

---

# FY 2023-2027 Proposed Capital Improvements Plan

---

CITY OF BELLAIRE

AUGUST 1, 2022

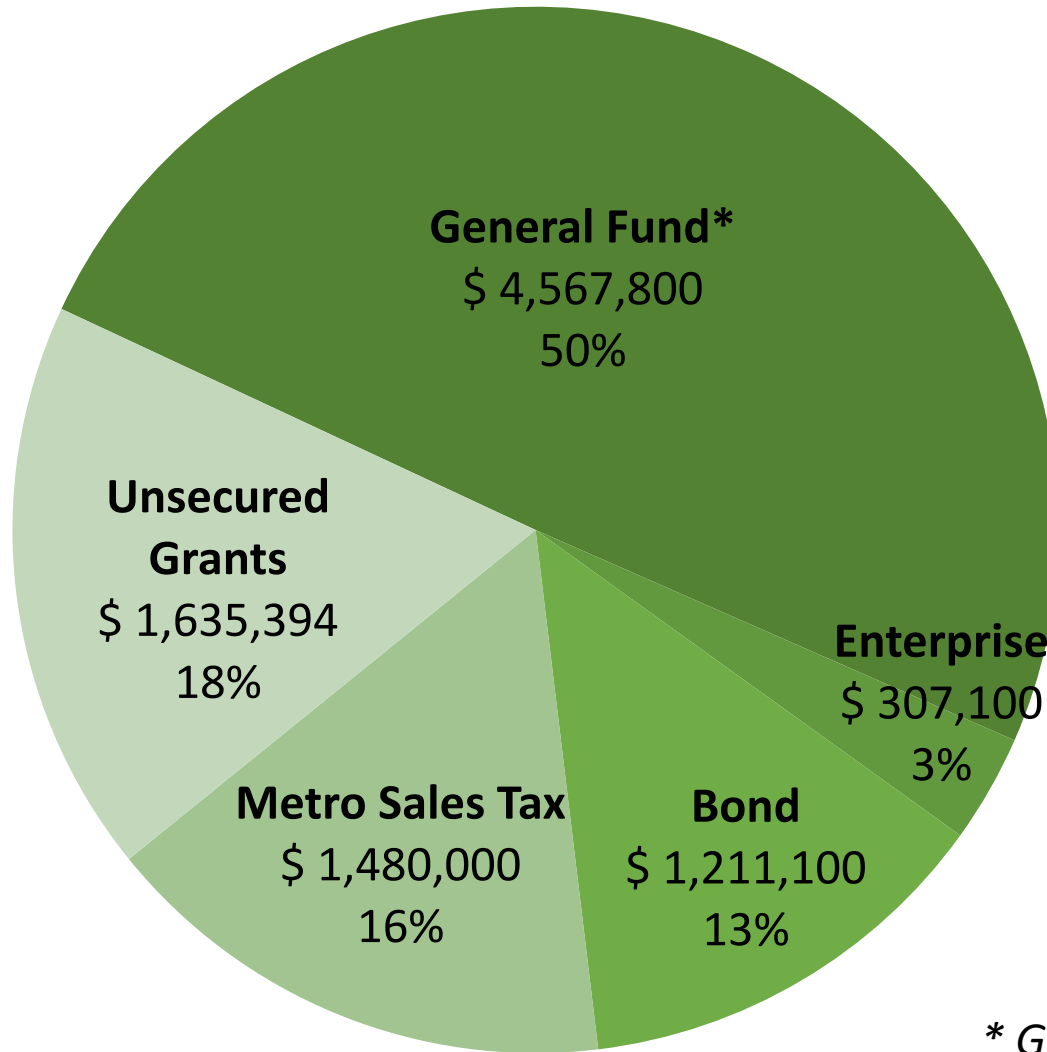


# Outline

---

- I. Proposed CIP by Funding Source
- II. Proposed CIP by Urgency Categories
- III. Overview by Investment Areas
  - a) Drainage & Streets
  - b) Parks & Facilities
  - c) Utilities
  - d) Vehicles, Equipment, & Technology
- IV. Discussion

# Proposed CIP by Investment Area



**Proposed FY 2023 Total: \$ 9,201,394**

*\* General Fund includes \$4.7M in American Rescue Plan Act funds.*

# Proposed CIP by Investment Area/ Funding

	Drainage & Streets	Utilities	Parks, Recreation, & Facilities	Vehicles, Equipment, & Technology	FY 2023 Total
<b>General Fund*</b>	\$ 3,000,000	\$ 0	\$ 769,000	\$ 798,800	<b>\$ 4,567,800</b>
<b>Enterprise</b>	\$ 0	\$ 300,000	\$ 0	\$ 7,100	<b>\$ 307,100</b>
<b>2016 Bond</b>	\$ 0	\$ 765,600	\$ 445,500	\$ 0	<b>\$ 1,211,100</b>
<b>Metro Sales Tax</b>	\$ 1,480,000	\$ 0	\$ 0	\$ 0	<b>\$ 1,480,000</b>
<b>Unsecured Grants</b>	\$ 693,394	\$ 782,000	\$ 160,000	\$ 0	<b>\$ 1,635,394</b>
<b>FY 2023 Total</b>	<b>\$ 5,173,394</b>	<b>\$ 1,847,600</b>	<b>\$ 1,374,500</b>	<b>\$ 805,900</b>	<b>\$ 9,201,394</b>

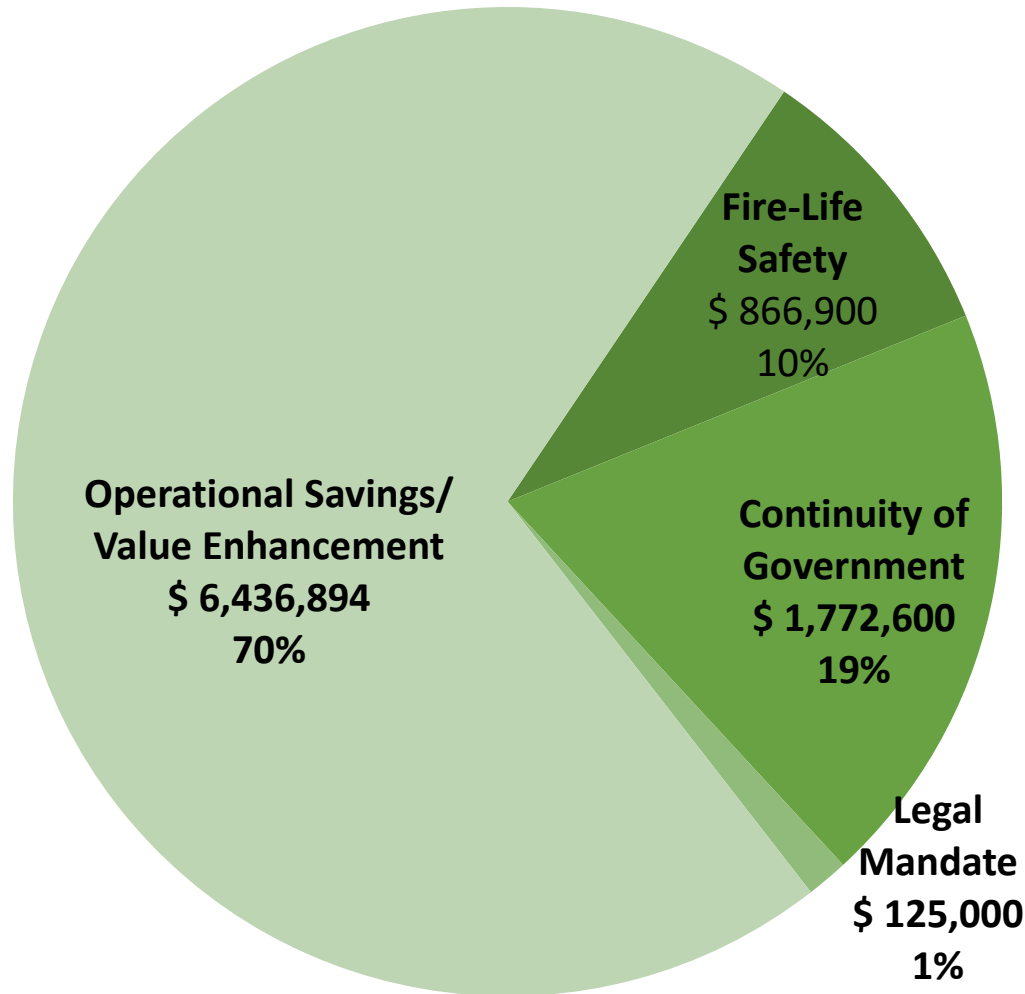
\* General Fund includes \$4.7M in American Rescue Plan Act funds.

# Resources vs. Proposed Budget

Funding Source	Fund	Estimated FY 2023 Capital Resources	Proposed FY 2023 Capital Budget	Remaining Unallocated Fund Balance
General Fund*	600	\$ 1,113,482	\$ 798,800	\$ 314,682
Enterprise	600	\$ 746,549	\$ 7,100	\$ 739,449
<b>600 Total</b>		<b>\$1,860,031</b>	<b>\$805,900</b>	<b>\$1,054,131</b>
General Fund*	610	\$ 4,688,379	\$ 3,769,000	\$ 919,379
Enterprise	610	\$ 858,916	\$ 300,000	\$ 558,916
<b>610 Total</b>		<b>\$5,547,295</b>	<b>\$4,069,000</b>	<b>\$1,478,295</b>
Bond - Drainage & Streets	620	\$ 5,755,663	\$ 0	\$ 5,755,663
Bond - Water/Wastewater	620	\$ 1,270,389	\$ 1,168,100	\$ 102,289
Bond - Municipal Facilities	620	\$ 108,841	\$ 43,000	\$ 85,841
<b>620 Total</b>		<b>\$7,134,893</b>	<b>\$1,211,100</b>	<b>\$5,923,793</b>
METRO	630	\$ 2,502,973	\$ 1,480,000	\$ 1,022,973
<b>630 Total</b>		<b>\$ 2,502,973</b>	<b>\$ 1,480,000</b>	<b>\$ 1,022,973</b>
Secured Grants	640	N/A	\$ 0	N/A
Unsecured Grants	640	N/A	\$ 1,635,394	<i>To be appropriated when grant secured</i>
<b>640 Total</b>		<b>N/A</b>	<b>\$ 1,635,394</b>	<b>N/A</b>
<b>Total</b>		<b><u>\$17,045,192</u></b>	<b><u>\$9,201,394</u></b>	

\* General Fund includes \$4.7M in American Rescue Plan Act funds.

# Proposed CIP by Urgency



**Proposed FY 2023 Total: \$9,201,394**

**Fire-Life Safety:** Projects meeting these criteria must be completed as soon as possible (i.e., patrol vehicles).

**Continuity of Government:** Projects meeting these criteria must be completed as soon as practical (i.e., fixing a leaking roof).

**Legal Mandate:** Projects meeting these criteria likely must be completed as soon as practical or ordered (i.e., ADA compliance).

**Operational Savings/ Value Enhancement:** No impact to operational readiness if delayed.

# Proposed CIP by Urgency/ Funding

	Fire-Life Safety	Continuity of Government	Legal Mandate	Operational Savings/ Value Enhancement	Total
<b>General Fund*</b>	\$ 716,900	\$ 404,500	\$ 125,000	\$ 3,321,400	<b>\$ 4,567,800</b>
<b>Enterprise</b>	\$ 0	\$ 300,000	\$ 0	\$ 7,100	<b>\$ 307,100</b>
<b>Bond</b>	\$ 100,000	\$ 1,068,100	\$ 0	\$ 43,000	<b>\$ 1,211,100</b>
<b>Metro</b>	\$ 50,000	\$ 0	\$ 0	\$ 1,430,000	<b>\$ 1,480,000</b>
<b>Unsecured Grants</b>	\$ 0	\$ 0	\$ 0	\$ 1,635,394	<b>\$ 1,635,394</b>
<b>Total</b>	<b>\$ 866,900</b>	<b>\$ 1,772,600</b>	<b>\$ 125,000</b>	<b>\$ 6,436,894</b>	<b>\$ 9,201,394</b>

*\* General Fund includes \$4.7M in American Rescue Plan Act funds.*

# Drainage & Streets

Project ID and Name		Overview
DR2202	Regional Drainage Program	Implementation of the Master Drainage Conceptual Plan. Includes funding to partner on a City of Houston, HCFCD, and/or TxDOT drainage/flood mitigation project.
ST2201	Pavement Management Program	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.
ST2301		
ST2203	BBB 2016 Group C Phase 3-2017 CDBG	Grant funded reconstruction of Cedar, Chelsea, Mimosa, and Larch streets. Project includes stormwater drain improvements to improve drainage and mitigate flooding.
TR2202	Traffic Signalization and Mobility Improvements	Upgrade technology of 14 traffic signals and implement Traffic Management System.
TR2301	Traffic Signal Management Program	Ongoing traffic signal repair/replace and system improvements.

Project ID and Name		FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Project Total*
DR2202	Regional Drainage Program	\$ 3,000,000	\$ 2,500,000	\$ 2,968,206	\$ 0	\$ 0	\$ 15,095,206
ST2201	Pavement Management Program	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,070,000
ST2301		\$ 1,430,000	\$ 1,444,300	\$ 1,458,743	\$ 1,473,330	\$ 1,488,064	\$ 7,294,437
ST2203	BBB 2016 Group C Phase 3-2017 CDBG	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,728,550
TR2202	Traffic Signalization and Mobility Improvements	\$ 693,394	\$ 0	\$ 0	\$ 0	\$ 633,266	\$ 1,813,660
TR2301	Traffic Signal Management Program	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000
Total		\$ 5,173,394	\$ 3,994,300	\$ 4,476,949	\$ 1,523,330	\$ 2,171,330	\$ 30,251,853

*\*Project Total is sum of budget shown, plus FY 2022 Expenditures and Carry Forward Estimate*



# DR2202-Regional Drainage Program

- Bellaire does not own major stormwater conveyance, will need to partner with CoH, HCFCD, TxDOT.
- Scope of work to begin implementing Master Drainage Concept Plan to be presented to Council in new future.
- Investment to leverage additional funds from grants and interlocal partnerships:

Funding Source	Existing Budget	FY 2023	FY 2024	FY 2025	Total
Bond – Streets & Drainage	\$ 6,627,000	\$ -	\$ 2,500,000	\$ 2,968,206	\$ 12,095,206
General Fund (ARPA)	\$ -	\$ 3,000,000	\$ -	\$ -	\$ 3,000,000
Grants/ Partnership	\$ -	\$ -	TBD	TBD	TBD
<b>Total</b>	<b>\$ 6,627,000</b>	<b>\$ 3,000,000</b>	<b>\$ 2,500,000</b>	<b>\$ 2,968,206</b>	<b><u>\$ 15,095,206</u></b>

# Parks & Facilities (1/3)

Project ID and Name		Overview
PA2201	Park Amenities Management Program	City-wide replacement/purchase of new playground equipment, shade structures and park amenities.
PA2301	Mulberry Park Parking Lot	Parking lot replacement and drainage improvements.
PA2304	Evergreen Park Improvements	Phase 1 is grant-funded accessible playground.
PA2305	Safe and Accessible Parks Improvements	Miscellaneous ADA accessibility improvements.
PA2306	Public Works Facility Repairs and Modernization	Repair/renovation to PW campus to meet operational needs.
PA2307	Fire Station Chiller	Secondary chiller HVAC system at Fire Station to ensure continuity of operations.
PA2308	Animal Shelter Replacement	Construct new animal shelter/dog pound facility.
PA2309	Library Shed Replacement	Replacement of failing storage unit that is past its useful life. Shed is used to store donated books.

Project ID and Name		FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Project Total*
PA2201	Park Amenities Management Program	\$ 0	\$ 0	\$ 0	\$ 100,000	\$ 0	\$ 250,000
PA2301	Mulberry Park Parking Lot	\$ 50,000	\$ 200,000	\$ 0	\$ 0	\$ 0	\$ 250,000
PA2304	Evergreen Park Improvements	\$ 349,500	\$ 800,000	\$ 4,900,000	\$ 0	\$ 0	\$ 6,049,500
PA2305	Safe and Accessible Parks Improvements	\$ 50,000	\$ 325,000	\$ 0	\$ 0	\$ 0	\$ 375,000
PA2306	Public Works Facility Repairs and Modernization	\$ 547,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 547,000
PA2307	Fire Station Chiller	\$ 260,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 260,000
PA2308	Animal Shelter Replacement	\$ 75,000	\$ 425,000	\$ 0	\$ 0	\$ 0	\$ 500,000
PA2309	Library Shed Replacement	\$ 20,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 20,000

*\*Project Total is sum of budget shown, plus FY 2022 Expenditures and Carry Forward Estimate*

# PA2304-Evergreen Park

- Inclusive Playground
  - Beyond ADA requirements, for people of all abilities.
  - FY23: \$349,500
    - \$160k from Patrons for Bellaire Parks.
    - \$189,500 from General Fund (restricted account for Parks).
  - FY24: Up to \$600k from pending federal appropriation.
- Park Design (Based on Masterplan)
  - FY24: \$200k for design/engineering.
- Implementation of Park Design
  - Greenspace, play area, pool, and parking lot.
  - Cost dependent on final design approved by Council.
  - Could begin as early as FY25, subsequent to funding.
  - Estimated \$4.9M needed for construction.

# PA2306-PW Facility Repairs and Modernization

- *New facility many years away (find site, design, fund, construct)*
- *One-time investment to keep PW functioning until new facility*

PW Facility To Be Improved	Cost Estimate	Scope of Improvements
Shower/ Assembly Trailer	\$75,000 (GF)	<ul style="list-style-type: none"><li>• Individual shower stalls with locker room</li><li>• Assembly area for field crews</li></ul>
Admin Trailer Maintenance	\$2,000 (GF)	<ul style="list-style-type: none"><li>• Repairs to structural integrity of trailer</li></ul>
Wastewater Treatment Plant (Admin Area)	\$335,000 (EF)	<ul style="list-style-type: none"><li>• Update bathroom/locker-room/shower areas</li><li>• Testing/remediation of potential asbestos &amp; mold</li><li>• Secure facility</li><li>• Update fire suppression system</li><li>• Update and modernize laboratory</li><li>• Renovate breakroom so that treatment plant controls cannot be accidentally triggered</li><li>• Overhaul of office areas for better efficiency</li></ul>
Warehouse Area	\$67,500 (GF) \$67,500 (GF)	<ul style="list-style-type: none"><li>• Secure facility</li><li>• Divide each Parks, Streets, and Utilities area; storage vs. assembly area with HVAC</li></ul>

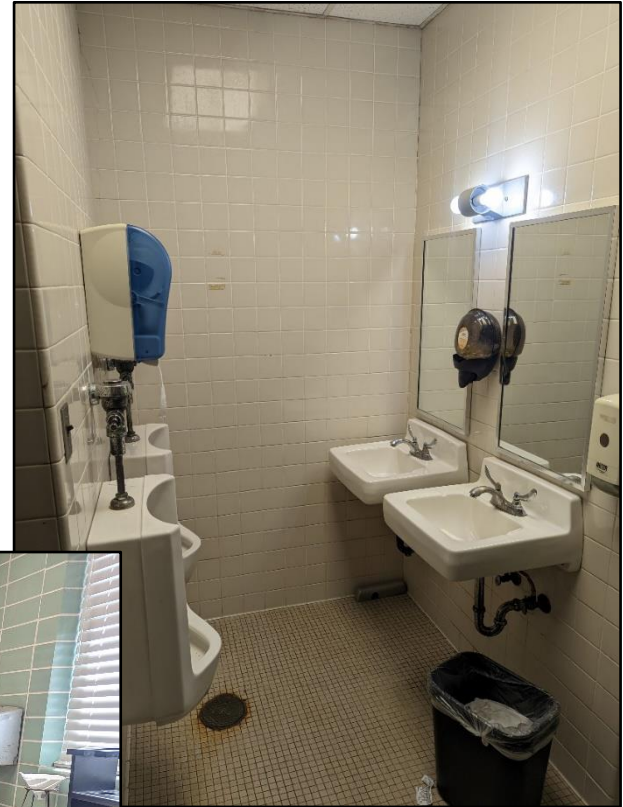
# PA2306-PW Facility Repairs and Modernization

## TREATMENT PLANT

*Insufficient office space means people officing in lab, surrounded by chemicals and in the way of testing.*

*Two showers for 30+ male field staff.*

*Bathrooms are cramped. Designed for handful of people; serving several dozen.*





# PA2306-PW Facility Repairs and Modernization

## Warehouse Area

*Assembly area for several dozen Parks, Streets, and Utilities field staff. No AC = no relief from heat in the field.*



New Shower/  
Assembly Trailer

## Trailer Area

*New space for showers needed; only three showers for entire PW department. Existing trailer was used when purchased; needs some structural reinforcement.*



# PA2308-Animal Shelter Replacement

- November Council direction: solid structure, not modular
  - Budgeted to build for longevity.
- Anticipated Total Cost: \$500,000:
  - FY 2023: \$75,000 for Design.
  - FY 2024: \$425,000 estimated for construction.
- Site selection: Anderson/N. 1<sup>st</sup> St. property
  - TCEQ won't allow at Police Station, need to be away from residential.
  - Current location in the flood plain.
- Council Direction?



# Parks & Facilities (2/3)

Project ID and Name		Overview
PA2310	Utility Billing Storage	Storage for Utility Billing division of City Hall.
PAXXXX	Bellaire Entry Signs Improvements	Planning for entry signs and beautifications.
PAXXXX	Bellaire Little League Concession Stand	Reconfigure Jessamine Little League field concession stand to meet ADA standards.
PAXXXX	Bellaire Municipal Library	Space planning/cost estimation for new Library building.
PAXXXX	City Hall/ EOC Generator	Generator to ensure emergency operations power.
PAXXXX	Citywide Tennis Court Lighting Improvements	Replace tennis court lights at City parks (Feld, Town Square and Mulberry).
PAXXXX	Feld Park Improvements	Master planning and design for future park improvements.
PAXXXX	Holly Street Esplanade	Completion of ADA curb ramps, irrigation, and planting.

Project ID and Name		FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Project Total*
PA2310	Utility Billing Storage	\$ 23,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 23,000
PAXXXX	Bellaire Entry Signs Improvements	\$ 0	\$ 50,000	\$ 300,000	\$ 0	\$ 0	\$ 350,000
PAXXXX	Bellaire Little League Concession Stand	\$ 0	\$ 0	\$ 60,000	\$ 700,000	\$ 0	\$ 760,000
PAXXXX	Bellaire Municipal Library	\$ 0	\$ 250,000	\$ 0	\$ 11,000,000	\$ 0	\$ 11,250,000
PAXXXX	City Hall/ EOC Generator	\$ 0	\$ 639,343	\$ 0	\$ 0	\$ 0	\$ 639,343
PAXXXX	Citywide Tennis Court Lighting Improvements	\$ 0	\$ 0	\$ 120,000	\$ 0	\$ 0	\$ 120,000
PAXXXX	Feld Park Improvements	\$ 0	\$ 0	\$ 50,000	\$ 100,000	\$ 1,000,000	\$ 1,150,000
PAXXXX	Holly Street Esplanade	\$ 0	\$ 0	\$ 0	\$ 150,000	\$ 0	\$ 150,000

*\*Project Total is sum of budget shown, plus FY 2022 Expenditures and Carry Forward Estimate*



# Parks & Facilities (3/3)

Project ID and Name		Overview
PAXXXX	Loftin Park Improvements	Invasive or unhealthy tree removal, additional tree plantings, irrigation system, and consideration of fencing improvements at Loftin Park.
PAXXXX	Recreation Center Renovation	Redesign of 30+ years old facility to meet current demands.

Project ID and Name		FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Project Total*
PAXXXX	Loftin Park Improvements	\$ 0	\$ 0	\$ 0	\$ 120,000	\$ 0	\$ 120,000
PAXXXX	Recreation Center Renovation	\$ 0	\$ 50,000	\$ 200,000	\$ 1,000,000	\$ 0	\$ 1,250,000
Total		\$ 1,374,500	\$ 2,739,343	\$ 5,630,000	\$ 13,170,000	\$ 1,000,000	\$ 24,063,843

*\*Project Total is sum of budget shown, plus FY 2022 Expenditures and Carry Forward Estimate*