

May 31, 2024

TO: Hon. Vedat Gashi, Chair
Hon. Jose Alvarado, Vice Chair
Hon. Tyrae Woodson-Samuels, Majority Leader
Hon. Margaret Cunzio, Minority Leader

FROM: George Latimer 
Westchester County Executive

RE: Message Requesting Immediate Consideration: **Bond Act – RML01 –
Mountain Lakes Park Infrastructure Project.**

This will confirm my request that the Board of Legislators allow submission of the referenced communication to be submitted to the Board of Legislators June 3, 2024 Agenda.

Transmitted herewith for your review and approval is a bond act (“Bond Act”) which, if adopted, would authorize the County of Westchester (“County”) to issue bonds in the amount of \$1,900,000 to finance the following capital project: RML01.

Therefore, since this communication is of the utmost importance, it is respectfully submitted that the County Board of Legislators accepts this submission for June 3, 2024 “blue sheet” calendar.

Thank you for your prompt attention to this matter.

Westchester County

George Latimer
County Executive

May 24, 2024

Westchester County Board of Legislators
800 Michaelian Office Building
White Plains, New York 10601

Dear Honorable Members of the Board of Legislators:

Transmitted herewith for your review and approval is a bond act ("Bond Act") which, if adopted, would authorize the County of Westchester ("County") to issue bonds in the amount of \$1,900,000 to finance the following capital project:

RML01 – Mountain Lakes Park Infrastructure Project ("RML01").

The Bond Act, in the amount of \$1,900,000, would finance the cost of preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for planning the upgrade of the potable water system at Mountain Lakes Park and related work, replacement of yurts and associated work in connection with RML01.

The Department of Parks, Recreation and Conservation ("Department") has advised that the seasonal water supply system at Mountain Lakes Park requires increased maintenance and repairs due to age of the system and its original construction. Previous water main leaks and breaks have put the seasonal camps in jeopardy of temporary shutdowns. Upgrading the potable water supply system with improved pipes, fittings and valves will significantly reduce water leaks, which not only will conserve water but also will prevent costs associated with repairing and replacing the damaged infrastructure. Furthermore, the existing Yurts have exceeded their useful lives and require replacement.

Following bonding authorization, design will be scheduled and is anticipated to take twelve months to complete. It is anticipated that the design work will be completed by a consultant. It is estimated that construction will take eighteen months to complete and will begin after award and execution of the construction contracts.

It should be noted that your Honorable Board has previously authorized the County to issue bonds in connection with prior components of RML01 as indicated in the annexed fact sheet.

Based on the importance of this project to the County, favorable action on the proposed Bond Act is respectfully requested.

Sincerely,

A handwritten signature in black ink, appearing to read "George Latimer", written in a cursive style.

George Latimer
County Executive

**HONORABLE BOARD OF LEGISLATORS
THE COUNTY OF WESTCHESTER, NEW YORK**

Your Committee is in receipt of a transmittal from the County Executive recommending approval by the County of Westchester (“County”) of a bond act (“Bond Act”) in the amount of \$1,900,000 to finance capital project RML01 – Mountain Lakes Park Infrastructure Project (“RML01”). The Bond Act, which was prepared by the law firm Hawkins, Delafield & Wood, will finance the costs of preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for planning the upgrade of the potable water system at Mountain Lakes Park and related work, replacement of yurts and associated work in connection with RML01.

The Department of Parks, Recreation and Conservation (“Department”) has advised that the seasonal water supply system at Mountain Lakes Park requires increased maintenance and repairs due to age of the system and its original construction. Previous water main leaks and breaks have put the seasonal camps in jeopardy of temporary shutdowns. Upgrading the potable water supply system with improved pipes, fittings and valves will significantly reduce water leaks, which not only will conserve water but also will prevent costs associated with repairing and replacing the damaged infrastructure. Furthermore, the existing Yurts have exceeded their useful lives and require replacement.

Following bonding authorization, design will be scheduled and is anticipated to take twelve months to complete. It is anticipated that the design work will be completed by a consultant. It is estimated that construction will take eighteen months to complete and will begin after award and execution of the construction contracts.

It should be noted that your Honorable Board has previously authorized the County to issue bonds in connection with prior components of RML01 as indicated in the annexed fact sheet.

The Planning Department has advised your Committee that based on its review, RML01 may be classified as a Type “II” action pursuant to the State Environmental Quality Review Act (“SEQR”) and its implementing regulations, 6 NYCRR Part 617. Therefore, no environmental review is required. Your Committee has reviewed the annexed SEQR documentation and concurs with this recommendation.

It should be noted that an affirmative vote of two-thirds of the members of your Honorable Board is required in order to adopt the Bond Act. Your Committee recommends the adoption of the proposed Bond Act.

Dated: _____, 20____
White Plains, New York

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: RML01

NO FISCAL IMPACT PROJECTED

SECTION A - CAPITAL BUDGET IMPACT

To Be Completed by Budget

GENERAL FUND

AIRPORT FUND

SPECIAL DISTRICTS FUND

Source of County Funds (check one):

Current Appropriations

Capital Budget Amendment

SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

Total Principal \$ 1,900,000 PPU 5 Anticipated Interest Rate 3.05%

Anticipated Annual Cost (Principal and Interest): \$ 420,557

Total Debt Service (Annual Cost x Term): \$ 2,102,785

Finance Department: Interest rates from May 22, 2024 Bond Buyer - ASBA

SECTION C - IMPACT ON OPERATING BUDGET (exclusive of debt service)

To Be Completed by Submitting Department and Reviewed by Budget

Potential Related Expenses (Annual): \$ -

Potential Related Revenues (Annual): \$ -

Anticipated savings to County and/or impact of department operations

(describe in detail for current and next four years):

SECTION D - EMPLOYMENT

As per federal guidelines, each \$92,000 of appropriation funds one FTE Job

Number of Full Time Equivalent (FTE) Jobs Funded: 21

Prepared by: Dianne Vanadia

Title: Associate Budget Director

Department: Budget

Date: 5/28/24


Reviewed By: 

5/28/24

Budget Director

Date: 5/28/24

TO: Michelle Greenbaum, Senior Assistant County Attorney
Jeffrey Goldman, Senior Assistant County Attorney
Carla Chaves, Senior Assistant County Attorney

FROM: David S. Kvinge, AICP, RLA, CFM 
Assistant Commissioner

DATE: May 7, 2024

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
RML01 MOUNTAIN LAKES PARK INFRASTRUCTURE PROJECT**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 04-01-2024 (Unique ID: 2514)

With respect to the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617, the Planning Department recommends that no environmental review is required for the proposed action, because the project or component of the project for which funding is requested may be classified as a **TYPE II action** pursuant to section(s):

- **617.5(c)(27):** conducting concurrent environmental, engineering, economic, feasibility and other studies and preliminary planning and budgetary processes necessary to the formulation of a proposal for action, provided those activities do not commit the agency to commence, engage in or approve such action.
-

COMMENTS: The current request is for design only.

DSK/dvw

cc: Andrew Ferris, Chief of Staff
Paula Friedman, Assistant to the County Executive
Lawrence Soule, Budget Director
Tami Altschiller, Assistant Chief Deputy County Attorney
Dianne Vanadia, Associate Budget Director
Kathleen O'Connor, Commissioner of Parks, Recreation and Conservation
Peter Tartaglia, First Deputy Commissioner of Parks, Recreation and Conservation
Robert Lopane, Program Coordinator, Department of Public Works & Transportation
Susan Darling, Chief Planner
Claudia Maxwell, Principal Environmental Planner
Michael Lipkin, Associate Planner

ACT NO. -20 ____

BOND ACT AUTHORIZING THE ISSUANCE OF \$1,900,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF PREPARATION OF SURVEYS, PRELIMINARY AND DETAILED PLANS, SPECIFICATIONS AND ESTIMATES NECESSARY FOR PLANNING THE UPGRADE OF THE POTABLE WATER SYSTEM AT MOUNTAIN LAKES PARK AND RELATED WORK, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$1,900,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$1,900,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (Adopted _____, 20____)

BE IT ENACTED BY THE COUNTY BOARD OF LEGISLATORS OF THE COUNTY OF WESTCHESTER, NEW YORK (by the affirmative vote of not less than two-thirds of the voting strength of said Board), AS FOLLOWS:

Section 1. Pursuant to the provisions of the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (the "Law"), the Westchester County Administrative Code, being Chapter 852 of the Laws of 1948, as amended, and to the provisions of other laws applicable thereto, \$1,900,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for planning the upgrade of the potable water system at Mountain Lakes Park and related work, replacement of yurts and associated work, all as set forth in the County's Current Year Capital Budget, as amended. The total estimated cost of said specific object or purpose, including preliminary costs and costs incidental thereto and the

financing thereof is \$1,900,000. The plan of financing includes the issuance of \$1,900,000 bonds herein authorized, and any bond anticipation notes issued in anticipation of the sale of such bonds, and the levy of a tax to pay the principal of and interest on said bonds.

Section 2. The period of probable usefulness of said specific object or purpose, within the limitations of Section 11.00 a. 62(2nd) of the Law, is five (5) years.

Section 3. Current funds are not required to be provided as a down payment pursuant to Section 107.00 d. 9. of the Law prior to issuance of the bonds authorized herein, or any bond anticipation notes issued in anticipation of the sale of such bonds. The County intends to finance, on an interim basis, the costs or a portion of the costs of said improvements for which bonds are herein authorized, which costs are reasonably expected to be reimbursed with the proceeds of debt to be incurred by the County, pursuant to this Act, in the maximum amount of \$1,900,000. This Act is a declaration of official intent adopted pursuant to the requirements of Treasury Regulation Section 1.150-2.

Section 4. The estimate of \$1,900,000 as the estimated total cost of the aforesaid specific object or purpose is hereby approved.

Section 5. Subject to the provisions of this Act and of the Law, and pursuant to the provisions of §30.00 relative to the authorization of the issuance of bond anticipation notes or the renewals thereof, and of §§50.00, 56.00 to 60.00 and 168.00 of said Law, the powers and duties of the County Board of Legislators relative to authorizing the issuance of any notes in anticipation of the sale of the bonds herein authorized, or the renewals thereof, relative to providing for substantially level or declining annual debt service, relative to prescribing the terms, form and contents and as to the sale and issuance of the respective amounts of bonds herein authorized, and of any notes issued in anticipation of the sale of said bonds or the renewals of said notes, and relative to executing

agreements for credit enhancement, are hereby delegated to the Commissioner of Finance of the County, as the chief fiscal officer of the County.

Section 6. Each of the bonds authorized by this Act and any bond anticipation notes issued in anticipation of the sale thereof shall contain the recital of validity prescribed by §52.00 of said Local Finance Law and said bonds and any notes issued in anticipation of said bonds shall be general obligations of the County of Westchester, payable as to both principal and interest by general tax upon all the taxable real property within the County. The faith and credit of the County are hereby irrevocably pledged to the punctual payment of the principal of and interest on said bonds and any notes issued in anticipation of the sale of said bonds or the renewals of said notes, and provision shall be made annually in the budgets of the County by appropriation for (a) the amortization and redemption of the notes and bonds to mature in such year and (b) the payment of interest to be due and payable in such year.

Section 7. The validity of the bonds authorized by this Act and of any notes issued in anticipation of the sale of said bonds, may be contested only if:

(a) such obligations are authorized for an object or purpose for which the County is not authorized to expend money, or

(b) the provisions of law which should be complied with at the date of the publication of this Act or a summary hereof, are not substantially complied with,

and an action, suit or proceeding contesting such validity, is commenced within twenty days after the date of such publication, or

(c) such obligations are authorized in violation of the provisions of the Constitution.

Section 8. This Act shall take effect in accordance with Section 107.71 of the Westchester County Charter

* * *

STATE OF NEW YORK)
 : ss.:
COUNTY OF WESTCHESTER)

I HEREBY CERTIFY that I have compared the foregoing Act No. -20____ with the original on file in my office, and that the same is a correct transcript therefrom and of the whole of the said original Act, which was duly adopted by the County Board of Legislators of the County of Westchester on _____, 20____ and approved by the County Executive on _____, 20____.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said County Board of Legislators this _____ day of _____, 20____.

(SEAL)

The Clerk and Chief Administrative Officer of
the County Board of Legislators
County of Westchester, New York

LEGAL NOTICE

A Bond Act, a summary of which is published herewith, has been adopted by the Board of Legislators on _____, 20____ and approved by the County Executive on _____, 20____ and the validity of the obligations authorized by such Bond Act may be hereafter contested only if such obligations were authorized for an object or purpose for which the County of Westchester, in the State of New York, is not authorized to expend money or if the provisions of law which should have been complied with as of the date of publication of this Notice were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the publication of this Notice, or such obligations were authorized in violation of the provisions of the Constitution.

Complete copies of the Bond Act summarized herewith shall be available for public inspection during normal business hours at the Office of the Clerk of the Board of Legislators of the County of Westchester, New York, for a period of twenty days from the date of publication of this Notice.

ACT NO. _____-20____

BOND ACT AUTHORIZING THE ISSUANCE OF \$1,900,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF PREPARATION OF SURVEYS, PRELIMINARY AND DETAILED PLANS, SPECIFICATIONS AND ESTIMATES NECESSARY FOR PLANNING THE UPGRADE OF THE POTABLE WATER SYSTEM AT MOUNTAIN LAKES PARK AND RELATED WORK, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$1,900,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$1,900,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (Adopted _____, 20____)

object or purpose: to finance the cost of preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for planning the upgrade of the potable water system at Mountain Lakes Park and related work, replacement of yurts and associated work, all as set forth in the County's Current Year Capital Budget, as amended.

amount of obligations to be issued and period of probable usefulness: \$1,900,000; five (5) years

Dated: _____, 20____
White Plains, New York

Clerk and Chief Administrative Officer of the County Board of Legislators of the County of Westchester, New York

CAPITAL PROJECT FACT SHEET

Project ID:*
RML01

CBA

Fact Sheet Date:*
03-20-2024

Fact Sheet Year:*
2024

Project Title:*
MOUNTAIN LAKES PARK
INFRASTRUCTURE PROJECT

Legislative District ID:
2,

Category*
RECREATION FACILITIES

Department:*
PARKS, RECREATION &
CONSERVATION

CP Unique ID:
2514

Overall Project Description

The project scope of work consists of implementing the master plan for the park. The goal is to adapt the existing camp facilities into a series of new camp areas, reserved areas, and group picnic areas, and over night camping sites.

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Best Management Practices | <input checked="" type="checkbox"/> Energy Efficiencies | <input checked="" type="checkbox"/> Infrastructure |
| <input type="checkbox"/> Life Safety | <input type="checkbox"/> Project Labor Agreement | <input type="checkbox"/> Revenue |
| <input type="checkbox"/> Security | <input type="checkbox"/> Other | |

FIVE-YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Appropriated	2024	2025	2026	2027	2028	Under Review
Gross	15,115	10,115	5,000	0	0	0	0	0
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	15,115	10,115	5,000	0	0	0	0	0

Expended/Obligated Amount (in thousands) as of : 419

Current Bond Description: Funding is requested for the design of the potable water system upgrades, replacement of Yurts and associated site work at Mountain Lakes Park.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	1,900,000
Cash:	0
Total:	\$ 1,900,000

SEQR Classification:
TYPE II

Amount Requested:
1,900,000

Expected Design Work Provider:

- County Staff Consultant Not Applicable

Comments:

Energy Efficiencies:

UPGRADING THE WATER POTABLE WATER SUPPLY SYSTEM WITH IMPROVED PIPES, FITTINGS, AND VALVES WILL SIGNIFICANTLY REDUCE WATER LEAKS. THIS NOT ONLY CONSERVES WATER BUT ALSO SAVES COSTS ASSOCIATED WITH REPAIRING AND REPLACING DAMAGED INFRASTRUCTURE.

Appropriation History:

Year	Amount	Description
2002	100,000	DESIGN & CONSTRUCTION MANAGEMENT OF POTABLE WATER SYSTEM
2003	615,000	CONSTRUCTION OF POTABLE WATER SYSTEM; EMERGENCY REPAIRS TO ELECTRICAL SERVICE
2012	400,000	DESIGN OF NEW ELECTRIC, WATER, AND SANITARY SERVICE
2015	2,800,000	CONSTRUCTION OF ELECTRICAL WORK
2017	2,000,000	DESIGN AND CONSTRUCTION.
2018	2,800,000	CONSTRUCTION.
2019	300,000	DESIGN, CONSTRUCTION AND CONSTRUCTION MANAGEMENT FOR ROOF REPLACEMENT ON CAMP HEMLOCK
2020	300,000	ROOF REPLACEMENT AT CAMP HEMLOCK
2023	800,000	REPAIR OF THE DINING HALL ROOF AT CAMP HEMLOCK IN MOUNTAIN LAKES PARK.
2024	5,000,000	ADDITIONAL COSTS FOR UTILITIES AND ASSOCIATED SITE WORK, AS WELL AS FACILITY UPGRADES AT CAMP MORTY

Total Appropriation History:

15,115,000

Financing History:

Year	Bond Act #	Amount	Issued	Description
02	132	100,000	70,252	PRELIMS: IMPROVMTS TO MOUNTAIN LAKE PARK
02	E-132	-30,000	0	
11	E-92	-399,083	0	
11	92	700,000	300,917	EMERGENCY ELECTRIC & POOL REHAB
23	145	1,400,000	0	IMPROVEMENTS TO MOUNTAIN LAKE PARK

Total Financing History:

1,770,917

Recommended By:

Department of Planning
MLLL

Date
04-01-2024

Department of Public Works
RJB4

Date
04-03-2024

Budget Department
DEV9

Date
04-04-2024

Requesting Department
RCL3

Date
04-16-2024

MOUNTAIN LAKES PARK INFRASTRUCTURE PROJECT (RML01)

User Department : Parks, Recreation & Conservation
Managing Department(s) : Parks, Recreation & Conservation ; Public Works ;
Estimated Completion Date: TBD
Planning Board Recommendation: Project approved in concept but subject to subsequent staff review.

FIVE YEAR CAPITAL PROGRAM (in thousands)

	Est Ult Cost	Appropriated	Exp / Obl	2024	2025	2026	2027	2028	Under Review
Gross	15,115	10,115	419	5,000					
Non County Share									
Total	15,115	10,115	419	5,000					

Project Description

The project scope of work consists of implementing the master plan for the park. The goal is to adapt the existing camp facilities into a series of new camp areas, reserved areas, and group picnic and overnight camping areas.

Current Year Description

The current year request funds additional costs for utilities and associated site work, as well as facility upgrades at Camp Morty.

Current Year Financing Plan

Year	Bonds	Cash	Non County Shares	Total
2024	5,000,000			5,000,000

Impact on Operating Budget

The impact on the Operating Budget will be the debt service associated with the issuance of debt.

Appropriation History

Year	Amount	Description	Status
2002	100,000	Design & construction management of potable water system	COMPLETE
2003	615,000	Construction of potable water system; Emergency repairs to electrical service	\$315,000 - potable water - AWAITING BOND AUTHORIZATION; \$300,000 - electrical work - COMPLETE
2012	400,000	Design of new electric, water, and sanitary service	DESIGN
2015	2,800,000	Construction of electrical work	AWAITING BOND AUTHORIZATION
2017	2,000,000	Design and construction.	AWAITING BOND AUTHORIZATION
2018	2,800,000	Construction.	AWAITING BOND AUTHORIZATION
2019	300,000	Design, construction and construction management for roof replacement on Camp Hemlock	DESIGN
2020	300,000	Roof replacement at Camp Hemlock	DESIGN
2023	800,000	Repair of the dining hall roof at Camp Hemlock in Mountain Lakes Park.	DESIGN
Total	10,115,000		

**MOUNTAIN LAKES PARK INFRASTRUCTURE PROJECT
(RML01)**

Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	10,115,000	371,169	9,743,831
Total	10,115,000	371,169	9,743,831

Bonds Authorized

Bond Act	Amount	Date Sold	Amount Sold	Balance
132 02	100,000	12/15/17	70,000	29,748
		12/15/17	252	
92 11	700,000	12/10/13	267,395	399,083
		12/10/13	32,605	
		12/10/13	917	
E-132 02	(30,000)			(30,000)
E-92 11	(399,083)			(399,083)
145 23	1,400,000			1,400,000
Total	1,770,917		371,169	1,399,748