveling too fast to react to local road conditions. There are also disadvantages to setting speed limits far below the 85th percentile speed. If reasonable drivers see an unreasonably low speed limit without seeing a need to drive that slowly, they tend to ignore the signs and develop disrespect for speed limits in general. When a speed limit is set below the 85th percentile, law enforcement officials must deal with reasonable people being ticketed for exceeding the posted limit as well as motorists who drive too fast. Additionally, many drivers all traveling on the same roadway at different speeds creates unsafe road conditions. Drivers are unable to reasonably predict and react to cars around them, making it difficult to merge into traffic and increasing the probability of crashes.

This project supports the following task in the Strategic Plan:

- **Public Safety - Conduct a city-wide speed study.**

Alternatives and Engagement:

If this study is not completed, Council will not have the information it needs to make an informed decision on if posted speed limits on Bellaire roads should be updated.

It is anticipated that the results of the study and the traffic engineer's recommendations would be presented to Council in a public meeting. At Council's direction, additional public meetings may be held to engage and educate citizens about the study and how speed limits are established.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate*	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 0	\$ 50,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

* Estimate based on the FY23 Budget, less year-to-date expenses as of May 01, 2023.

Project Funding:

General Fund	Enterprise	Bond	Metro Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 0	\$ 0	\$ 0	\$ 50,000	\$ 0	\$ 0	\$ 50,000

Estimated Annual Operating Budget Impact: This project would not have a recurring operating budget impact. This project provides a one-time study. Based on the direction of Council, the posted speed limits around the City may be changed, resulting in a one-time cost to update traffic signs.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: ST2401

Project Name: Maple Street Sidewalk

Managing Department: Public Works

Total Estimated Cost: \$ 181,000

Category: Streets

Urgency: Operational Savings/ Value Enhancement

Strategic Goals: Community ☐ Governance ☐ Infrastructure/Asset Management ☒ Public Safety ☐ Land Use/Zoning ☐

Project Description:

On September 29, 2021, the City received a petition from 53% of the owners of real property located on the 4700-5000 blocks of Maple Street (South Rice to I-610) in support of a new sidewalk. On November 1, 2021, City Council authorized staff to proceed with a project to install a sidewalk along the south side of the 4700-5000 blocks of Maple Street. On January 3, 2022, City Council authorized the Interim City Manager to enter into a contract with an engineering firm, MBCO, to design the sidewalk. The City engaged a separate engineering firm, Huitt-Zollars, to complete the required hydrological study. On September 23, 2022, the City complied with the 2020 Charter Amendment on the Limitation on the Construction of Sidewalks by delivering a packet of information by certified mail to affected property owners informing them of the proposed sidewalk project. The packet included a letter informing property owners how to provide feedback on the proposed project, the hydrological study, and the 30% design, which showed the exact location of the sidewalk. Staff received property owner comments from September 23, 2022 to May 5, 2023. On June 5, 2023, City Council accepted an updated sidewalk design that incorporated citizen feedback and directed staff to move forward with procuring a construction firm to build the proposed sidewalk. The construction of the sidewalk, including a 10% contingency, will cost approximately \$181,000 and take up to 180 days to complete. Staff is procuring a construction firm and anticipates construction beginning in the first quarter of FY 2024 and being completed before the fourth quarter of FY 2024.

Justification:

This project comes at the request of citizens living on the 4700-5000 blocks of Maple Street. The design is informed by citizen feedback and would not adversely impact the drainage of the area.

Alternatives and Engagement:

If this project is postponed, citizens would not gain the benefit of a sidewalk; pedestrians would continue to have to share the road with cars.

In addition to mailing detailed plans to each impacted resident, utility flags were planted to visually demonstrate where the sidewalk would be. The plans are available on the City's website to review and citizens have been invited multiple times to provide feedback. Prior to construction, letters would go out to each impacted household to provide a staff contact for any questions/ concerns related to the project.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 0	\$ 0	\$ 181,000	\$ 0	\$ 0	\$ 0	\$ 0

Project Funding:

General Fund	Enterprise	Bond	Metro Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 0	\$ 0	\$ 0	\$ 181,000	\$ 0	\$ 0	\$ 181,000

Estimated Annual Operating Budget Impact: There is an existing budget to maintain sidewalks throughout the City that can absorb the annual maintenance costs for this new sidewalk.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: TR2202

Project Name: Traffic Management System

Managing Department: Public Works

Total Estimated Cost: \$ 1,098,841

Category: Streets

Urgency: Operational Savings/ Value Enhancement

Strategic Goals: Community ☐ Governance ☐ Infrastructure/Asset Management ☐ Public Safety ☒ Land Use/Zoning ☐

Project Description:

This project seeks to improve traffic flow throughout Bellaire by upgrading the technology of the fourteen (14) traffic signals within the city limits. This would be accomplished by implementing a Traffic Management System (TMS). This project is partially grant funded via the Federal Highway Administration; a cost share breakdown is provided to the right. On April 3, 2023, Council approved a grant agreement with the Texas Department of Transportation (TXDOT) to implement the TMS project, which is ongoing. Once the TMS project has been fully designed and federal environmental clearance requirements completed, staff will present the design and anticipated implementation and operating costs for Council's approval before construction begins. The City is responsible for the design and planning work, and once approved by TXDOT, the project would be implemented by TXDOT in coordination with the City.

TMS Project Cost Share

Total	Federal	Local
\$ 1,180,394	\$ 693,394	\$ 487,000

The TMS project would build a traffic management center at the Police Station, along with installing closed-circuit cameras and loop detector sensors at each traffic signal location to analyze real-time traffic conditions. Dynamic message signs would be deployed in strategic locations to provide warnings and real-time traffic conditions information to drivers. Through these improvements, the TMS would be able to alert drivers about upcoming delays, incident reports, travel times, construction work, safety messages and special events.

Justification:

Traffic signal optimization is one of the most cost-effective ways to improve traffic movement and make streets safe and efficient. The TMS would provide a better quality of life for the road users and surrounding neighborhoods by reducing travel delays and improving air quality. A TMS would improve traffic incident detection, response, and clearance times, communication within city department and other agencies, such as TransStar, and allow for better on-site management of incidents. It would improve coordination to the actual response to scenes and the monitoring of impacts of incidents. Additionally, the project would leverage over \$693k in grant funds, so the City would bear less than half of the overall project cost.

This project supports the following task in the Strategic Plan:

- *Public Safety - Improve traffic signalization and mobility through Intelligent Traffic System implementation.*

Alternatives and Engagement:

If the City chooses not to pursue this project, traffic conditions would not improve.

The City's Communications Manager will post information about the project on the City's website and will communicate relevant project information to residents through social media and other communication platforms.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Estimate*	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 0	\$ 487,000	\$ 693,394	\$ 0	\$ 0	\$ 0	\$ 0

* Estimate based on the FY23 Budget, less year-to-date expenses as of May 01, 2023.

Project Funding:

General Fund	Enterprise	Bond	METRO Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 0	\$ 0	\$ 487,000	\$ 0	\$ 693,394	\$ 0	\$ 1,098,841

Estimated Annual Operating Budget Impact:	
O&M	\$ 0
Labor	\$ 0
Other	\$ 0
Total	\$ 0

Operating budget impacts are still being estimated for this project but are believed to be able to be absorbed in the current operating budget. There would be a negligible utility cost from new cameras, message signs, and sensors. There may also be a small subscription fee associated with maintaining said items.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: TRXXXX

Project Name: Traffic Signal Timing Optimization Program

Managing Department: Public Works

Total Estimated Cost: \$ 1,098,841

Category: Streets

Urgency: Operational Savings/ Value Enhancement

Strategic Goals: Community ☐ Governance ☐ Infrastructure/Asset Management ☐ Public Safety ☒ Land Use/Zoning ☐

Project Description:

This project seeks to improve traffic flow throughout Bellaire by implementing a Traffic Signal Timing Optimization Program (TSTOP). The TSTOP is a ten-year program to analyze traffic patterns at intersections to fine tune traffic signal timing for optimum flow. This project is contingent upon grant funding via the Federal Highway Administration; a cost share breakdown is provided to the right. The TSOP grant status is still pending and anticipated to be awarded in FY 2027. Once approved, a grant agreement with the Texas Department of Transportation to implement the project would be presented with City Council.

TSOP Project Cost Share

Total	Federal	Local
\$ 1,098,841	\$ 633,266	\$ 465,575

Justification:

Traffic signal optimization is one of the most cost-effective ways to improve traffic movement and make streets safe and efficient. The TSTOP would optimize traffic flow in the City, resulting in shorter travel times and reduced pollution. This provides a better quality of life for the road users and surrounding neighborhoods by reducing travel delays and improving air quality. Additionally, the project would leverage over \$633k in grant funds, so the City would bear less than a half of the overall project cost.

This project supports the following task in the Strategic Plan:

- *Public Safety - Improve traffic signalization and mobility through Intelligent Traffic System implementation.*

Alternatives and Engagement:

If the City chooses not to pursue this project, traffic conditions would not improve, and may in fact deteriorate as the traffic signals become less and less in sync with each other. If the City accepts the grant funding associated with this project, it would be legally obligated to carry out the full terms and conditions of the grant (completing the project).

If the project moves forward, the City's Communications Manager would post information about the project on the City's website and would communicate relevant project information to residents through social media and other communication platforms.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Estimate*	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,098,841	\$ 0

* Estimate based on the FY23 Budget, less year-to-date expenses as of May 01, 2023.

Project Funding:

General Fund	Enterprise	Bond	Metro Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 0	\$ 0	\$ 0	\$ 465,575	\$ 0	\$ 633,266	\$ 1,098,841

Estimated Annual Operating Budget Impact:	
O&M	\$ 0
Labor	\$ 0
Other	\$ 0
Total	\$ 0

This project is not anticipated to have operating budget impacts. There is already a budget to maintain the traffic signal infrastructure.

Project ID and Name		Funding Source	Overview
PA2304	Evergreen Park Improvements ¹	General Fund, Unsecured Grant, New Bond	Phase 1 is partially funded accessible playground; contingent upon securing grant funding. Phase 2 funds design for an overhaul of the park.
PA2305	Safe and Accessible Parks Improvements	General Fund	Miscellaneous ADA accessibility improvements.
PA2306	Public Works Facility Repairs and Modernization	General Fund, Bond	Repair/renovation to PW campus to meet operational needs. Phase 1, security improvements, in progress.
PA2308	Animal Shelter Replacement	General Fund	Construct new animal shelter/dog pound facility.
PA2401	BFAC (Bellaire Family Aquatic Center) Fire Suppression System	General Fund	Update of Fire Suppression System to prevent flooding when system is tested.
PA2402	Building Security Improvements	General Fund	Improve access controls at Library, Rec Center, and Aquatic Center.
PA2403	Holly Street Trail Phase 2	General Fund	Completion of ADA curb ramps, irrigation, and planting.
PA2404	Nature Discovery Center Roof	General Fund	Replaces failing roof at Nature Center.
PA2405	Public Works Building	General Fund, New Bond	To design and build new Public Works building. FY24 is conceptual design.
PA2406	City Hall Solar System	General Fund	Install solar power system at City Hall.
PA2407	Bellaire Municipal Library	General Fund, New Bond	To design and build new Library building. FY25 is conceptual design.
PAXXXX	Bellaire Little League Concession Stand	New Bond	Reconfigure Jessamine Little League field concession stand to meet ADA standards.
PAXXXX	BFAC (Bellaire Family Aquatic Center) Pool Improvements	General Fund	Replaster pool lining and replace children's slide.
PAXXXX	City Entry Ways	General Fund	Planning for entry signs and beautifications.
PAXXXX	City Hall/ EOC Generator ²	General Fund, Unsecured Grant	Generator to ensure emergency operations power at City Hall. Project is contingent upon securing grant funding.
PAXXXX	Citywide Tennis Court Improvements	General Fund	Replace tennis court lights at City parks (Feld, Town Square and Mulberry).

Please Note: All figures below are estimates and are in 2023 dollars not adjusted for inflation.

Appropriation decisions apply ONLY to the FY 2024 project items. Future years are for planning purposes only.

Project ID and Name	Unexpended ³	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Project Total ⁴
PA2304 Evergreen Park Improvements ¹	\$ 189,500	\$ 10,000	\$ 0	\$ 200,000	\$ 4,900,000	\$ 0	\$ 5,299,500
PA2305 Safe and Accessible Parks Improvements	\$ 50,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 425,000
PA2306 Public Works Facility Repairs and Modernization	\$ 521,677	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 547,000
PA2308 Animal Shelter Replacement	\$ 150,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 150,000
PA2401 BFAC (Bellaire Family Aquatic Center) Fire Suppression System	\$ 0	\$ 30,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 30,000
PA2402 Building Security Improvements	\$ 0	\$ 275,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 275,000
PA2403 Holly Street Trail Phase 2	\$ 0	\$ 150,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 150,000
PA2404 Nature Discovery Center Roof	\$ 0	\$ 20,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 20,000
PA2405 Public Works Building	\$ 0	\$ 30,000	\$ 0	\$ 600,000	\$ 9,000,000	\$ 0	\$ 9,630,000
PA2406 City Hall Solar System	\$ 0	\$ 269,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 269,000
PA2407 Bellaire Municipal Library	\$ 0	\$ 30,000	\$ 0	\$ 400,000	\$ 10,570,000	\$ 0	\$ 11,000,000
PAXXXX Bellaire Little League Concession Stand	\$ 0	\$ 0	\$ 0	\$ 0	\$ 100,000	\$ 900,000	\$ 1,000,000
PAXXXX BFAC (Bellaire Family Aquatic Center) Pool Improvements	\$ 0	\$ 0	\$ 130,000	\$ 0	\$ 0	\$ 0	\$ 130,000
PAXXXX City Entry Ways	\$ 0	\$ 0	\$ 100,000	\$ 0	\$ 0	\$ 0	\$ 100,000
PAXXXX City Hall/ EOC Generator ²	\$ 0	\$ 0	\$ 159,836	\$ 0	\$ 0	\$ 0	\$ 159,836
PAXXXX Citywide Tennis Court Improvements	\$ 0	\$ 0	\$ 90,000	\$ 120,000	\$ 0	\$ 0	\$ 210,000

1.) Project is contingent upon securing pending grant funding. \$760k anticipated in FY24.

2.) Project is contingent upon securing pending grant funding. \$479k anticipated in FY24.

3.) Unexpended FY 2023 budget, as of May 1, 2023.

4.) Sum of budget shown, plus expenditures as of May 1, 2023.

Project ID and Name		Funding Source	Overview
PAXXXX	Feld Park Improvements	General Fund, New Bond	Master planning and design for future park improvements.
PAXXXX	Joe Gaither Park Expansion	General Fund, New Bond	Design, drainage plan, and construction work necessary to expand park.
PAXXXX	Lafayette Park Public Restroom	General Fund	Prefabricated restroom, similar to one installed at Mulberry Park.
PAXXXX	Loftin Park Irrigation and Trees	General Fund	Plant additional trees and provide irrigation to sustain.
PAXXXX	Mulberry Park Parking Lot	General Fund	Parking lot replacement and drainage improvements.
PAXXXX	Recreation Center Renovation	General Fund, New Bond	Redesign of 30+years old facility to meet current demands.

Please Note: All figures below are estimates and are in 2023 dollars not adjusted for inflation.

Appropriation decisions apply ONLY to the FY 2024 project items. Future years are for planning purposes only.

Project ID and Name		Unexpended ¹	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Project Total ²
PAXXXX	Feld Park Improvements	\$ 0	\$ 0	\$ 50,000	\$ 100,000	\$ 1,000,000	\$ 0	\$ 1,150,000
PAXXXX	Joe Gaither Park Expansion	\$ 0	\$ 0	\$ 50,000	\$ 100,000	\$ 1,000,000	\$ 0	\$ 1,150,000
PAXXXX	Lafayette Park Public Restroom	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 150,000	\$ 150,000
PAXXXX	Loftin Park Irrigation and Trees	\$ 0	\$ 0	\$ 0	\$ 120,000	\$ 0	\$ 0	\$ 120,000
PAXXXX	Mulberry Park Parking Lot	\$ 0	\$ 0	\$ 250,000	\$ 0	\$ 0	\$ 0	\$ 250,000
PAXXXX	Recreation Center Renovation	\$ 0	\$ 0	\$ 100,000	\$ 300,000	\$ 1,000,000	\$ 0	\$ 1,400,000
Total		\$ 911,177	\$ 889,000	\$ 1,004,836	\$ 2,015,000	\$ 27,645,000	\$ 1,125,000	\$ 33,615,336

1.) Unexpended FY 2023 budget, as of May 1, 2023.

2.) Sum of budget shown, plus expenditures as of May 1, 2023.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: PA2304

Total Estimated Cost: \$ 6,059,500

Project Name: Evergreen Park Improvements

Category: Parks and Recreation

Managing Department: Parks, Recreation, and Facilities

Urgency: Operational Savings/ Value Enhancement

Strategic Goals: Community ☐ Governance ☐ Infrastructure/Asset Management ☒ Public Safety ☐ Land Use/Zoning ☐

Project Description:

This project is for the implementation of the Evergreen Park Master Plan approved by the Council in 2016. The Masterplan identifies improvements to Evergreen Park, located at 4500 Evergreen Street, such as the playground, green space, parking lot, and pool. The Masterplan groups these improvements into four phases, and the first potential phase would replace the playground/green space area along the Newcastle trail. Partial funding (\$189k) for an all-inclusive playground was allocated in the FY 2023 budget. A HUD grant of \$600k and a donation from PATRONS for Bellaire Parks of \$160k for the playground is anticipated to be secured in FY 2024.

Project Elements & Estimated Cost

Playground*	\$949,500
Park Design:	\$210,000
Park Overhaul:	\$4,900,000
*\$189,500 Bellaire funding, plus \$160,000 from Patrons for Bellaire Parks, plus \$600,000 pending grant.	

The remaining phases would require design and engineering work before they can be implemented. In FY 2024, \$10k is budgeted for an architect to evaluate the anticipated project cost to ensure accurate projections in accordance with the 2016 Masterplan. Outyear funding would require securing new bond funding. \$200k is programmed in FY 2025 to generate detailed construction plans, cost estimates, and to provide specifications to bid on future construction work. City Council would then have detailed plans and cost estimates to determine if they wish to continue implementation of the Evergreen Park Master Plan. If approved by City Council, actual renovation work could begin in FY 2026. The current estimated cost is \$4.9M; this is a rough estimate that could significantly change depending on the design.

Justification:

The installation of the inclusive playground would take into consideration future park improvements. The completion of the project would include drainage, a parking lot, green space, and a new community pool. There has been strong community support for this project. Evergreen Pool was built in 1957 and is 66 years old. Pool repair costs have been minimal, consisting of normal maintenance expected on a pool. Like everything, the pool will not last forever and will need to be either replaced or removed from the park.

This project supports the following task in the Strategic Plan:

- *Infrastructure - Install an all-access, inclusive playground at Evergreen Park*

Alternatives and Engagement:

There would be no short-term impacts on City operations if this project were delayed or canceled. Evergreen Park is currently open and enjoyed by City residents daily. However, the City would lose \$600,000 in grants to improve the playground if that portion of the project is stopped. Just like buildings, parks must periodically be updated to address recurring maintenance issues and to ensure that they are able to meet the current and future demands of their users. The pool facility is sixty-six years old and could be modernized to provide a better experience for all patrons while improving operations.

Parks staff will engage Bellaire residents regarding improvements to be made. Additionally, the Parks and Recreation Citizens Advisory Board, which is advocating for this project, will be kept apprised of the project's progress.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate ¹	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 0	\$ 189,500	\$ 770,000 ²	200,000	\$4,900,000	\$ 0	\$ 0

1.) Estimate based on the FY 2023 Budget, less year-to-date expenses as of May 01, 2023.

2.) \$10,000 in Bellaire funding to evaluate projected costs of the Park redevelopment. \$760,000 in grant and donation funding anticipated to be secured in FY24 for playground.

Project Funding

General Fund	Enterprise	Bond	METRO Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 199,500	\$ 0	\$ 5,100,000	\$ 0	\$ 0	\$ 760,000	\$ 6,059,500

Estimated Annual Operating Budget Impact: A redeveloped park's operating costs, such as janitorial, park maintenance services, and utilities, have not yet been estimated. These costs will be estimated once design work has been completed.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: PA2305

Total Estimated Cost: \$ 375,000

Project Name: Safe Accessible Parks and Facilities

Category: Parks and Recreation

Managing Department: Parks, Recreation, and Facilities

Urgency: Operational Savings/ Value Enhancement

Strategic Goals: Community ☒ Governance ☐ Infrastructure/Asset Management ☒ Public Safety ☐ Land Use/Zoning ☐

Project Description:

The 1999 Americans with Disabilities Act (ADA) Title II Self Evaluation and Transition Plan identifies various deficiencies in City facilities. While the plan does state there are no major barriers, there are numerous barriers that need to be addressed by the City to improve accessibility. In FY 2022, the Parks and Recreation Citizens Advisory Board completed an extensive evaluation of the parks and recreation facilities in Bellaire, identifying general needs such as ADA deficiencies. This project would address ADA issues found in park facilities in a phased approach. Funding in FY 2024 will focus on improvements to the front entryway of the Recreation Center, providing accessible routes that meet ADA requirements. This will require a construction drawing since the ramp doesn't meet ADA, and there is no access from the sidewalk to the front doors and obstructed access from the Recreation Center to Loftin Park. Any remaining funds would be used to replace damaged concrete paths and ramps.

Justification:

This project will correct ADA deficiency in the exterior of the front entryway of the Recreation Center. On November 18, 2019, the City Council of the City of Bellaire approved the ADA Assessment and Transition Plan. This project would work to address identified ADA compliance issues that serve as a barrier to persons with disabilities from fully enjoying Bellaire parks. This project would enhance the quality of the parks in Bellaire by taking steps to ensure all parks are accessible to all park patrons.

This project supports the following task in the Strategic Plan:

- *Community - Continue to make improvements to city facilities and services outlined in the ADA Compliance Report.*

Alternatives and Engagement:

The Parks and Recreation Citizens Advisory Board, which is advocating for this project, will be kept apprised on the project's progress.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate*	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 0	\$ 50,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000

*Estimate based on the FY 2023 Budget, less year-to-date expenses as of May 01, 2023.

Project Funding

General Fund	Enterprise	Bond	Metro Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 375,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 375,000

Estimated Annual Operating Budget Impact:	
O&M	\$ 0
Labor	\$ 0
Other	\$ 0
Total	\$ 0

This project is not anticipated to have an operating budget impact. The ADA improvements made through this project will be maintained through the existing Parks maintenance budget.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: PA2306

Total Estimated Cost: \$547,000

Project Name: Public Works and Parks Facility Repairs and Modernization

Category: Facilities

Managing Department: Parks, Recreation & Facilities

Urgency: Continuity of Government

Strategic Goals: Community ☐ Governance ☐ Infrastructure/Asset Management ☒ Public Safety ☐ Land Use/Zoning ☐

Project Description:

This project is to make critical repairs and upgrades to Public Works facilities. During Hurricane Harvey, the Public Works Annex building was irreparably damaged, and then bulldozed. A used trailer was purchased to serve as temporary Public Works administration while a new long-term home was sought. A potential new Public Works site was identified, but the City did not pursue the site. There is no longer an active search for a new Public Works campus, so repairs must be made to the existing site.

The current conditions of the Public Works campus are not conducive to a productive work environment. The Solid Waste crews now assemble and shower at the Wastewater Treatment Plant; the treatment plant only has a handful of showers and lockers for treatment plant staff and was never designed to serve the several dozen Solid Waste folks who have the dirtiest job in the City. These employees should have the opportunity to shower and get clean before contaminating their personal vehicles driving home. Street, Parks and Underground Utilities staff are forced to use old warehouse space to assemble in, which does not have heating or cooling HVAC, nor sufficient shower/breakroom facilities. The administration trailer is old and in disrepair; the floor is so deteriorated that staff have stepped through holes in the floor.

The original project scope presented to City Council was to 1.) replace the Admin Trailer; 2.) Install a new trailer with shower stalls and assembly area; 3.) renovate warehouse areas to have air-conditioned assembly areas and security improvements; and 4.) renovate administrative areas of wastewater treatment plant and make security improvements. Since that time, the project has been broken into two phases. Phase 1 of the project, which involves security improvements and materials testing (testing for asbestos and mold potentially built up over the years and from Harvey flooding), was authorized by City Council on January 23, 2023, City Council. Phase 1 is estimated to be completed before the end of FY 2023. The scope for Phase 2 is currently being reconsidered. In June 2023, City Council authorized for Public Works to lease office space, removing the need for a new Admin Trailer. It is possible the shower/assembly trailer would not be needed, depending on how the treatment plant is renovated.

Justification:

This project is the result of years of deferred maintenance and facilities being used beyond their intended design. This project is a nominal investment to make the Public Works campus safe and habitable until a new Public Works site is constructed. A potential component of the City's developing drainage plan is to turn the existing Public Works site into a stormwater retention pond to mitigate flooding, which would require a new location for Public Works. However, that is many years down the road and the current problems at the Public Works facility need to be addressed.

Alternatives and Engagement:

Council may, understandably, not wish to invest money into a site that is in the floodplain. However, Public Works and the Parks Division cannot function without its campus for crews to gather, re-supply, and receive direction. The only alternative is for a new Public Works site to be found and constructed.

If work being done at the facility would interrupt service, staff would ensure the public was appropriately informed in advance and take steps to mitigate the service interruption.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate*	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 25,323	\$ 457,338	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

*Estimate based on the FY23 Budget, less year-to-date expenses as of May 01, 2023.

Project Funding:

General Fund	Enterprise	Bond	METRO Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 144,500	\$ 0	\$ 402,500	\$ 0	\$ 0	\$ 0	\$547,000

No operating impacts are anticipated from this project. Bellaire Facilities has sufficient budget for incidental and preventative maintenance. However, the scope this project addresses is due to unexpected flood damage that could not be addressed through the normal maintenance budget.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: PA2308

Project Name: Animal Shelter

Managing Department: Parks, Recreation, & Facilities

Total Estimated Cost: \$ 150,000

Category: Facilities

Urgency: Regulatory or Legal Mandate

Strategic Goals: Community ☒ Governance ☐ Infrastructure/Asset Management ☒ Public Safety ☐ Land Use/Zoning ☐

Project Description:

The Animal Shelter Replacement Project was instituted at the request of City Council in response to citizen requests for improvements to the existing dog pound facility. City Council had several discussions throughout FY 2023 on the design and location of a new animal shelter facility, and on July 10, 2023, directed staff to pursue a dual facility approach. Under this approach, the current Edith Street facility would be renovated to serve as a temporary holding facility. This renovation is estimated to cost \$50,000 and would upgrade the electrical system, install fans and durable sunshades, and some minor repairs and painting to the structure. If dogs are not claimed within three days, or if there is an emergency, dogs would be relocated to a new primary facility on Bellfort. The land (\$1/year lease) and modular facility are being donated by the Rubenstein Family. The City's costs for the new primary animal shelter, estimated to be \$100,000, include installation of the modular building, security, ADA compliance, landscaping, and permitting. Site preparation, ordering/receiving the prefabricated building, and then final outfitting of the building will likely take more than twelve months.

Justification:

It is believed that the existing facility on Edith Street was constructed sometime in the 1950's and due to the times in which it was constructed, it does not provide any climate control or adequate space or separation for animals in the department's care. Additionally, the existing facility lies within a flood zone and has been flooded several times in the past decade. Finally, best practices for shelter construction mandate specific inside/outside space, separation, and exercise areas for animals not currently met with the existing structure. If the project is delayed, the animal shelter will continue to operate under a temporary exemption, as it does not meet permit requirements.

Alternatives and Engagement:

The Police Department considered three alternatives: repair and upfitting of the existing structure; purchase and installation of a modular facility placed at either the existing site or the proposed site on Anderson St; and construction of a new facility. Of the three options construction will be the most durable and longest-lasting option. If the project is delayed, the animal shelter will continue to operate under a temporary exemption, as it does not meet permit requirements.

Construction will involve consultation with partner organization, Friends of the Bellaire Pound, and will rely on minimum standards and recommendations from the Texas Department of Health and Human Services. If Council forms an Animal Advisory Committee, they will be consulted regarding the project.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate*	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 0	\$ 150,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

*Estimate based on the FY23 Budget, less year-to-date expenses as of May 01, 2023. Project budget reduced from \$300k to \$150k based on direction from Council on July 10, 2023.

Project Funding:

General Fund	Enterprise	Bond	METRO Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 150,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 150,000

Estimated Annual Operating Budget Impact:	
O&M	\$ 2,000
Labor	\$ 0
Other	\$ 0
Total	\$ 5,000

The \$2,000 increase is associated with more consumables (trash bags, paper products, cleaning supplies, etc.) from managing two locations. This is an increase over the \$10,000 already annually budgeted for shelter operations.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: PA2401

Total Estimated Cost: \$30,000

Project Name: BFAC Fire Suppression System

Category: Parks and Recreation

Managing Department: Parks, Recreation, and Facilities

Urgency: Operational Savings/ Value Enhancement

Strategic Goals: Community ☒ Governance ☐ Infrastructure/Asset Management ☒ Public Safety ☐ Land Use/Zoning ☒

Project Description:

The Bellaire Family Aquatic Center (BFAC) at 7001 5th Street maintains a “dry” fire suppression system, which means the only time there is water in the pipes is when the fire suppression system is activated. Dry fire suppression systems are used in areas that are exposed to outside temperatures, for example, parking garages. The BFAC has a dry system because of the breezeway that connects the two lower sections of the building, creating a walk-through for patrons visiting the pool.

When doing the state-required annual testing of the system, water is introduced in the pipes to ensure the system is working properly. Because there is air in the line after the test, over time, the moisture left in the pipes causes corrosion of the pipe's interior. Several areas in the piping have corroded, creating holes in the pipes, which has caused water damage. A nitrogen generator would be installed to reduce the chances of future problems. The system will pump nitrogen through the pipes to dry any remaining moisture. Leaks may still occur in the pipes for a period of time, depending on the amount of corrosion in the pipes, which would eventually require the pipes to be replaced. Installing a nitrogen generator is a long-term repair, not a short-term repair to the system. Pipes that have to be replaced will no longer corrode because the nitrogen system will eliminate the moisture in the lines.

Justification:

If improvements aren't made, the system will continue to get holes in the pipes causing flood damage to the BFAC if the fire suppression system is activated.

Alternatives and Engagement:

An alternative solution to the corrosion problem is to replace the entire system at an estimated cost of \$100,000. Another solution would be to clean and coat the inside of the existing pipes with a corrosion-resistant material at an estimated cost of \$90,000.00. Finally, City Council could choose to not pursue this project; staff would continue as is and make repairs as problems arise.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 0	\$ 0	\$30,000	\$ 0	\$ 0	\$ 0	\$ 0

Project Funding

General Fund	Enterprise	Bond	METRO Sales Tax	Grants	Anticipated Grant Funding	Total
\$30,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$30,000

Estimated Annual Operating Budget Impact:	
O&M	\$ 0
Labor	\$ 0
Other	\$ 0
Total	\$ 0

The annual operating costs for the nitrogen generators can be absorbed within the existing maintenance budget for the BFAC.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: PA2402

Total Estimated Cost: \$275,000

Project Name: Building Security Improvements

Category: Facilities

Managing Department: Parks, Recreation, and Facilities

Urgency: Operational Savings/ Value Enhancement

Strategic Goals: Community ☒ Governance ☐ Infrastructure/Asset Management ☒ Public Safety ☒ Land Use/Zoning ☐

Project Description:

The Parks, Recreation, and Facilities Department has been working to identify safety and security deficiencies in the Recreation Center, Bellaire Family Aquatic Center, and the library in collaboration with the Police and Fire Department. This request is primarily focused on the public areas of the buildings/ facilities while taking into consideration the need for additional security in the staff areas. Improvements included new security cameras to replace the current systems that are 10+ years old. The new security cameras will provide higher resolution, more coverage, and Police Department access. A safety film will be placed on windows considered vulnerable to intruder access. The safety film will slow an intruder from having easy access through a window, allowing additional time for the Police Department to arrive on site. Specially designed door locking systems will be installed, preventing an intruder from gaining access to a room. Intercom systems will be installed, allowing staff to provide immediate notification to all patrons when an emergency occurs.

Projected Costs:

Access Control system upgrade \$27,000

Security camera system upgrade \$137,000

Security film on Windows \$ 43,000

PA System \$35,000

Emergency door locking system \$8,000.

10% Contingency of \$25,000

Total \$275,000

The department plans on continuing the assessment process to include all City facilities.

Justification:

The staff has identified several areas in Recreation Center and the Library where security should be improved.

This project supports the following tasks in the Strategic Plan:

- *Infrastructure - Renovate the Recreation Center to address safety, access, and other issues.*
- *Public Safety - Conduct vulnerability and safety assessments of city buildings, facilities, and parks.*

Alternatives and Engagement:

This project can be done as individual measures or as a comprehensive project.

No engagement is planned for this project since the public does not directly interface with facility security. However, facility staff will coordinate with installation to notify the public when patrons are affected.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 0	\$ 0	\$ 275,000	\$ 0	\$ 0	\$ 0	\$ 0

Project Funding

General Fund	Enterprise	Bond	METRO Sales Tax	Grants	Anticipated Grant Funding	Total
\$275,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 275,000

Estimated Annual Operating Budget Impact:	
O&M	\$ 0
Labor	\$ 0
Other	\$ 0
Total	\$ 0

The operating expenses associated with the cameras and door locks are already factored into the Facilities Division's operating budget.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: PA2403

Total Estimated Cost: \$ 150,000

Project Name: Holly Street Trail Phase 2

Category: Parks and Recreation

Managing Department: Parks, Recreation, and Facilities

Urgency: Operational Savings/ Value Enhancement

Strategic Goals: Community ☒ Governance ☐ Infrastructure/Asset Management ☒ Public Safety ☐ Land Use/Zoning ☒

Project Description:

This project would complete improvements to the esplanade/median on Holly Street, from South Rice Avenue to 610 Service Road. The first phase of the Holly Street trail was completed in FY 2015. Residents living on Holly Street were told a second phase would take place to complete enhancements on the esplanade. Phase two would complete the planned esplanade improvements and include path improvements, curb ramps that comply with Americans with Disabilities Act standards, as well as planting and irrigation to complete the landscaping in the original plan. During the September 2023 FY 2024 Budget Workshop, City Council moved the funding to complete Holly Street Trail Phase 2 work to FY 2024.

Justification:

Phase two would complete the project as promised to residents living on Holly Street.

Alternatives and Engagement:

There would be no impact on City operations if this project were delayed or canceled, though Holly Street residents may be disappointed. Holly Street is currently walkable, and residents can use the esplanade.

Parks staff will engage the residents on and around Holly Street on the esplanade improvements to be made. Additionally, the Parks and Recreation Citizens Advisory Board, which is advocating for this project, will be kept apprised of the project's progress.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 0	\$ 0	\$ 150,000	\$ 0	\$ 0	\$ 0	\$ 0

Project Funding

General Fund	Enterprise	Bond	METRO Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 150,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Estimated Annual Operating Budget Impact:	
O&M	\$ 1,000
Labor	\$ 0
Other	\$ 0
Total	\$ 1,000

Additional funds will be needed to cover the cost of additional landscaping and irrigation repairs.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: PA2404

Total Estimated Cost: \$ 20,000

Project Name: Nature Discovery Center Roof

Category: Facilities

Managing Department: Parks, Recreation, and Facilities

Urgency: Operational Savings/ Value Enhancement

Strategic Goals: Community ☒ Governance ☐ Infrastructure/Asset Management ☒ Public Safety ☐ Land Use/Zoning ☐

Project Description:

This project would fund the replacement of the roof at the Nature Discovery Center (7112 Newcastle Road). The roof at the Nature Discovery Center is 30 years old and is showing age-related damage. There have been a few leak repairs, most recently in the spring of 2023.

Justification:

The roof is thirty years old and due for replacement. It has started to leak and shows unattractive weathering damage.

Alternatives and Engagement:

If City Council wishes to postpone or not pursue this project, staff would continue to make repairs when there are leaks to the Nature Discovery Center roof. It is important to note that the leaks would likely increase over time due to the roof going past its useful life.

Staff would coordinate with Nature Discovery Center on the timing of the repairs to minimize any disruptions to their operations. It would be up to the Nature Discovery Center to communicate any issues to their customers.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 0	\$ 0	\$ 20,000	\$ 0	\$ 0	\$ 0	\$ 0

Project Funding

General Fund	Enterprise	Bond	METRO Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 20,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 20,000

Estimated Annual Operating Budget Impact:	
O&M	\$ 0
Labor	\$ 0
Other	\$ 0
Total	\$ 0

This project is not anticipated to have additional operating budget impacts. There is an existing maintenance budget for the Nature Discovery Center, but the work in this project scope exceeds the normal operating budget.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: PA2405

Total Estimated Cost: \$9,630,000

Project Name: Public Works Building

Category: Facilities

Managing Department: Parks, Recreation, and Facilities

Urgency: Operational Savings/ Value Enhancement

Strategic Goals: Community ☐ Governance ☐ Infrastructure/Asset Management ☒ Public Safety ☐ Land Use/Zoning ☐

Project Description:

During the Memorial Day flood of 2016, the Public Works Annex building flooded and was deemed by FEMA to be demolished due to previous floods. A used trailer was purchased to serve as temporary Public Works administration while the rest of Public Works crews found space in warehouses and overfilled the treatment plant. A new Public Works facility has been under consideration with preliminary planning since 2004 with the 3D/I Facilities Requirements Architectural Program report, which identified deficiencies and needs. Other planning reports have been provided over the years by PGAL. \$30k is budgeted in FY 2024 to confirm previous program work for the completion of a conceptual design. Outyear funding would require securing new bond funding. If the bond funding is secured, \$600k is programmed in FY 2026 for the design needed for construction. \$9.0M is contemplated in FY27 to construct a new Public Works building; however, this is just an estimate, and the cost is likely to change once more defined plans are available.

Justification:

Public Works is the largest department and the only department in Bellaire where its management team is housed separately from the rest of its operations. Additionally, a new Public Works building is needed because the current conditions of the Public Works campus are not conducive to a productive work environment. The Solid Waste crews now assemble and shower at the Wastewater Treatment Plant; the treatment plant only has a handful of showers and lockers for treatment plant staff and was never designed to serve the several dozen Solid Waste folks who have the dirtiest job in the City. These employees should have the opportunity to shower and get clean before contaminating their personal vehicles driving home. Street, Parks and Underground Utilities staff are forced to use old warehouse space to assemble in, which does not have heating or cooling HVAC, nor sufficient shower/breakroom facilities.

This project supports the following task in the Strategic Plan:

- *Infrastructure - Identify a location, make necessary site investigations, and obtain a preliminary concept plan for a new Public Works facility.*

Alternatives and Engagement:

If City Council does not want to pursue this project, the Public Works would continue to operate with its administration based in a leased facility, separated from its operations. The lease is a recurring operating cost and does not fully solve Public Works' space needs. It is also important to note that construction costs tend to increase over time, so delaying the project may result in higher costs.

If work being done at the facility would interrupt service, staff would ensure the public was appropriately informed in advance and take steps to mitigate the service interruption.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 0	\$ 0	\$30,000	\$0	\$ 600,000	\$9,000,000	\$ 0

Project Funding

General Fund	Enterprise	Bond	Metro Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 30,000	\$ 0	\$ 9,600,000	\$ 0	\$ 0	\$ 0	\$9,630,000

Estimated Annual Operating Budget Impact:	
O&M	\$ 0
Labor	\$ 0
Other	\$ 0
Total	\$ TBD

The operating costs, such as janitorial services and utilities, of a new Public Works building have not yet been estimated. These costs will be estimated once design work has been completed and can be presented to Council before construction begins.

City of Bellaire FY 2023-2024 Capital Improvement Plan

Project ID: PA2408

Total Estimated Cost: \$ 269,000

Project Name: City Hall Solar System

Category: Facilities

Managing Department: Parks, Recreation, and Facilities

Urgency: Operational Savings/ Value Enhancement

Strategic Goals: Community ☐ Governance ☐ Infrastructure/Asset Management ☒ Public Safety ☐ Land Use/Zoning ☐

Project Description:

On April 17, 2023, City Council heard a presentation from an Environmental Sustainability Board member regarding the benefits of installing solar panels on the roof of City Hall. The presentation outlined the benefits of solar panels and the potential economic benefits. The presentation estimated that solar panels potentially would offset 52% of the electrical needs of City Hall (estimated \$17k based on average of past four years) and, within seven years, cover the cost of the installation. At that point, the city would begin “saving” money. The final determination on potential cost savings would be made once proposals are received and evaluated to determine the feasibility of the project.

The estimated cost for installation is \$244,500; an additional 10% contingency (\$25,000) has been included to cover any unforeseen costs or inflation. As part of the electrical agreement with Shell/MP2 (City’s electric utility provider), the City of Bellaire would receive \$10,000 a year for five years for alternative energy projects. City Council may be able to use the funds from Shell/MP2 for alternative energy improvements to offset the costs of this project. Alternative funding opportunities would also be explored.

Justification:

This project comes on the recommendation of the Environmental Sustainability Board. The solar power system at City Hall is an opportunity for the City of Bellaire to invest in its infrastructure and save tax dollars through the reduction of dependence on the electrical grid.

Alternatives and Engagement:

If the project is not approved, City Hall would continue to operate as normal, but the City would not benefit from the anticipated cost savings from the project.

If the project is approved, staff would continue to liaise with the Environmental Sustainability Board on implementation of the solar power system at City Hall.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 0	\$ 0	\$269,000	\$ 0	\$ 0	\$ 0	\$ 0

Project Funding

General Fund	Enterprise	Bond	Metro Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 269,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 269,000

Estimated Annual Operating Budget Impact:	
O&M	\$ (15,000)
Labor	\$ 0
Other	\$ 0
Total	\$ (15,000)

It is anticipated that the solar power system will require \$2,000 in annual maintenance. This operating cost is offset by the anticipated \$17,000 cost savings from having to purchase less electricity at City Hall. The estimated annual operating budget impact is a savings of \$15,000.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: PA2407

Total Estimated Cost: \$11,000,000

Project Name: Bellaire Municipal Library

Category: Facilities

Managing Department: Parks, Recreation, and Facilities

Urgency: Operational Savings/ Value Enhancement

Strategic Goals: Community ☒ Governance ☐ Infrastructure/Asset Management ☐ Public Safety ☐ Land Use/Zoning ☐

Project Description:

This project is to fund the design, and potential construction, of a new Municipal Library facility at 5111 Jessamine Street. The original building was built in 1962, and the addition was constructed in 1974. The 2019 Facilities Master update calls for the current library building to be replaced and estimates the cost of a new library to be between \$8.7 million and \$11.0 million dollars. In FY 2024, \$30k is budgeted to update the facility program and cost estimates. Outyear funding would require securing new bond funding. If new bond funding is secured, \$400k is programmed in FY 2026 for the full design needed for construction. \$10.57M is contemplated in FY 2027 to construct a new library facility; however, this is just an estimate, and the cost is likely to change once more defined plans are available.

Justification:

The current building does not meet the growing demands of its patrons. The current Library was constructed in 1962, and in 1974 the two-story section of the building was constructed. The current building is outdated and in poor condition. It requires more maintenance and utility cost than a more modern and efficient building. The 2019 Facilities Master Plan Update completed by PGAL and accepted by Bellaire City Council, identifies a new Library and estimates the cost of the new Library to be up to a \$11 Million. This is an outdated, rough estimate that could significantly change depending on a wide variety of variables such as building size, technology, resistance to flooding, construction methodology, etc. Additionally, the 2019 projected cost for a new Library building will need to increase to reflect higher construction costs due to inflation.

This project supports the following task in the Strategic Plan:
 • *Community - Update Library facility needs assessment.*

Design work is a nominal investment to help City Council decide if it wants to invest into a new, modern library facility. This design work is needed because Council does not have enough information to provide good direction on the future of the Library facility. Without a good construction estimate, the City cannot appropriately budget for a new facility. This more accurate construction cost estimate will also be important as a voter referendum would likely be needed to fund the construction of a new Library facility. The General Fund does not have a sufficient fund balance to afford a project of this size, so a new bond election would likely be needed to fund the construction of a new library. Staff is seeking opportunities for grant funding for this project, but any grant secured will likely require a local match.

Alternatives and Engagement:

If Council does not wish to pursue design of a new Library facility, the City will be unable to plan and budget for a new Library. The Library would continue to operate in the same outdated facility. Maintenance and repair costs to maintain the building would continue to grow due to more wear and tear and inefficient systems from an older building. It is also important to note that construction costs tend to increase over time, so delaying the project may result in higher costs.

As part of the design work, community input would be sought to inform the design of the Library.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 0	\$ 0	\$ 30,000	\$ 0	\$ 400,000	\$10,570,000	\$ 0

Project Funding

General Fund	Enterprise	Bond	METRO Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 30,000	\$ 0	\$ 10,970,000	\$ 0	\$ 0	\$ 0	\$11,000,000

Estimated Annual Operating Budget Impact: The operating costs, such as janitorial services and utilities, of a new Library building have not yet been estimated. These costs will be estimated once design work has been completed and can be presented to Council before construction begins.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: PAXXXX

Total Estimated Cost: \$ 1,000,000

Project Name: Bellaire Little League Concession Stand

Category: Parks and Recreation

Managing Department: Parks, Recreation, and Facilities

Urgency: Regulatory or Legal Mandate

Strategic Goals: Community ☒ Governance ☐ Infrastructure/Asset Management ☒ Public Safety ☐ Land Use/Zoning ☐

Project Description:

This project is to reconstruct the Bellaire Little League Concession Stand at the corner of Jessamine and 5th Street in Bellaire-Zindler Park. The current concession stand does not meet Americans with Disabilities Act (ADA) standards and needs to be reconfigured to allow a safer flow of pedestrians in and around the building. The concession stand is a two-story building that includes public bathrooms and concession space on the ground floor and a small meeting room and announcers' box on the second floor. The bathrooms are not accessible, and the concession stand kitchen area does not meet ADA requirements. The second-floor meeting space is used by the Bellaire Little League Board of Directors to organize the League's activities and is not configured to ADA standards. An elevator is needed to access it. Reconfiguring this building would not only address the ADA issues but would also improve the aesthetic of the corner of Jessamine and 5th Street. The Parks and Recreation Advisory Board recommends funding \$100k for the design of the building in FY 2027. This project is contingent upon securing new bond funding. If new bond funding is secured, design would be funded in FY 2027 and construction of the new concession stand building would follow in FY 2028. The estimated construction cost is \$900k, but may change once more defined plans are available.

Justification:

The current concession stand building is old and does not meet ADA requirements. Reconstructing the building will make the facility more accessible and inviting to all Bellaire residents. A new building would also allow for a more modern design that incorporates energy-saving strategies that can reduce utility costs in the long term. Examples include better insulation, more efficient HVAC systems, low-flush toilets that use less water, and LED lighting that uses less electricity. This is a public facility, but the Bellaire Little League covers the maintenance and operational costs.

Alternatives and Engagement:

The project does not need to be immediately implemented because the issues were recently identified. The City can demonstrate that it is working towards resolving the issues via this project. However, if the Council chooses to delay this project further, it potentially exposes the city to a complaint for noncompliance with ADA standards.

The design of the Bellaire Little League Concession Stand would incorporate feedback from the Bellaire Little League and Parks staff. Parks staff will coordinate with the Bellaire Little League on the project timeline and work to ensure concession stand construction has a minimal impact on the Bellaire Little League's operations. Additionally, the Parks and Recreation Citizens Advisory Board is in support of this project and will be kept apprised of its progress.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 100,000	\$ 900,000

Project Funding

General Fund	Enterprise	Bond	METRO Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 0	\$ 0	\$ 1,000,000	\$ 0	\$ 0	\$ 0	\$ 0

Estimated Annual Operating Budget Impact:	
O&M	\$ 0
Labor	\$ 0
Other	\$ 0
Total	\$ 0

Rebuilding the Bellaire Little League Concession Stand is not anticipated to require additional operating budget dollars since the facility is operated by Bellaire Little League.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: PAXXXX

Total Estimated Cost: \$ 130,000

Project Name: BFAC Pool Improvements

Category: Parks and Recreation

Managing Department: Parks, Recreation, and Facilities

Urgency: Operational Savings/ Value Enhancement

Strategic Goals: Community ☒ Governance ☐ Infrastructure/Asset Management ☒ Public Safety ☐ Land Use/Zoning ☐

Project Description:

The Bellaire Family Aquatic Center (BFAC) at 7001 5th Street has a recreation pool that needs to be replastered and the children's slide ("the frog") needs to be replaced. The pool was last replastered in 2016; the pool currently has several areas that have cracks and the plaster is bubbling up. Once the plaster breaks away, it will create rough or sharp areas that could potentially cut the pool users. The children's frog slide has been repaired several times. The structure's feet have broken, exposing the rebar, which staff has patched to prevent injury. The ideal time to replace the frog slide is when the main pool is replastered, allowing for a new slide to be installed over the new plaster.

Justification:

The replastering of the pool is a normal maintenance condition every six to ten years. The BFAC was replastered seven years ago but has several cracks and bubbles in the plaster requiring replastering. The frog slide is original to the pool and exceeded its life expectancy.

Alternatives and Engagement:

If the pool isn't replastered, the broken areas of the plaster will create rough spots in the pool potentially injuring users. If the frog slide isn't replaced, it may eventually need to be closed or removed from the pool. Repairs will be made when the pool is closed during the off-season.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 0	\$ 0	\$ 0	\$ 130,000	\$ 0	\$ 0	\$ 0

Project Funding

General Fund	Enterprise	Bond	METRO Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 130,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 130,000

Estimated Annual Operating Budget Impact:	
O&M	\$ 0
Labor	\$ 0
Other	\$ 0
Total	\$ 0

This project is not anticipated to have additional operating budget impacts. There is an existing maintenance budget for the BFAC, but the work in this project scope exceeds the normal operating budget.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: PAXXXX

Total Estimated Cost: \$ 100,000

Project Name: City Entry Ways

Category: Parks and Recreation

Managing Department: Parks, Recreation, and Facilities

Urgency: Operational Savings/ Value Enhancement

Strategic Goals: Community ☒ Governance ☐ Infrastructure/Asset Management ☐ Public Safety ☐ Land Use/Zoning ☒

Project Description:

Over the years, there have been discussions regarding improvements to the city's high-traffic entry points. To move forward, community input and conceptual designs need to be developed. Once completed, construction design and installation costs can be determined.

Justification:

This project would provide additional beautification to the City of Bellaire high traffic entry points.

This project supports the following task in the Strategic Plan:

- *Community - Make improvements to entryway signage and features that are consistent throughout the city.*

Alternatives and Engagement:

There would be no impact if this project was delayed or canceled. Bellaire would continue operating with the landscaping that is currently in place.

Parks staff will engage the Parks and Recreation Citizens Advisory Board on the design and placement of the entry signs, as well as the implementation schedule.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 0	\$ 0	\$	\$ 100,000	\$ 0	\$ 0	\$ 0

Project Funding

General Fund	Enterprise	Bond	METRO Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 100,0000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 100,000

Estimated Annual Operating Budget Impact:	
O&M	\$ 0
Labor	\$ 0
Other	\$ 0
Total	\$ 0

Maintenance and operating cost would depend on the scope of the entry way improvements. Currently this project is not anticipated to have any operating budget impacts. If lighting is included as part of the project, there would be additional utility costs.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: PAXXXX

Project Name: City Hall/ EOC Generator

Managing Department: Parks, Recreation and Facilities

Total Estimated Cost: \$ 639,343

Category: Parks and Recreation

Urgency: Continuity of Government

Strategic Goals: Community ☐ Governance ☐ Infrastructure/Asset Management ☒ Public Safety ☐ Land Use/Zoning ☐

Project Description:

This project is to install a 500kW generator and automatic transfer switch for Bellaire City Hall at 7008 South Rice. Minor modification would be required to existing conduits and wiring to City Hall. A new larger concrete support slab would be provided for the new generator as well. The project scope also includes engineering services to design the improvements necessary to install the generator. This project is contingent on grant funding, with up to \$479,507 being reimbursed by the Texas Division of Emergency Management (TDEM) via the Federal Hazard Mitigation Grant Program. The grant is pending, and the project would not move forward without the grant funding being secured. The project is estimated to take twenty-seven weeks from design to closeout.

Justification:

The generator currently located at City Hall is insufficient under emergency conditions and extended power outages. The current generator maintains the servers at City Hall and can power lights, but does not have sufficient power to operate the HVAC system. A new generator is needed to run an emergency operations center (EOC) out of City Hall. Public Works (PW) would manage their emergency operations out of City Hall, which is needed because PW operates out of a trailer in the flood plain (4337 Edith Street) and cannot operate during flood and power loss events. Public Works' Edith Street facility has had loss of service with multiple events including Hurricane Harvey and Winter Storm Uri. During Hurricane Harvey, the flooding was so significant, Public Works was unable to provide emergency response to water, wastewater, and drainage issues.

This project supports the following task in the Strategic Plan:
 • Infrastructure - Install backup generator at City Hall.

The City has experienced many electric power outages in the past that have been extremely disruptive to community activities because of their frequency, extent, and duration. The number of weather-related outages has been increasing over the years due to more frequent extreme weather events and the deterioration of the power grid. Public Works needs an EOC location with emergency power to function during these events. Due to these multiple events the City is proposing moving the Public Works Emergency Operations to City Hall, which requires a larger generator to be able to function as an EOC.

Alternatives and Engagement:

The grant has not yet been awarded and Council has no legal obligation to proceed with the project. If Council wishes to cancel this project, City Hall not be a viable emergency operations center during power outages. Another alternative would be to rely on a portable generator, which is less reliable since there may be difficulty in deploying a portable generator in an emergency weather event.

The public does not directly interface with the operations and maintenance of City buildings, so no engagement is planned.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2029
\$ 0	\$ 0	\$ 0	\$ 639,343	\$ 0	\$ 0	\$ 0

Project Funding:

General Fund	Enterprise	Bond	METRO Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 159,836	\$ 0	\$ 0	\$ 0	\$ 0	\$ 479,507	\$ 639,343

Estimated Annual Operating Budget Impact:	
O&M	\$ 2,000
Labor	\$ 0
Other	\$ 0
Total	\$ 2,000

The new generator would require regular maintenance and fuel, estimated at an annual cost of \$2,000.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: PAXXXX

Total Estimated Cost: \$ 210,000

Project Name: Citywide Tennis Court Improvements

Category: Parks and Recreation

Managing Department: Parks, Recreation, and Facilities

Urgency: Operational Savings/ Value Enhancement

Strategic Goals: Community ☒ Governance ☐ Infrastructure/Asset Management ☒ Public Safety ☐ Land Use/Zoning ☐

Project Description:

This project is to fund improvements to the City's tennis court facilities. In FY 2025, all tennis courts would be resurfaced. To ensure a high-quality playing surface and to protect the integrity of the tennis courts, they need to be resurfaced every five to ten years. The tennis courts last resurfaced in 2018. When the courts are resurfaced, consideration will also be given to pickleball usage.

In FY 2026, this project would replace outdated light fixtures at the Mulberry Park and Feld Park tennis courts with more energy-efficient LED lighting in FY 2025. The new LED lighting is more energy efficient and brighter, requiring fewer light fixtures for better lighting. The new LED lights will be installed at the three tennis courts at Mulberry Park (700 Mulberry Lane) and two tennis courts at Feld Park (6406 Avenue B). Between now and FY 2025, staff will apply for grants to support this project. In FY 2022, the City secured a grant from the State Energy Conservation Office that paid for eighty percent of the LED lighting retrofit of the Recreation Center.

Justification:

Tennis courts should be resurfaced every five to seven years. FY 2025 is when the tennis courts are scheduled to be resurfaced; as FY 2025 approaches, staff will assess the surface conditions and determine if resurfacing can be postponed while maintaining a good quality playing surface in the coming year. Converting outdated light fixtures to more energy-efficient LED lighting in FY2026 is anticipated to save the City money in the long term as the LED lights would use less electricity. LED lighting would also provide better lighting for park patrons.

Alternatives and Engagement:

If City Council wishes to delay or cancel this project, it will not impact current operations. However, the quality of the tennis courts will deteriorate if not resurfaced on schedule. If the LED lighting improvements are not made, the less energy-efficient lighting would continue to be used, and the City would not benefit from the energy savings of the more efficient LED lighting.

Parks staff will engage tennis court users on the improvements to be made, especially regarding any construction schedules. Additionally, the Parks and Recreation Citizens Advisory Board, which is advocating for this project, will be kept apprised of the project's progress.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 0	\$ 0	\$ 0	\$ 90,000	\$ 120,000	\$ 0	\$ 0

Project Funding

General Fund	Enterprise	Bond	METRO Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 210,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 210,000

Estimated Annual Operating Budget Impact:	
O&M	\$ 0
Labor	\$ 0
Other	\$ 0
Total	\$ 0

This project is not anticipated to have any operating budget impacts. The lighting improvements made through this project will be maintained through the existing Parks maintenance budget.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: PAXXXX

Total Estimated Cost: \$ 1,150,000

Project Name: Feld Park Improvements

Category: Parks and Recreation

Managing Department: Parks, Recreation, and Facilities

Urgency: Operational Savings/ Value Enhancement

Strategic Goals: Community ☒ Governance ☐ Infrastructure/Asset Management ☒ Public Safety ☐ Land Use/Zoning ☒

Project Description:

This project is for the design and construction of an overhaul of Feld Park, located at 6406 Avenue B. The project would start in FY 2025 with conceptual design plans at an estimated cost of \$50k. Conceptual plans would assess the overall condition and assess the layout of the park. This would be done in part by interviewing Feld Park users and parks staff to determine current and future needs and then provide a high-level concept that programs space in the park for certain uses/activities. Improvements may include a new playground, parking lot, lighting, security, ballfield, and tennis courts. Further funding for design and construction is contingent upon securing new bond funding. If new bond funding is secured, in FY 2026, an architect would take this space planning study to design the overhaul of Feld Park, with details such as a plan for drainage and designs for bathrooms and parking areas. This design work is estimated to cost \$100k and would generate detailed construction cost estimates and provide specifications that could be used to bid out future construction work. The City Council would then have detailed plans and cost estimates to determine if they wish to pursue renovation of Feld Park. Actual renovation work could begin in FY 2027 and is currently estimated by the Parks and Recreation Advisory Board to cost \$1M; this is a rough estimate that could significantly change depending on what elements are contained in the park.

Justification:

This project is part of an overall strategy for the continuous improvement of City parks. This project would make improvements to Feld Park that would make it more attractive and better serve the needs of the community.

Alternatives and Engagement:

There would be no short-term impact on City operations if this project were delayed. Feld Park is currently open and enjoyed by City residents daily. However, the current facilities will degrade if no improvements are made to Feld Park over time. The park will become less attractive and likely visited by fewer and fewer residents. Just like buildings, parks must periodically be updated to address recurring maintenance issues and to ensure that they are able to meet the current and future demands of its users.

The staff will engage the residents around Feld Park on the improvements to be made, especially regarding any construction schedules. Additionally, the Parks and Recreation Citizens Advisory Board, which is advocating for this project, will be kept apprised of the project's progress.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 0	\$ 0	\$ 0	\$ 50,000	\$ 100,000	\$ 1,000,000	\$ 0

Project Funding

General Fund	Enterprise	Bond	METRO Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 50,000	\$ 0	\$ 1,100,000	\$ 0	\$ 0	\$ 0	\$ 1,150,000

Estimated Annual Operating Budget Impact:	
O&M	\$ 2,000
Labor	\$ 0
Other	\$ 0
Total	\$ 2,000

Once constructed, Parks staff estimates that the Feld Park improvements will require an additional \$2,000 annually in the Parks maintenance, budget due to new landscaping and amenities that will need to be maintained.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: PAXXXX

Total Estimated Cost: \$ 1,150,000

Project Name: Joe Gaither Park Expansion

Category: Parks and Recreation

Managing Department: Parks, Recreation, and Facilities

Urgency: Operational Savings/ Value Enhancement

Strategic Goals: Community ☒ Governance ☐ Infrastructure/Asset Management ☒ Public Safety ☐ Land Use/Zoning ☒

Project Description:

Funding would provide park design, drainage plan, and construction work necessary to expand Joe Gaither Park (4901 Mayfair). The first step would be securing the vacant lot adjacent to the park that Chevron owns (4819 Mayfair). Anderson Street runs between the two properties and dead-ends at the back of the properties. This portion of Anderson Street would need to be abandoned to expand the park. Assuming the Chevron lot can be acquired, \$50,000 is programmed in FY 2025 to develop a design for an expanded park space spanning 4901 and 4819 Mayfair. Further funding for design and construction is contingent upon securing new bond funding. Assuming new bond funding is secured, \$100,000 is programmed in FY 2026 to develop a drainage plan and fund any additional design work for the park expansion. \$1.0M is contemplated in FY27 to implement the park expansion; however, this is just an estimate, and the cost is likely to change once more defined plans are available.

Justification:

During the peak of the COVID pandemic, parks proved to be essential to the quality of life for Bellaire residents. Parks increase the property value of homes and are a primary space for resident interactions and community gatherings. A well-maintained park influences the perspective of how well the City of Bellaire serves its citizens. Additionally, the programmed improvements will ensure that well-used amenities like benches and playgrounds remain safe and attractive.

Alternatives and Engagement:

If City Council does not want to pursue this project, the City would continue to operate Joe Gaither Park as is and plan to replace the main playground in the future. If the City is not able to acquire the 4918 Mayfair lot, the City could choose to abandon the portion of Anderson Street that divides the two properties and still be able to expand the park, not including the property owned by Chevron.

The design of the park would incorporate feedback from stakeholders. Additionally, the Parks and Recreation Citizens Advisory Board is in support of this project and will be kept apprised of its progress.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 0	\$ 0	\$0	\$ 50,000	\$ 100,000	\$1,000,000	\$ 0

Project Funding

General Fund	Enterprise	Bond	METRO Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 50,000	\$ 0	\$ 1,100,000	\$ 0	\$ 0	\$ 0	\$ 0

Estimated Annual Operating Budget Impact:	
O&M	\$ 1,000
Labor	\$ 0
Other	\$ 0
Total	\$ 1,000

Once constructed, Parks staff estimates that the Joe Gaither Park improvements will require an additional \$1,000 annually in the Parks maintenance budget due to new landscaping and amenities that will need to be maintained.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: PAXXXX

Total Estimated Cost: \$ 150,000

Project Name: Lafayette Park Public Restrooms

Category: Parks and Recreation

Managing Department: Parks, Recreation, and Facilities

Urgency: Operational Savings/ Value Enhancement

Strategic Goals: Community ☒ Governance ☐ Infrastructure/Asset Management ☒ Public Safety ☐ Land Use/Zoning ☐

Project Description:

This project would install a prefabricated restroom at Lafayette Park (4337 Lafayette), similar to the one installed at Mulberry Park in FY 2023. The addition of public restrooms in Lafayette Park would enhance the park experience for our patrons visiting the park and Officer Lucy Dog Park.

Justification:

Due to the high usage of the park, a public restroom would enhance the park experience.

Alternatives and Engagement:

If City Council does not want to pursue this project, the City would continue to provide portable restroom facilities at Lafayette Park.

The Parks and Recreation Citizens Advisory Board is in support of this project and will be kept apprised of its progress.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 150,000

Project Funding

General Fund	Enterprise	Bond	METRO Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 150,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 150,000

Estimated Annual Operating Budget Impact:	
O&M	\$ 1,000
Labor	\$ 0
Other	\$ 0
Total	\$ 1,000

Additional funds will be needed to cover daily cleaning and repairs.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: PAXXXX

Total Estimated Cost: \$ 120,000

Project Name: Loftin Park Irrigation and Trees

Category: Parks and Recreation

Managing Department: Parks, Recreation, and Facilities

Urgency: Operational Savings/ Value Enhancement

Strategic Goals: Community ☒ Governance ☐ Infrastructure/Asset Management ☒ Public Safety ☐ Land Use/Zoning ☒

Project Description:

This project is to plant additional trees in Loftin Park and provide the irrigation necessary to sustain the grass and new trees in FY 2026. Loftin Park is part of the Bellaire Town Square Park complex at 7008 South Rice Avenue.

Justification:

The installation of the trees would beautify Loftin Park and provide shade to park users. The irrigation system will ensure the health and longevity of the trees and surrounding vegetation.

Alternatives and Engagement:

If the Council decides to delay or cancel this project, there will be no impact on current operations.

Parks staff will engage the residents around Loftin Park on the improvements to be made, especially regarding any construction schedules. Additionally, the Parks and Recreation Citizens Advisory Board, which is advocating for this project, will be kept apprised of the project's progress.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 0	\$ 0	\$ 0	\$ 0	\$ 120,000	\$ 0	\$ 0

Project Funding

General Fund	Enterprise	Bond	METRO Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 120,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 120,000

Estimated Annual Operating Budget Impact:	
O&M	\$ 1,000
Labor	\$ 0
Other	\$ 0
Total	\$ 1,000

Parks staff estimates that the Loftin Park improvements will require an additional \$1,000 annually in the Parks maintenance budget due to new landscaping and amenities that will need to be maintained.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: PAXXXX

Total Estimated Cost: \$ 250,000

Project Name: Mulberry Park Parking Lot

Category: Parks and Recreation

Managing Department: Parks, Recreation, and Facilities

Urgency: Operational Savings/ Value Enhancement

Strategic Goals: Community ☒ Governance ☐ Infrastructure/Asset Management ☒ Public Safety ☐ Land Use/Zoning ☐

Project Description:

Mulberry Park (700 Mulberry Lane) has asphalt and a gravel parking lot, both of which are in poor condition and need improvements. Please note that the existing operating budget can address small repairs and minor maintenance but is insufficient for reconstructing an entire parking area as proposed in this project. The parking areas are on the east side of the park, within the CenterPoint Energy utility easement. Since the parking lots are located in the easement, the City of Bellaire will need to provide engineered design drawings to CenterPoint for approval before the city can move forward with reconstructing the parking areas. The gravel parking lot can be improved with the installation of a GeoWeb material and decomposed granite providing a strong, structurally sound parking lot. The project would also require a drainage plan to ensure it does not negatively impact Bellaire residents.

Based on feedback from Council at its August 15, 2022, budget workshop, the project is being delayed to learn more about potential trail amenity improvements in association with the CenterPoint easement. The trail improvements are being funded and constructed by Harris County Toll Road Authority (HCTRA). The parking lot improvements are anticipated to be made in FY 2025. By allocating funds for this project, the City of Bellaire is demonstrating to HCTRA the City's commitment to the trail project and the willingness to partner in the project.

Justification:

With the recent improvements to Mulberry Park over the past six years, the park has experienced a tremendous increase in usage. The parking lot in Mulberry Park is in poor condition and needs significant improvements. Staff is doing annual maintenance on the parking area in the form of small patch jobs; as the parking lot ages, it will continue to deteriorate, meaning this annual maintenance budget will increase until it is reconstructed.

This project supports the following tasks in the Strategic Plan:

- *Community - Seek opportunities to partner with other cities, Harris County, and state and federal agencies on regional initiatives and priorities.*
- *Infrastructure - Improve the Mulberry Park parking lot.*

During the peak of the COVID pandemic, parks proved to be essential to the quality of life for Bellaire residents. Parks increase the property value of homes and are a primary space for resident interactions and community gatherings. A well-maintained park may positively influence the perspective of how well the City of Bellaire serves its citizens. Additionally, funding this project would demonstrate the City's willingness to partner with HCTRA on the proposed trail improvements.

Alternatives and Engagement:

The alternative is to continue utilizing the parking areas in their current condition and making annual repairs. However, these annual repairs are becoming larger and more costly as the facility continues to deteriorate.

The Parks and Recreation Advisory Board is engaged in all Parks capital improvements planning and is in support of this project.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 0	\$ 0	\$ 0	\$ 250,000	\$ 0	\$ 0	\$ 0

Project Funding

General Fund	Enterprise	Bond	Metro Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 250,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Estimated Annual Operating Budget Impact: This project is not anticipated to have significant operating budget impacts. This project would enhance existing park infrastructure that the City already budgets to maintain.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: PAXXXX

Total Estimated Cost: \$ 1,400,000

Project Name: Recreation Center Renovation

Category: Parks and Recreation

Managing Department: Parks, Recreation, and Facilities

Urgency: Operational Savings/ Value Enhancement

Strategic Goals: Community ☒ Governance ☐ Infrastructure/Asset Management ☐ Public Safety ☐ Land Use/Zoning ☐

Project Description:

This project is to design and then renovate the Bellaire Recreation Center at 7008 5th Street. The project would start in FY 2025, with space planning at an estimated cost of \$50k. Architecture firm PGAL completed previous conceptual space planning, but more details are necessary. This additional space planning would include the interviewing of Recreation Center users and staff to determine current and future needs to generate a detailed facility concept related to program space needs. Further funding for design and construction is contingent upon securing new bond funding. Assuming new bond funding is secured, and if the City Council approves the concept, an architect will take this space planning study to complete construction designs for a Recreation Center renovation in FY 2026. Construction design work is estimated to cost \$300k and would generate detailed construction cost estimates and provide specifications that could be used to bid on future construction work. Council would then have detailed plans and cost estimates to determine if they wish to pursue renovation of the Recreation Center. Actual renovation work could begin in FY 2027 and is currently estimated by the Parks and Recreation Advisory Board to cost \$1.0M; this is a rough estimate that could change depending on a wide variety of variables such as renovations, technology, ADA modifications, HVAC replacement, resistance to flooding, additional security, construction methodology, etc.

Justification:

The Recreation Center is over thirty years old and has numerous ADA deficiencies, nor does the facility meet the current needs of the users. The safety and security of the users need to be of high priority. The current building is outdated and requires more maintenance and utility costs than a more modern and efficient building. This initial space planning and design work is a nominal investment to help Council decide if it wants to invest in upgrades to the Recreation Center. This design work is needed because Council does not have enough information to provide good direction on the future of the Recreation Center. Without a good construction estimate, the City cannot appropriately budget for a facility renovation, nor can it decide if the cost is too expensive and direct staff to seek alternatives.

This project supports the following task in the Strategic Plan:

- *Community - Install an all-access, inclusive playground at Evergreen Park.*

Alternatives and Engagement:

If the City Council does not wish to pursue the design of a Recreation Center renovation, the City will be unable to plan and budget for a renovation of the Recreation Center. The Recreation Center would continue to operate but be inefficient in meeting the needs and safety of the users. Maintenance and repair costs to maintain the building would continue to grow due to more wear and tear and inefficient systems from an older building.

As part of the design work, community input would be sought to inform the design of the Recreation Center. Additionally, the Parks and Recreation Citizens Advisory Board is in support of this project and will be kept apprised of its progress.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 0	\$ 0	\$ 0	\$ 100,000	\$ 300,000	\$ 1,000,000	\$ 0

Project Funding

General Fund	Enterprise	Bond	METRO Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 100,000	\$ 0	\$ 1,300,000	\$ 0	\$ 0	\$ 0	\$ 1,400,000

Estimated Annual Operating Budget Impact: The design for the Recreation Center renovation is a one-time cost with no anticipated operating budget impact. Renovating the Recreation Center is not anticipated to require additional operating budget dollars as there is already an operating budget for the Recreation Center facility (i.e., utilities, maintenance, and janitorial services).

Project ID and Name		Funding Source	Overview
N/A	Citywide SCADA System	Enterprise	Upgrade of treatment plant controls and monitoring/ alarm system.
WA2101	Citywide Well Rehab	Enterprise	Address deferred maintenance at the City's water production sites.
WA2202	Fire Hydrant Rehabilitation and Replacement	Bond	In FY21 the Fire and Public Works Departments began an inventory update and condition assessment of the City's more than 800 fire hydrants to identify those in need of service, repair or replacement.
WA2203	Water Distribution System Valve Improvements	Bond	Replacement of poorly functioning or non functional water distribution system valves throughout the waterline system.
WA2204	Update to 2015 Utility Infrastructure Report	Bond	Update to 2015 Utility Infrastructure Study to forecast system deficiencies and program capital projects to address the deficiencies before they become failures.
WA2205	Priority Water Line Improvements ¹	Bond, Enterprise, Unsecured Grant	BBB16 Group A Phase 3, Water and Wastewater Lines - Replace forty blocks of waterline infrastructure that has reached the end of its 30 to 50-year useful service life, subject to grant funding secured. This is the package 1 of 2 for the third and final phase of the BBB16 water line program. These lines are designed, but contingent upon grant funding.
WA2207	Feld Park Well Generator ²	Enterprise, Secured Grant	Generator to continue water production during emergencies/ prolonged power outages.
WAXXXX	Central Well Chlorine Building	Enterprise	Generator for emergency power supply to keep Renwick Well operational during power outages.
WAXXXX	Renwick Well Generator ³	Enterprise, Unsecured Grant	Generator for emergency power supply to keep Renwick Well operational during power outages.
WAXXXX	Water Tower Rehab	New Bond	Resurfacing of interior and exterior of three water towers to comply with TCEQ requirements.
WW2202	Wastewater Collection System	Bond	Replacement of identified wastewater collection lines.
WW2203	Wastewater Treatment Plant Fine Screen Replacement	Bond, Enterprise	Replacement of 2 fine screen filter systems at wastewater treatment plant.
WW2302	Wastewater Treatment Plant Capital Maintenance	Bond, Enterprise	Address deferred maintenance at the City's wastewater treatment plant.

Please Note: All figures below are estimates and are in 2023 dollars not adjusted for inflation.

Appropriation decisions apply ONLY to the FY 2024 project items. Future years are for planning purposes only.

Project ID and Name		Unexpended ⁴	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Project Total ⁵
N/A	Citywide SCADA System	\$ 226,722	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 287,860
WA2101	Citywide Well Rehab	\$ 154,054	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 439,927
WA2202	Fire Hydrant Rehabilitation and Replacement	\$ 199,475	\$ 100,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 300,000
WA2203	Water Distribution System Valve Improvements	\$ 442,488	\$ 232,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 675,000
WA2204	Update to 2015 Utility Infrastructure Report	\$ 100,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 100,000
WA2205	Priority Water Line Improvements ¹	\$ 172,745	\$ 1,336,400	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,537,871
WA2207	Feld Park Well Generator ²	\$ 176,433	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 240,290
WAXXXX	Central Well Chlorine Building	\$ 0	\$ 0	\$ 60,000	\$ 0	\$ 0	\$ 0	\$ 60,000
WAXXXX	Renwick Well Generator ³	\$ 0	\$ 0	\$ 164,284	\$ 0	\$ 0	\$ 0	\$ 164,284
WAXXXX	Water Tower Rehab	\$ 0	\$ 0	\$ 0	\$ 700,000	\$ 700,000	\$ 700,000	\$ 2,100,000
WW2202	Wastewater Collection System Improvements	\$ 795,576	\$ 275,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,081,308
WW2203	Wastewater Treatment Plant Fine Screen Replacement	\$ 203,040	\$ 100,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 472,943
WW2302	Wastewater Treatment Plant Capital Maintenance	\$ 286,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 286,000
Total		\$ 2,756,533	\$ 2,043,400	\$ 224,284	\$ 700,000	\$ 700,000	\$ 700,000	\$ 7,745,483

1.) This is the local match to a pending grant. Project is contingent upon securing pending grant funding. \$3.1M in anticipated in FY24.

2.) Project is contingent upon securing pending grant funding. \$180k has been secured and another \$954k is anticipated in FY25.

3.) This is the local match to a pending grant. Project is contingent upon securing pending grant funding. \$493k anticipated in FY24.

4.) Unexpended FY 2023 budget, as of May 1, 2023.

5.) Sum of budget shown, plus expenditures as of May 1, 2023.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: N/A

Project Name: Citywide SCADA System

Managing Department: Public Works

Total Estimated Cost: \$ 287,860

Category: Utilities

Urgency: Operational Savings/ Value Enhancement

Strategic Goals: Community ☐ Governance ☐ Infrastructure/Asset Management ☒ Public Safety ☐ Land Use/Zoning ☐

Project Description:

Supervisory Control and Data Acquisition (SCADA) is a system of software and hardware elements used to monitor and control field devices at remote sites. In Bellaire, SCADA would be used to monitor various systems and mechanisms in the City's water/wastewater utility at wells, lift stations, pumps, and the treatment plant. Once all phases of this project are complete, Public Works staff will be able to operate all water and wastewater facilities remotely from the wastewater treatment plant through the SCADA software system. Without a SCADA system, staff would have to make manual changes at the various water and wastewater locations city-wide. Phase 1 of the project set up communications from the wastewater treatment plant to all water plant wells. Phase 2 set up communications from the wastewater treatment plant to the lift stations. Staff is currently working on Phase 3, which will bring the wastewater treatment plant on the SCADA system. In May 2022, GAI Gupta & Associates, Inc. was retained to do a condition assessment of the WWTP and to provide existing and proposed SCADA network architecture drawings. These drawings will then be used as specifications to bid out the implementation of SCADA throughout the WWTP and to tie the entire SCADA system together. The SCADA network architecture drawings and bid specifications have been completed by GAI. Staff is developing an RFP for SCADA implementation at the WWTP. Work on advertising the SCADA implementation RFP was delayed due to staff transition and prioritizing efforts on critical WWTP repairs.

Justification:

The SCADA system will allow for improved staff efficiency and quicker response times if there are problems at the wells, lift stations or wastewater treatment plant. Without a SCADA system, staff would not be aware of an issue until they made an in-person inspection and would have to make manual changes at the various water and wastewater locations city-wide. This would require more staff to make these inspections and the problem may not be discovered for many hours or even days. In this scenario, sometimes the reason staff discovered a problem was due to citizens calling about service outages. With the new SCADA system, staff can be more proactive and potentially reduce service outage periods. This project supports the following task in the Strategic Plan: "Governance: Implement digital transformation throughout the city – Improve SCADA."

This project supports the following task in the Strategic Plan:

- *Governance - Implement digital transformation throughout the city – Improve SCADA.*

Alternatives and Engagement:

Council has already approved work to implement SCADA communications between the wells and lift stations to the wastewater treatment plant. Delaying implementation of Phase 3 to bring the treatment plant onto the SCADA system would delay the benefits discussed above. If Council wishes to cancel the project, staff would be forced to return to in-person inspections and adjustments.

The SCADA system does not directly impact the public, so no engagement is planned.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate*	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 61,138	\$ 226,722	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

* Estimate based on the FY 2023 Budget, less year-to-date expenses as of May 01, 2023.

Project Funding:

General Fund	Enterprise	Bond	METRO Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 0	\$ 287,860	\$ 0	\$ 0	\$ 0	\$ 0	\$ 287,860

Estimated Annual Operating Budget Impact: SCADA service fees have already been budgeted for the wells and lift stations. Additional SCADA fees from bringing the wastewater treatment plant online have not yet been estimated.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: WA2101

Total Estimated Cost: \$ 439,927

Project Name: Citywide Well Rehab

Category: Water

Managing Department: Public Works

Urgency: Continuity of Government

Strategic Goals: Community ☐ Governance ☐ Infrastructure/Asset Management ☒ Public Safety ☐ Land Use/Zoning ☐

Project Description:

This project addresses years of deferred maintenance at the City's three wells (Central, Feld Park, and Renwick). The City's wells are used to pump fresh water out of the aquifer, which is then treated and delivered to Bellaire homes and businesses. The pumping and filtration mechanisms associated with each well need regular maintenance and periodic replacement. Some of this needed maintenance/replacement has been deferred in the past years and can no longer be ignored. In FY23, repairs were made to the Feld Park Well shaft and booster pump to bring the water production site back online. Additional repairs (rust remediation and repairing a check valve) were also completed to bring the site into TCEQ compliance. The remaining balance will be used to repair/replace valves and pumps at the other water production sites. Additionally, the monitoring systems that analyze the water for contaminants and report on water pressure or mechanical issues is aging and needs to be upgraded. Each well site will get a modern analyzer upgrade to better monitor the health of each well and ensure the public receives safe, clean water.

Justification:

Wells are a critical part of the City's water infrastructure system. If the wells go down, the City is unable to produce water and must buy more expensive water from the City of Houston. Additionally, the well pumps are a critical component in the Bellaire's Fire Department's ability to effectively fight fires as the Fire Department relies heavily on the use of elevated storage tanks to provide ample storage and constant pressure over the City's flat topography. The well's function of regulating water pressure is important to ensuring reliable water to the City's hospital and other multi-story buildings.

This project is also important because it addresses deferred maintenance at the City's water production sites. Deferred maintenance creates a nasty feedback loop because as necessary upgrades/replacements have been postponed, system failures have been increasing at a greater volume and frequency. Deferred maintenance keeps equipment in place past its useful life and staff naturally must spend more time repairing something that should have been replaced. This means the Utility team has been forced to react to one system failure after another, with less focus on preventive maintenance, leading to more system failures. A similar analogy would be if your car kept breaking down due to engine issues, so you neglected rotating your car's tires. You may eventually get the engine fixed, but the car breaks down again because the tires are worn out.

Alternatives and Engagement:

Delaying this project means further delays to necessary repair/replacement of critical well mechanisms. This would result in more expensive emergency repair/replacement when the wells fail. Additionally, this may cause the water utility to be unable to function, forcing the City to buy more expensive water from Houston.

Residents do not directly interact with the wells and should not be impacted by this project. The water system would continue to provide water to residents, buying more water from Houston to offset production shortfalls. Residents should not notice an interruption in their utility service, though they may see decreases in water pressure and quality.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate*	10/01/2022 – 9/30/2023	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027
\$ 285,873	\$ 154,054	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

* Estimate based on the FY23 Budget, less year-to-date expenses as of May 01, 2023.

Project Funding:

General Fund	Enterprise	Bond	METRO Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 0	\$ 439,927	\$ 0	\$ 0	\$ 0	\$ 0	\$ 439,927

Estimated Annual Operating Budget Impact: The operating budget impacts from this project have not yet been calculated. However, it is anticipated that addressing this deferred maintenance will reduce the annual repair/replacement expenditures caused from systems breaking down.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: WA2202

Project Name: Fire Hydrant Rehabilitation and Replacement

Managing Department: Public Works

Total Estimated Cost: \$300,000

Category: Water

Urgency: Fire-Life Safety

Strategic Goals: Community ☐ Governance ☐ Infrastructure/Asset Management ☒ Public Safety ☐ Land Use/Zoning ☐

Project Description:

In 2021, staff began an inventory update and condition assessment of the City's more than 800 fire hydrants. Through this ongoing process, a number of fire hydrants have been found to be poorly functioning or nonfunctional. Staff repaired or replaced hydrants, when possible, but did not have a sufficient operating budget or expertise to complete the inventory and ensure all fire hydrants are in working order. This capital project was created in FY 2022 to address the budget issue and on January 23, 2023, Bellaire contracted with Reytec Construction Resources, Inc to assess, repair, and/or replace poorly functioning or nonfunctional fire hydrants for a period of up to five years. Additionally, any hydrants assessed, repaired, or replaced will be geo-located to update the City's infrastructure maps and databases.

Justification:

This project will repair or replace aging and defective fire hydrants, which are a critical piece of the City's public safety infrastructure. Bellaire operates both the water utility and fire protection service in the City, so Bellaire has sole responsibility for maintaining fire hydrants. If the hydrants are no longer functional, the City will have created an avoidable public safety risk. Inoperable hydrants mean fire fighters may not have access to water to fight fires, putting both life and property at risk.

This project supports the following task in the Strategic Plan:

- *Infrastructure - Continue to make waterline improvements.*

Alternatives and Engagement:

Delaying this project means the fire hydrants are highly likely to fail, resulting in costly repairs. Additionally, if the hydrants fail to perform, this constitutes a public safety risk, as noted above. There is no alternative to maintaining the City's fire hydrants as there are state statutes governing hydrant requirements in areas of certain density.

The City will engage impacted residents throughout the process to keep them informed and to minimize impacts on their lives. Before work begins, flyers will be distributed to impacted citizens to let them know of the pending work and a Bellaire project manager will regularly be on site to liaise with residents as needed.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate*	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 525	\$ 199,475	\$100,000	\$ 0	\$ 0	\$ 0	\$ 0

* Estimate based on the FY23 Budget, less year-to-date expenses as of May 01, 2023.

Project Funding:

General Fund	Enterprise	Bond	METRO Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 0	\$ 0	\$ 300,000	\$ 0	\$ 0	\$ 0	\$ 300,000

Estimated Annual Operating Budget Impact: This project should have a positive impact on the Public Works operating budget because the project would result in fire hydrants that are new, or like new, and have fewer anticipated maintenance needs. However, this project is not anticipated to have a significant impact on the Public Works Water Distribution operating budget because the maintenance budget is traditionally consumed by water main break repairs.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: WA2203

Project Name: Water Distribution System Valve Improvements

Managing Department: Public Works

Total Estimated Cost: \$675,000

Category: Water

Urgency: Continuity of Government

Strategic Goals: Community ☐ Governance ☐ Infrastructure/Asset Management ☒ Public Safety ☐ Land Use/Zoning ☐

Project Description:

This project is to replace poorly functioning or nonfunctional water distribution system valves. These valves are used to control the flow or pressure in a distribution system, ensuring that water is able to make it from the storage location to the City's homes and businesses. The table to the right shows the current scope of work for the program, to be addressed subject to available funding. However, other nonfunctional valves may be identified and prioritized over this list due to operational needs. When this project was initially identified, it was believed that it could be completed for \$300,000 over three years. However, more valves have been identified as critical to be replaced and the cost for valve replacement work has increased.

On January 23, 2023, Bellaire contracted with Reytec Construction Resources, Inc to assess, repair, and/or replace poorly functioning or nonfunctional valves, or install new valves, for a period of up to five years. Additionally, any valves assessed, repaired, or replaced will be geo-located to update the City's infrastructure maps and databases.

Justification:

This project will repair or replace aging and defective valves, which are a critical piece of the City's water infrastructure, controlling flow and pressure in the pipes. If there is too little pressure, water is not delivered and if there is too much pressure, the pipes come apart. If the valves breakdown, the entire water distribution system may shutdown and can lead to very expensive emergency repairs. Additionally, a breakdown in the water delivery infrastructure may constitute a public health risk, especially as the water delivery system serves a hospital.

This project supports the following task in the Strategic Plan:
 • *Infrastructure - Continue to make waterline improvements.*

Blocks Needing Valve Replacements

- 6400-6600 Avenue B
- 5300 Dashwood
- 4700-5000 Mimosa
- 4700-5000 Maple
- 4700-5000 Holt
- 4700-5000 Holly
- 4700-4900 Valerie
- 4700-4900 Pine
- 100 Allendale
- 500 2nd Street
- 4700-4900 Jessamine
- 500 Chelsea
- 4700-4900 Willow St
- 4700-4900 Laurel St
- 4800-4900 Linden Street
- 4700-4800 Mayfair Street
- 1100 Sheffield St
- 1100 Colonial St
- 1000-1300 Anderson St
- 4700-4800 Glenmont
- 4700-4800 Saxon St
- 4700-4800 Lehigh St

Alternatives and Engagement:

Delaying this project means the water distribution system valves are highly likely to fail, resulting in costly repairs. If the City no longer wishes to maintain its water infrastructure, Bellaire could enter into an interlocal agreement with the City of Houston to provide water/wastewater service to Bellaire residents instead of operating its own utility.

The City will engage impacted residents throughout the process to keep them informed and to minimize impacts on their lives. Before work begins, flyers will be distributed to impacted citizens to let them know of the pending work and a Bellaire project manager will regularly be on site to liaise with residents as needed.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate*	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 512	\$ 442,488	\$ 232,000	\$ 0	\$ 0	\$ 0	\$ 0

*Estimate based on the FY23 Budget, less year-to-date expenses as of May 01, 2023.

Project Funding:

General Fund	Enterprise	Bond	METRO Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 0	\$ 0	\$ 675,000	\$ 0	\$ 0	\$ 0	\$ 675,000

Estimated Annual Operating Budget Impact: This project would have a positive impact on the Public Works operating budget as the project would result in valves that are new, or like new, and have fewer anticipated maintenance needs.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: WA2204

Total Estimated Cost: \$100,000

Project Name: Update to 2015 Utility Infrastructure Report

Category: Utilities

Managing Department: Public Works

Urgency: Operational Savings/ Value Enhancement

Strategic Goals: Community ☐ Governance ☐ Infrastructure/Asset Management ☒ Public Safety ☐ Land Use/Zoning ☐

Project Description:

In 2015 ARKK Engineers performed an Infrastructure Study of Bellaire Utility Infrastructure. The 2015 Study recommended replacement of aging cast iron waterlines throughout the community as well as the replacement of the remaining older and failing wastewater infrastructure. Many of the identified repairs have been, or are scheduled to be, performed via the 2016 Bonds for Better Bellaire program. This project will serve to update the study so that any existing or forecasted system deficiencies can be identified. This reassessment of the system will then be used to determine what the next rounds of water and wastewater line replacement and upgrade should be. A key component of this will be to look at past practices relative to industry best practices to determine if other techniques like 'pipe bursting' or 'cured in place piping' are a good fit here in the City.

Staff is working to update the current infrastructure maps, which will provide better information on the age of specific utility line sections, allowing the City to do more targeted field analysis on which waterline or wastewater line sections are good candidates for replacement. Work on reviewing utility infrastructure GIS data began in April 2023.

Justification:

This study is necessary as it will identify deficiencies in the City's water and wastewater infrastructure, which will be used to identify and prioritize what repairs/improvements need to be made to maintain the utility system. Without this information, the City will be forced to take a reactive approach to maintaining its utility infrastructure; it is cheaper and less disruptive to citizens to proactively repair infrastructure before it fails.

This project supports the following task in the Strategic Plan:

- Infrastructure - Update 2015 Utility Infrastructure Report.

Alternatives and Engagement:

If the City does not undertake this study, it will not have accurate information on the conditions of its water and wastewater infrastructure. Staff will be unable to plan for future pipe replacements, meaning the pipes will deteriorate until they fail. This will likely result in an emergency repair that is more costly than a planned replacement. It will also result in a disruption to service.

This study will not have a direct impact on citizens.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate*	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 0	\$100,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

* Estimate based on the FY23 Budget, less year-to-date expenses as of May 01, 2023.

Project Funding:

General Fund	Enterprise	Bond	METRO Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 0	\$ 0	\$ 100,000	\$ 0	\$ 0	\$ 0	\$ 100,000

Estimated Annual Operating Budget Impact:	
O&M	\$ 0
Labor	\$ 0
Other	\$ 0
Total	\$ 0

This study is a one-time cost and does not directly impact the operating budget.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: WA2205

Total Estimated Cost: \$ 4,719,871

Project Name: Priority Water Line Improvements

Category: Water

Managing Department: Public Works

Urgency: Operational Savings/ Value Enhancement

Strategic Goals: Community ☐ Governance ☐ Infrastructure/Asset Management ☒ Public Safety ☐ Land Use/Zoning ☐

Project Description:

This project represents the third phase of waterline infrastructure improvements associated with the Bonds for Better Bellaire 2016 Program. The scope of work for this project includes the replacement of approximately 41 City blocks* of waterline infrastructure that has reached, or is nearing, the end of its 30 to 50-year useful service life. The \$201k in prior budget/expenditures is associated with Bond-funded design work. The FY24 budget is to procure a construction firm to replace waterlines on the following blocks:

- 4700-5000 Evergreen
- 7200-7400 South Rice
- 7500-7800 South Rice
- 4600 Maple Street
- 4700-5000 Maple Street
- 5100 Pocahontas Street
- 4700-5000 Braeburn
- 4700-5000 Pine Street
- 100 Allendale Street
- 4700-4800 Bellview Drive
- 100 Berkshire Street
- 4700-4800 Welford Drive
- 100 Cherrywood Street
- 8100-8200 Englewood
- 100 Datonia Street
- 4700-4800 Holt Street
- 100 Ferndale Street
- 4700 Cedar
- 1000 Pauline Avenue
- 7500-7700 Second Street

**Scope has been updated to include I610 Feeder-Southbound (Mayfair to Fournace). This section was not completed under WA2205 due to delay in permitting by TXDOT. \$700k in Bond funding would be reallocated from WW2205 to fund this work.*

This project is contingent on \$3.182M in grant funding, secured in the FY 2022 and FY 2023 Federal Appropriation Acts but still pending award from the Environmental Protection Agency (EPA). A 20% local match of \$636,400 is needed to secure the grant. Staff is coordinating with the EPA and anticipates the funding to be secured before the end of FY 2024. Staff is in the process of procuring a firm to provide grant management and construction management services to help secure the grant funding.

Justification:

This project entails the replacement of cast iron waterlines that are 50 years in age or more. Most water line breaks and ruptures in Bellaire are associated with older cast iron waterline infrastructure. The older the cast iron lines get, the more brittle they become. Replacing these aging water lines improves system reliability for the residents of Bellaire and reduces operational costs associated with the remediation of emergency line breaks commonly associated with the cast iron lines.

This project supports the following task in the Strategic Plan:

- Infrastructure - Continue to make waterline improvements.

Alternatives and Engagement:

Bellaire is statutorily responsible for maintaining the waterlines; the only alternatives to the project are to un-incorporate or to delay replacing the waterlines until they fail. Delaying the project will result in deferred maintenance, costing the City more in the long run.

The City would engage impacted residents throughout the process to keep them informed and to minimize impacts on their lives. Before work begins on a particular block, flyers would be distributed to citizens to let them know of the pending work and a Bellaire project manager would regularly be on site to liaise with residents. Digital communication to stakeholders would be coordinated through the City's Communications Manager.

Anticipated Project Expenditures and Timeline:

Previous Expenditures	Unexpended Budget Estimate ¹	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 28,726	\$ 172,745	\$ 4,518,400 ²	\$ 0	\$ 0	\$ 0	\$ 0

1.) Estimate based on the FY 2023 Budget, less year-to-date expenses as of May 01, 2023.

2.) \$1,336,400 in Bellaire funding, contingent on securing \$3.182M in grant funding in FY24.

Project Funding:

General Fund	Enterprise	Bond	Metro Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 0	\$ 636,400	\$ 901,471	\$ 0	\$ 0	\$ 3,182,000	\$ 4,719,871

Estimated Annual Operating Budget Impact: This project is anticipated to have operating cost savings as it will result in less maintenance to repair old waterlines.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: WA2207

Project Name: Feld Park Well Generator

Managing Department: Public Works

Total Estimated Cost: \$ 1,194,881

Category: Water

Urgency: Continuity of Government

Strategic Goals: Community ☐ Governance ☐ Infrastructure/Asset Management ☒ Public Safety ☐ Land Use/Zoning ☐

Project Description:

This project is to install a 500kW generator and automatic transfer switch for Feld Park Water Production Facility (Well) located at 6406 Avenue B. This will allow for a backup source of power, which will power each motor attached to the pumps to run continuously and will minimize water service disruptions to customers during power failures. This project is partially grant funded, with up to \$180,218 being reimbursed by the Texas Division of Emergency Management (TDEM) via the Federal Hazard Mitigation Grant Program. Bellaire accepted the grant on April 5, 2021. On March 7, 2022, Council hired Ardurra Group for up to \$76,174 to provide engineering services for the project. Ardurra is developing the design and will provide all necessary specifications to bid the installation of the generator. 90% plans were presented to staff at the end of fiscal year 2022 and indicated the estimated implementation cost was significantly more than the grant budget. Staff is working with Ardurra and TDEM to try and secure \$954,591 in additional grant funding to complete the project. Until additional grant funding is secured, the project would not be implemented. 100% plans were received by the City in January 2023 and are pending review by Development Services staff.

Justification:

The number of power outages has been increasing over the years due to more frequent extreme weather events and the deterioration of the power grid. Installing a generator at the Well will provide the City with full backup power supply at two of three water production facilities. This will assist in continuity of water supply to meet the demands of the customers and maintain federally mandated minimum water system pressure requirements, and overall public health for Bellaire residents in the event of a prolonged power outage. The Well is Bellaire's second largest water treatment facility, generating approximately 1.0 million gallons per day (MGD), which accounts for approximately one-third (1/3) to one-half (1/2) of the City's public drinking water for over 18,000 residents. The Well is designated as a critical infrastructure facility because it is only one of two sites that has a surface water interconnect with the City of Houston, which serves as a back-up water supply source for the entire City. This means the Well could serve as the sole source of water for the City if the other water production facilities should go off-line. This location is also a critical component in the Bellaire's Fire Department's ability to effectively fight fires. Failure in the ability to lift water hampers the Fire Department's ability to fight fires by 50% since they rely heavily on the use of elevated storage tanks to provide ample storage and constant pressure over the City's flat topography. Ensuring emergency power supply to the Well also helps reduce health risks associated with water outages and/or low water pressure events which could have an impact on hospitals, dialysis centers, and other medical facilities, as well as impacting firefighting capability.

Alternatives and Engagement:

The City has entered into a legal agreement with TDEM to implement the generator in exchange for the grant funding; if Council wishes to cancel this project it would have to give up the grant and break the TDEM agreement. Feld Park Well would continue to be at risk of losing operation during power outages. Another alternative would be to rely on a portable generator, which is less reliable since there may be difficulty in deploying a portable generator in an emergency weather event.

Staff is coordinating with the Optimist Club softball league, as this project may reconstruct the fence between the ballfield and the water production area. The public does not directly interface with Feld Park Well, so no other engagement is planned.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate*	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 59,307	\$ 180,984	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

* Estimate based on the FY 2023 Budget, less year-to-date expenses as of May 01, 2023.

Project Funding:

General Fund	Enterprise	Bond	METRO Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 0	\$ 60,073	\$ 0	\$ 0	\$ 180,218	\$ 954,591	\$ 1,194,881

Estimated Annual Operating Budget Impact: The new generator will require regular maintenance and fuel, estimated at an annual cost of \$2,000.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: WAXXXX

Total Estimated Cost: \$60,000

Project Name: Central Well Chlorine Building

Category: Utilities

Managing Department: Public Works

Urgency: Operational Savings/ Value Enhancement

Strategic Goals: Community ☐ Governance ☐ Infrastructure/Asset Management ☒ Public Safety ☐ Land Use/Zoning ☐

Project Description:

The Central Well water production plant at 5104 Jessamine Street has a storage building to hold canisters of chlorine used in making potable water. The storage building is nearing the end of its useful life and is in disrepair due to chemical corrosion on the walls and ceiling where holes will soon develop. This project would replace the chlorine storage building. A 10'X10' concrete slab would be constructed as the base of the building, with metal walls and roof being fabricated to complete the building. This project would also rearrange the chemical feed pipes and canister storage for better efficiency.

Justification:

Chemical storage facilities have to periodically be torn down and reconstructed due to normal wear and tear that can no longer be repaired. It is important to have a properly functioning and safe storage area for storing chlorine canisters. Industry standards require that the chlorine storage area be enclosed, sealed, and separated from other operating areas. If the chlorine tanks are damaged, toxic chlorine gas may escape and be dangerous to staff working in the area.

Alternatives and Engagement:

If the chlorine storage building is not replaced, holes in the roof and walls of the structure will develop. If the storage facility is not replaced, the City would be unable to store chlorine at Central Well, which would prevent the City from effectively producing potable water at that site.

This facility is not accessible to the public and no engagement is planned.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 0	\$ 0	\$ 0	\$ 60,000	\$ 0	\$ 0	\$ 0

Project Funding:

General Fund	Enterprise	Bond	METRO Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 0	\$ 60,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 60,000

Estimated Annual Operating Budget Impact:	
O&M	\$ 0
Labor	\$ 0
Other	\$ 0
Total	\$ 0

No operating budget impacts are anticipated for this project.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: WAXXXX

Project Name: Renwick Well Generator

Managing Department: Public Works

Total Estimated Cost: \$ 657,135

Category: Water

Urgency: Continuity of Government

Strategic Goals: Community ☐ Governance ☐ Infrastructure/Asset Management ☒ Public Safety ☐ Land Use/Zoning ☐

Project Description:

This project is to install a 500kW generator and automatic transfer switch for Renwick Water Treatment Facility (Well) at 7625 Renwick Drive. This will allow the Well to continue providing water when the power grid is disrupted, such as during Harvey or the 2021 Winter Storm. This project is contingent on grant funding, with up to \$492,851 being reimbursed by the Texas Division of Emergency Management (TDEM) via the Federal Hazard Mitigation Grant Program. The grant is pending, and the project would not move forward without the grant funding being secured.

Justification:

The installation of this generator at the Well will provide the City with full generator power at all three water production facilities. This will assist in continuity of water supply, meeting federally mandated minimum water system pressure requirements, and overall public health for Bellaire residents in the event of a prolonged power outage. The City has experienced many electric power outages in the past that have been extremely disruptive to community activities because of their frequency, extent, and duration. The number of weather-related outages has been increasing over the years due to more frequent extreme weather events and the deterioration of the power grid.

This project supports the following task in the Strategic Plan:

- *Infrastructure - Install backup generator at Renwick groundwater plant.*

The Well is a critical component in the Bellaire's Fire Department's ability to effectively fight fires. Failure in the ability to lift water hampers the Fire Department's ability to fight fires by 50% since they rely heavily on the use of elevated storage tanks to provide ample storage and constant pressure over the City's flat topography. Ensuring emergency power supply to the Well also helps reduce health risks associated with water outages and/or low water pressure events which could have an impact on hospitals, dialysis centers, and other medical facilities, as well as impacting firefighting capability.

Alternatives and Engagement:

The grant has not yet been awarded and Council has no legal obligation to proceed with the project. If Council wishes to cancel this project, Renwick Well would continue to be at risk of losing operation during power outages. Another alternative would be to rely on a portable generator, which is less reliable since there may be difficulty in deploying a portable generator in an emergency weather event.

The public does not directly interface with Renwick Well, so no other engagement is planned.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 0	\$ 0	\$ 0	\$ 657,135	\$ 0	\$ 0	\$ 0

Project Funding:

General Fund	Enterprise	Bond	METRO Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 0	\$ 164,284	\$ 0	\$ 0	\$ 0	\$ 492,851	\$ 657,135

Estimated Annual Operating Budget Impact: The new generator would require regular maintenance and fuel, estimated at an annual cost of \$2,000.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: WAXXXX

Project Name: Water Tower Rehab

Managing Department: Public Works

Total Estimated Cost: \$ 2,100,000

Category: Water

Urgency: Continuity of Government

Strategic Goals: Community ☐ Governance ☐ Infrastructure/Asset Management ☒ Public Safety ☐ Land Use/Zoning ☐

Project Description:

This project addresses capital maintenance needs for the water towers at the City's three wells (Central, Feld Park, and Renwick). These water towers are critical to storing and creating water pressure for the City's water distribution system. Funding for this work is contingent upon securing new bond funding. Assuming new bond funding is secured, Starting in FY 2025, the water storage tanks at each site would be resurfaced and painted (inside and out, \$700k per site), consistent with recommended maintenance of tank infrastructure of this age and type.

Justification:

Water towers are a critical part of the City's water infrastructure system because they help create pressure in the water distribution system to ensure that water is delivered to residents. The Bellaire's Fire Department relies heavily on these elevated storage tanks to provide ample storage and constant pressure over the City's flat topography. The water tower's function of regulating water pressure is also important to ensuring reliable water to the City's hospital and other multi-story buildings. The resurfacing and painting components of this project are based on requirements by the Texas Commission on Environmental Quality (TCEQ).

Alternatives and Engagement:

Delaying this project may cause the City to fail compliance inspections by TCEQ as the water storage tanks continue to degrade. This would result in more expensive emergency repair/replacement when the wells fail. Additionally, this may cause the water utility to be unable to function, forcing the City to buy more expensive water from Houston.

Residents do not directly interact with the wells and should not be impacted by this project. The water system would continue to provide water to residents, buying more water from Houston to offset production shortfalls. Residents should not notice an interruption in their utility service, though they may see temporary decreases in water pressure while a water tower is down for maintenance.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 0	\$ 0	\$ 0	\$ 700,000	\$ 700,000	\$ 700,000	\$ 0

Project Funding:

General Fund	Enterprise	Bond	METRO Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 0	\$ 0	\$ 2,100,000	\$ 0	\$ 0	\$ 0	\$ 2,100,000

Estimated Annual Operating Budget Impact:	
O&M	\$ 0
Labor	\$ 0
Other	\$ 0
Total	\$ 0

There is an existing operating budget for small repairs. However, the scope of this project scope exceeds normal repair.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: WW2202

Total Estimated Cost: \$ 1,081,308

Project Name: Wastewater Collection System Improvements

Category: Wastewater

Managing Department: Public Works

Urgency: Operational Savings/ Value Enhancement

Strategic Goals: Community ☐ Governance ☐ Infrastructure/Asset Management ☒ Public Safety ☐ Land Use/Zoning ☐

Project Description:

This project represents the third phase of water and wastewater infrastructure improvements associated with the Bonds for Better Bellaire 2016 Program and will focus on the rehabilitation of a variety of items associated with the wastewater collection and treatment systems. The first phase of the project would identify and replace wastewater line infrastructure that has reached, or is nearing, the end of its 30 to 50-year useful service life. In FY 2024, an assessment of sewer lines will be initiated to evaluate pipe conditions. The assessment may necessitate additional phases to the project to address issues, such as manhole rehabilitation or repair/retrofits to the lift stations or treatment plant. Concurrently, wastewater lines that have already been identified as needing to be replaced, noted in the table to the right, would begin being rehabilitated. Some of these lines may require more extensive reconstruction, requiring additional design work. This project was funded in FY 2022 but has not made significant progress due to turnover on the Wastewater Treatment team and staff focusing on renewing certifications and permits with the Texas Commission on Environmental Quality (TCEQ).

Blocks Identified for Wastewater Line Replacement

- 100 St. Paul
- 100 St. Moritz
- 5600 Geneva
- 5600 Innsbruck
- 4400 Bissonnet
- 5200 Woodlawn Place
- 6300 Meredith
- 5200 Palmetto
- 100 Alpine Court
- 100 Town Oaks Place
- 100 Phanturn,
- 4500 Merrie Wat
- 4500 Live Oak
- 900 Wildwood

Justification:

This project entails the replacement of wastewater lines that are thirty years in age or more. It is advantageous to replace wastewater lines before they fail. Wastewater line breaks can be very costly to repair and present an environmental health hazard because the wastewater lines carry untreated sewage.

This project supports the following task in the Strategic Plan:

- *Infrastructure - Make improvements to the wastewater collection system.*

Alternatives and Engagement:

Bellaire is statutorily responsible for maintaining the wastewater lines; the only alternatives to the project are to un-incorporate or to delay replacing the wastewater lines until they fail. Delaying the project will result in deferred maintenance, costing the City more in the long run.

The City will engage impacted residents throughout the process to keep them informed and to minimize impacts on their lives. The Communications Manager will coordinate efforts to educate residents about the project and information about the project will be available on the City's website. Also, before work begins, flyers will be distributed to citizens to let them know of the pending work and a Bellaire project manager will regularly be on site to liaise with residents.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate*	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 10,732	\$ 795,576	\$ 275,000	\$ 0	\$ 0	\$ 0	\$ 0

* Estimate based on the FY23 Budget, less year-to-date expenses as of May 01, 2023.

Project Funding:

General Fund	Enterprise	Bond	METRO Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 0	\$ 0	\$ 1,081,308	\$ 0	\$ 0	\$ 0	\$ 1,081,308

Estimated Annual Operating Budget Impact:	
O&M	\$ 0
Labor	\$ 0
Other	\$ 0
Total	\$ 0

The operating impact for this project has not yet been determined. The project is anticipated to create an operating cost savings as it will result in less maintenance to repair old wastewater lines.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: WW2203

Total Estimated Cost: \$ 472,943

Project Name: Wastewater Treatment Plant Fine Screen Replacement

Category: Wastewater

Managing Department: Public Works

Urgency: Continuity of Government

Strategic Goals: Community ☐ Governance ☐ Infrastructure/Asset Management ☒ Public Safety ☐ Land Use/Zoning ☐

Project Description:

This project replaced both fine screen systems at the City's wastewater treatment plant (WWTP). The WWTP uses a fine screen system to remove particulate matter from wastewater as part of the treatment process. This particulate includes things like sand or crystalline material that, if not managed properly, can have a detrimental effect to the treatment process. It can also cause downstream issues to treatment plant equipment as excessive amounts of sand or crystalline material can cause wear and tear that significantly shorten the useful life of equipment. The Bellaire WWTP normally has two fine screen filters which are used one at a time or in tandem depending on flow volume.

On April 18, 2022, Council approved \$95,000 to replace the irreparably damaged primary fine screen via ANDRITZ Separation Inc., the sole source provider for this type of filter for the Bellaire WWTP. Unfortunately, less than a month after the first fine screen broke, the second remaining fine screen was also irreparably damaged. Staff currently has temporary mitigation measures in place, but in August 2022, Bellaire received a Notice of Violation from the Texas Commission on Environmental Quality (TCEQ).

In May 2023, both fine screens were installed and the WWTP passed its TCEQ inspection (the unexpended budget is encumbered and anticipated to be expended before the end of FY 2023). However, the stairs and catwalk around the fine screen assembly have corroded and needs to be replaced. If the stairs and catwalk are not replaced, staff will not be able to safely inspect and service the fine screens, which could cause the systems to breakdown and put the City at risk of another violation.

Justification:

If the stairs and catwalk are not replaced, staff will not be able to safely inspect and service the fine screens, which could cause the systems to breakdown and put the City at risk of another violation.

Alternatives and Engagement:

If the stairs and catwalk are not replaced, staff will have to use ladders to inspect and service the fine screens. This is undesirable because it puts staff at a higher fall risk. The ladders are also cumbersome, making it more difficult and time consuming for the fine screens to be inspected and maintained.

Residents do not directly interact with the WWTP and should not be impacted by this project, so no engagement is planned.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate*	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027	10/01/2027 – 9/30/2028
\$ 169,903	\$ 203,040	\$ 100,000	\$ 0	\$ 0	\$ 0	\$ 0

* Estimate based on the FY 2023 Budget, less year-to-date expenses as of May 01, 2023.

Project Funding:

General Fund	Enterprise	Bond	METRO Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 0	\$ 259,054	\$ 213,889	\$ 0	\$ 0	\$ 0	\$ 472,943

Estimated Annual Operating Budget Impact:

There is already a sufficient maintenance budget for the WWTP, so this project would not affect the operating budget. The fine screens broke down because they were at the end of their useful life and a capital project to fund their replacement should have been identified sooner.

City of Bellaire FY 2024-2028 Capital Improvement Plan

Project ID: WW2302

Project Name: Wastewater Treatment Plant Capital Maintenance

Managing Department: Public Works

Total Estimated Cost: \$ 286,000

Category: Wastewater

Urgency: Continuity of Government

Strategic Goals: Community ☐ Governance ☐ Infrastructure/Asset Management ☒ Public Safety ☒ Land Use/Zoning ☐

Project Description:

This project was created to address years of deferred maintenance at the wastewater treatment plant (WWTP). The WWTP has a series of systems that remove contaminants from sewage wastewater so that the water can be returned to the surrounding environment. These WWTP systems go through significant chemical and mechanical stress and need regular maintenance and periodic replacement. Some of this needed maintenance/replacement has been deferred in the past years and can no longer be ignored. For the past several years, there have been a number of emergency repairs at the WWTP.

Funds were budgeted in FY 2023 to begin addressing some of this deferred maintenance, such as at the Aeration basin. However, staff was not able to complete the FY 2023 scope of work due to other emergency repairs needing to be made. Staff determined that a conditions assessment of the WWTP and lift stations was needed so that the City could holistically identify and budget for the repair/replace needs for its wastewater facilities. The proposed FY 2024 scope of work would reallocate the FY 2023 funding for the previously mentioned conditions assessment. This study will help the City develop a capital program for wastewater facilities, to be presented to Council for approval. This is consistent with direction from the Strategic Plan.

Justification:

The WWTP is a critical part of the City's water/wastewater infrastructure system. If certain systems go down, the WWTP ceases to function, creating a public health risk. The WWTP is regularly inspected by the Texas Commission on Environmental Quality for compliance with statutory and permit requirements. The deferred maintenance has been noted during the inspections and the City regularly receives a list of corrections that need to be made to stay in compliance, corrections that would not be needed if staff were able to focus on preventative maintenance instead of reacting to deferred maintenance. Deferred maintenance creates a nasty feedback loop because as necessary upgrades/replacements have been postponed, system failures have been increasing at a greater volume and frequency. Deferred maintenance keeps equipment in place past its useful life and staff naturally has to spend more time repairing something that should have been replaced. This means the WWTP team has been forced to react to one system failure after another, with less focus on preventive maintenance, leading to more system failures. A similar analogy would be if your car kept breaking down due to engine issues, so you neglected to rotate your car's tires. You may eventually get the engine fixed, but the car breaks down again because the tires are worn out.

This project supports the following task in the Strategic Plan:

- *Infrastructure - Conduct a study to identify future wastewater treatment needs, options, and associated costs to inform decision making regarding level of investment in the existing wastewater treatment plant.*
- *Public Safety - Conduct vulnerability assessment of water and wastewater infrastructure.*

Alternatives and Engagement:

Delaying this project means further delays to necessary repair/replacement of critical WWTP system. This would result in more expensive emergency repair/replacement when the WWTP systems fail. Additionally, this may cause the WWTP to be unable to function, causing a public health hazard and the City being fined by the State.

Residents do not directly interact with the WWTP and should not be impacted by this project. The WWTP would continue to operate throughout this project so residents should not notice an interruption in their utility service.

Anticipated Project Expenditures and Timeline:

Past Expenditures	Unexpended Budget Estimate*	10/01/2022 – 9/30/2023	10/01/2023 – 9/30/2024	10/01/2024 – 9/30/2025	10/01/2025 – 9/30/2026	10/01/2026 – 9/30/2027
\$ 0	\$ 286,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

* Estimate based on the FY23 Budget, less year-to-date expenses as of May 01, 2023.

Project Funding:

General Fund	Enterprise	Bond	METRO Sales Tax	Grants	Anticipated Grant Funding	Total
\$ 0	\$ 0	\$ 286,000	\$ 0	\$ 0	\$ 0	\$ 0

Estimated Annual Operating Budget Impact: It is anticipated that addressing deferred maintenance will reduce the annual repair/replacement expenditures caused from systems breaking down.

5-year CIP Recommendations from the Parks and Recreation Advisory Board on March 22, 2023

The FY 2024 - FY 2028 Projects and the Future Projects list shown below represent the recommendations from the Parks Board and may or may not be reflected in the proposed CIP.

Description	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Mulberry Park parking lot engineer approved design drawing	\$50,000	\$0	\$0	\$0	\$0
Mulberry Park parking lot construction	\$0	\$200,000	\$0	\$0	\$0
Holly Street	\$0	\$0	\$150,000	\$0	\$0
Park Amenities - Playground, irrigation, shade structure, etc. (Joe Gaither Park)	\$0	\$0	\$100,000	\$0	\$0
Loftin Park irrigation/ trees	\$0	\$0	\$120,000	\$0	\$0
Bellaire Little League concession stand concept and design	\$0	\$0	\$0	\$60,000	\$0
Bellaire Little League concession stand construction	\$0	\$0	\$0	\$0	\$700,000
Evergreen Park design	\$200,000	\$0	\$0	\$0	\$0
Evergreen Park construction	\$0	\$4,900,000	\$0	\$0	\$0
Replace tennis court lights (Feld Park and Mulberry)	\$0	\$120,000	\$0	\$0	\$0
Recreation Center Conceptual design and cost estimate	\$0	\$50,000	\$0	\$0	\$0
Recreation Center construction design drawings	\$0	\$0	\$200,000	\$0	\$0
Recreation Center renovation	\$0	\$0	\$0	\$1,000,000	\$0
Feld Park conceptual design and cost estimate	\$50,000	\$0	\$0	\$0	\$0
Feld Park construction design drawings	\$0	\$100,000	\$0	\$0	\$0
Feld Park Construction	\$0	\$0	\$1,000,000	\$0	\$0
Safe Accessible Parks- ADA Transition Plan Implementation	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
10-Year Master Plan	\$90,000	\$0	\$0	\$0	\$0
Lafayette Park Bathroom	\$0	\$0	\$0	\$0	\$150,000
Total	\$465,000	\$5,445,000	\$1,645,000	\$1,135,000	\$925,000

Future CIP Project Recommendations
Dog Park Improvements
Paseo Park west expansion
South Rice Esplanade Improvements
Bellaire Town Square Baseball Field
Trolley Esplanade Renovation

City of Bellaire

Planning and Zoning Commission

To: Mayor and City Council
From: Weldon Taylor, Chair, Planning & Zoning Commission
CC: Joshua Pascua, Capital Projects & Grants Manager
Date: June 27, 2023
Subject: Report and Recommendation on the City of Bellaire's 2024-2028 Draft Five Year Capital Improvement Plan

In the City of Bellaire's Code of Ordinances Chapter 24-402 – Capital Improvement Program, each year the Planning and Zoning Commission should review and comment on the consistency of the Capital Improvement Program with the adopted Comprehensive Plan. At the Commission's June 8 meeting, staff provided a preliminary presentation on the Draft Five-Year FY 2024-2028 Capital Improvement Program to the Commission. After the presentation, the Commission asked questions and were interested in detail for parks, drainage, and infrastructure projects, which were to be provided for consideration.

CONSIDERATION:

Further discussion of the City of Bellaire's FY 2024-2028 Capital Improvement Program occurred during the Planning and Zoning Commission's Regular Session on June 8, 2023.

RECOMMENDATION:

The Planning and Zoning Commission is in favor of the recommendations set forth in the City of Bellaire's Fiscal Years 2024-2028 Capital Improvement Program, finding the proposal consistent with the adopted Comprehensive Plan. The Commission reviewed and took note of current progress and plans for specific Fiscal Year 2024 Commission recommendations primarily focused on drainage, park facilities and infrastructure needs. These areas of concern continue to provide an appropriate focus for the Capital Improvement Program under the Comprehensive Plan.

VOTE OF THE COMMISSION:

Members present and voting FOR this recommendation to City Council: Weldon Taylor, Chair; Lee Hampton, Jaime Perkins, Mike Baker, Jonathan Reichel, Cindy Preble

Members present and voting AGAINST this recommendation to City Council: none

Members present but abstained from voting: John Klug

Respectfully,



Weldon Taylor, Chair
Planning and Zoning Commission