

Parks & Recreation

BOL Meeting Minutes - Final



800 Michaelian Office Bldg.
148 Martine Avenue, 8th Floor
White Plains, NY 10601
www.westchesterlegislators.com

Monday, September 12, 2022

9:30 AM

Committee Room

CALL TO ORDER

Joint with Budget & Appropriations

*This meeting was held in person at the Michaelian Office Building, 148 Martine Avenue, White Plains, New York 10601 in the McPoland Conference Room # 824 and also remotely via WebEx. Legislators may participate in person or via video conferencing through WebEx. Members of the public were invited to attend the meeting in person at any of its locations or view it online at the Westchester Legislators website:
<https://westchestercountyny.legistar.com/Calendar.aspx>*

With a quorum present, Chair Tubiolo called the meeting to order at 11:38 AM.

Others in attendance: BOL: Legislators: Vedat Gashi, Erika Pierce, Colin Smith, Jewel Williams Johnson, Tyrae Woodson-Samuels and Margaret Cunzio; Remote: Marcello Figueroa ;Committee Coordinators: Jill Axelrod, Dayana Gómez, Beth Lobello, and Shatika Parker; Parks: Peter Tartaglia; DPW: Hugh Greechan

MINUTES APPROVAL

On motion of Legislator Maher, seconded by Committee Vice-Chair Parker, the above item was approved. The motion carried unanimously.

Aye: Committee Chair Tubiolo, Legislator Barr, Legislator Maher, Legislator Nolan and Committee Vice-Chair Parker

Remote: Legislator Shimsky

July 28, 2022 at 2:30 PM Minutes

I. ITEMS FOR DISCUSSION

[ACT-2022-113](#) IMA-Virginia Road Ballfield-Mount Pleasant

AN ACT authorizing the County of Westchester to enter into an intermunicipal agreement with the Town of Mount Pleasant whereby the Town shall operate and maintain the facilities of the park known as the Virginia Road BallField for municipal recreation purposes.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND PARKS & RECREATION

Guests: Parks Dept.: Commissioner Kathy O'Connor, Deputy Commissioner Peter Tartaglia;
DPW: Commissioner Hugh Greechan

First Deputy Commissioner Tartaglia discussed the item. The Virginia Road Ballfield is approximately 1.5 acres. Since 2007, the Town has used the Property solely for municipal recreation purposes and has kept the Property open to all County residents.

On motion of Committee Vice-Chair Parker, seconded by Legislator Barr, the above item was approved. The motion carried by the following vote:

Aye: Legislator Barr, Legislator Maher, Legislator Nolan and Committee Vice-Chair Parker

Remote: Legislator Shimsky

WO Prejudice: Committee Chair Tubiolo

[ACT-2022-125](#) ACT - Wilson's Woods Pool Improvements (RWW05)

AN ACT amending the 2022 County Capital Budget Appropriations for Capital Project RWW05 - Wilson's Woods Pool Improvements.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND PARKS & RECREATION

Guests: Parks Dept.: Commissioner Kathy O'Connor, Deputy Commissioner Peter Tartaglia;
DPW: Commissioner Hugh Greechan

First Deputy Commissioner Peter Tartaglia explained that during preparation for the 2022 swimming season, structural fractures in the base of the wave pool were discovered. Parks and DPW launched a joint investigation to see if they could get the pool operating for the 2022 season, and after an extensive review with construction companies and the designer, they realized they could not. Mr. Tartaglia said that the bond act is for replacement of the multiple ruptured pipes that were found, restoration of cracks in several areas of the pool flooring, and upgrades to the system. He shared pictures to show how extensive the damage was. He said the goal is to have this pool open for the 2023 season.

Commissioner Greechan emphasized that they have to get this approved now in order to complete the work for the 2023 season. He said there is a \$1 million contingency built in, which they are hoping they won't have to use.

Legislator Maher asked if we will be using the same contractor to do this work, since the work was clearly not done properly originally, and Commissioner Greechan said no. Legislator Maher asked what caused the problems. Commissioner Greechan said they found some high ground water, but they don't think that's the main reason for the failure. He said that when they dug up the concrete, it was soft in some spots. Also, some of the piping was closer to the slab surface than it should be so there wasn't enough cover on some of the piping.

Legislator Shimsky asked what caused the concrete to crack, and whether there was a

problem with the quality of the concrete. Commissioner Greechan said the contractor told him the quality of the concrete was not consistent, there were areas where the piping was laid too close to the surface, and some of the feeder piping did not have enough cover on it . He said the damage was caused by defects in construction and hydrostatic pressure. The people who were filling the pool noticed water coming up from the bottom, and they heard what sounded like an explosion, and the bottom of the pool rose up and then fell back down, which caused all the pipes to break. Legislator Shimsky asked for the written proposal, and Mr. Greechan said he would share it.

Legislator Shimsky suggested that the committees have Commissioner Greechan and First Deputy Commissioner Tartaglia come back for an update on the project at the beginning of 2023.

Legislator Woodson-Samuels asked what the process is to review this work to ensure this doesn't happen again. Commissioner Greechan said we have professional engineers that inspect the work, and hydrostatic testing, and testing of the concrete. There is quality assurance and quality control. He doesn't know who did the inspection 17 years ago when the work was done, but obviously something slipped by. He said that we have all the mechanisms set up so that won't happen. They just have to be followed, and it's certainly going to be followed here.

Legislator Barr asked what will be done after the pool is fixed to ensure it's functioning properly. Mr. Tartaglia said they have a winterization program that is followed ever year, and was followed this year. He said they have the Parks Department's general maintenance staff on site during construction projects as another set of eyes on the contractor. Commissioner Greechan said they rely on the pool consultant to come up with a maintenance manual once the work is completed.

Legislator Barr noted that the pool will be operational for at least the next 20 years, and asked if we have accounted for climate change, bigger storms, and higher water tables. Commissioner Greechan said that rainfall and wind will not affect the pool. He said they will look into storm hardening for this facility.

Legislator Nolan asked if the County has any other projects that were done by the same company that did the original work in 2005, and if so, have we inspected those areas to make sure there are no issues. Mr. Tartaglia said he will take a look.

On motion of Legislator Maher, seconded by Legislator Barr, the above item was approved. The motion carried by the following vote:

Aye: Committee Chair Tubiolo, Legislator Barr, Legislator Maher, Legislator Nolan and Committee Vice-Chair Parker

Remote: Legislator Shimsky

[ACT-2022-126](#) BOND ACT - Wilson's Woods Pool Improvements (RWW05)

A BOND ACT authorizing the issuance of SEVEN MILLION (\$7,000,000) DOLLARS in bonds of Westchester County to finance the cost of the construction of improvements to Wilson's Woods Pool - Capital Project RWW05.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND PARKS &

RECREATION

Guests: Parks Dept.: Commissioner Kathy O'Connor, Deputy Commissioner Peter Tartaglia;
DPW: Commissioner Hugh Greechan

See discussion of Item #2 above.

On motion of Legislator Maher, seconded by Legislator Barr, the above item was approved.
The motion carried by the following vote:

Aye: Committee Chair Tubiolo, Legislator Barr, Legislator Maher, Legislator Nolan
and Committee Vice-Chair Parker

Remote: Legislator Shimsky

II. OTHER BUSINESS

III. RECEIVE & FILE

ADJOURNMENT

On motion of Legislator Shimsky, seconded by Legislator Nolan, the above item was approved. The motion carried by the following vote:

Aye: Committee Chair Tubiolo, Legislator Barr, Legislator Maher, Legislator Nolan
and Committee Vice-Chair Parker

Remote: Legislator Shimsky