



Parks & Recreation BOL Meeting Minutes - Final

Committee Chair: David Tubiolo

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

Monday, April 11, 2022

10:00 AM

Committee Room

CALL TO ORDER

Joint meeting with Budget & Appropriations, Public Works & Transportation and Law & Major Contracts

This meeting was held pursuant to Chapter 1 of the Laws of 2022 and Governor Hochul's Executive Order 11.4, which authorizes any public body "to meet and take such action authorized by law without permitting in public in-person access to meetings and authorize such meetings to be held remotely by conference call or similar service, provided that the public has the ability to view or listen to such proceeding and that such meetings are recorded and later transcribed. To access the meeting, please visit: <https://westchestercountyny.legistar.com>.

With a quorum present, David Tubiolo called the meeting to order at 10:16 a.m.

Others in attendance: BOL: Legislators: Vedat Gashi, Erika Pierce, Tyrae Woodson-Samuels, Jewel Williams Johnson, and Christopher Johnson, Remote; Committee Coordinators: Jill Axelrod, James Silverberg, Beth LoBello, and Dayana Gomez; Melanie Montalto, and Marcello Figueroa; DPW: Hugh Greechan and Susie Ghabour; PARKS: Kathleen O'Connor, Peter Tartaglia, and Jim Antonaccio; PLANNING: Norma Drummond, Blanca Lopez, and Leonard Gruenfeld; BUDGET: Gideon Grande

Present: Legislator Barr, Legislator Maher and Legislator Shimsky

Remote: Committee Chair Tubiolo, Legislator Borgia, Legislator Nolan and Committee Vice-Chair Parker

MINUTES APPROVAL

On motion of Committee Chair Tubiolo, seconded by Legislator Barr, the item was approved. The motion carried unanimously.

March 22, 2022 @ 10AM Minutes

I. ITEMS FOR DISCUSSION

[ACT-2022-48](#) [CBA-RMF02 & BLA1A](#)

AN ACT amending the 2022 County Capital Budget Appropriations for Capital Project RMF02 - Reconstruction of Memorial Field, Mt. Vernon; & BLA1A - Parkland & Historical Preservation Program (4th Street Playground, Mt. Vernon).

Submitted by: COMMITTEES ON BUDGET & APPROPRIATIONS, PARKS & RECREATION, PUBLIC WORKS & TRANSPORTATION AND LAW & MAJOR CONTRACTS

On motion of Committee Chair Tubiolo, seconded by Legislator Shimsky, the above item was signed by committee. The motion carried by the following vote:

Aye: Committee Chair Tubiolo, Legislator Barr, Legislator Borgia, Legislator Nolan and Legislator Shimsky

WO Prejudice: Legislator Maher and Committee Vice-Chair Parker

Joint with B&A, PW&T and L&MC

Guests: Commissioner Hugh Greechan, Department of Public Works & Transportation and Associate County Attorney David Vutera, Law Department

Commissioner Greechan said additional funds are needed for Memorial Field because the project had a number of unforeseen issues from the beginning: contaminated soil, rock buried in the soil and under the stands, which required redesigning the foundations. They also changed the footprint to an 8-lane track. They also found unstable rock on the side of a hill which required the addition of concrete walls, which was a major change order. They added new drainage and hooked up to the sanitary sewer, and added sidewalks around the whole perimeter of the stadium and decorative fencing. All of those change orders cost \$6 million. They also added a scoreboard which was not the County's responsibility at the beginning of the project, which was \$1.2 million. There were also modifications to site work and building design to make the area more functional, which cost around \$2 million. Due to COVID, they have also had supply chain issues. The total request with some buffer put in is \$10 million.

Legislator Maher said he had previously requested a diagram with the location and number of borings that were done in the area of the grandstand. Senior Engineer Susie Ghabour said there were approximately 38 borings for the whole site; 26 in the grandstand, which is within normal range for a site like this. He asked if Ground Penetrating Radar(GPR) was used. Ms. Ghabour said GPR is not used for this type of site; it is usually used to locate utilities or for something where you cannot take borings. Commissioner Greechan said you would not use GPR on a facility this size. Commissioner Greechan said he will get back to Legislator Maher with the actual location and site plan of where the borings were taken.

Legislator Maher asked who decided on the configuration of the track. Ms. Ghabour said the consultant. The original footprint was only able to fit six lanes; they were able add two lanes. Based on the size of the site, they were only able to design it as a high school competition track, not NCAA or Olympic. Legislator Maher asked if the scoreboard was a surprise. Commissioner Greechan said it was not; the scoreboard was taken out of the original bid for budgetary reasons. Just the foundation and conduits were included. The scoreboard itself was going to be installed by Iona College. Ms. Ghabour said they have moved the conduits to a new location to put a double sided scoreboard which will have greater visibility for advertising. Legislator Maher noted that state law provides that an advertising billboard can't be within 500 feet of a parkway, and the law department should review that.

Legislator Parker asked if Mount Vernon is aware of the fact that the track will not be college or Olympic sized, and Legislator Woodson-Samuels said he has brought it up and they are fully aware. Chairman Greechan noted that this is a footprint issue; not only would the width of the track have to increase to go beyond high school competition size, the radius would

increase, which is a significant increase in size. Ms. Ghabour noted that the cost to increase the size would be exorbitant. Legislator Woodson-Samuels noted that Mount Vernon was willing to compromise on the track in order to ensure the project is completed.

Legislator Maher asked to see the general contractors requisitions for the last six months.

He also asked to discuss the idea of a sports authority to monitor income, and creating a capital fund for future repairs. Chair Borgia said that would need to be discussed with Mt. Vernon separate from these bond acts.

Present: Committee Chair Tubiolo, Legislator Barr, Legislator Borgia, Legislator Maher, Legislator Nolan, Committee Vice-Chair Parker and Legislator Shimsky

[ACT-2022-49](#) **BOND ACT-RMF02-Reconstruction of Memorial Field, Mount Vernon**

A BOND ACT authorizing the issuance of TEN MILLION (\$10,000,000) DOLLARS in bonds of Westchester County to finance the cost of additional work associated with Capital Project RMF02 - Memorial Field, Mt. Vernon.

Submitted by: COMMITTEES ON BUDGET & APPROPRIATIONS, PARKS & RECREATION, PUBLIC WORKS & TRANSPORTATION AND LAW & MAJOR CONTRACTS

On motion of Committee Chair Tubiolo, seconded by Legislator Shimsky, the above item was signed by committee to the Board of Legislators committee. The motion carried by the following vote:

Aye: Committee Chair Tubiolo, Legislator Barr, Legislator Borgia, Legislator Nolan and Legislator Shimsky

WO Prejudice: Legislator Maher and Committee Vice-Chair Parker

Joint with B&A, PW&T and L&MC

Guests: Commissioner Hugh Greechan, Department of Public Works & Transportation and Associate County Attorney David Vutera, Law Department

See discussion of ID #2022-181 above.

[RES-2022-52](#) **PH-Amendment to IMA-Mount Vernon-Memorial Field**

A Public Hearing on "A LOCAL LAW authorizing the County of Westchester to enter into a third amendment to an intermunicipal agreement with the City of Mount Vernon for the design and construction of improvements to Memorial Field, in order to provide for additional work to be performed by the County due to unforeseen site conditions and to increase the County's commitment to finance the improvements to a total amount of FORTY MILLION, EIGHT HUNDRED NINETY-NINE THOUSAND (\$40,899,000) DOLLARS." Public Hearing set for April 25, 2022 at 7:30 p.m. LOCAL LAW INTRO: 2022-184.

Submitted by COMMITTEES ON BUDGET & APPROPRIATIONS, PARKS & RECREATION, PUBLIC WORKS & TRANSPORTATION AND LAW & MAJOR CONTRACTS

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Aye: Committee Chair Tubiolo, Legislator Barr, Legislator Borgia, Legislator Nolan and Legislator Shimsky

WO Prejudice: Legislator Maher and Committee Vice-Chair Parker

Joint with B&A, PW&T and L&MC

Guests: Commissioner Hugh Greechan, Department of Public Works & Transportation and Associate County Attorney David Vutera, Law Department

See discussion of ID #2022-181 above.

[LL-2022-4](#)

LOCAL LAW-Amendment to IMA-Mount Vernon-Memorial Field

A LOCAL LAW authorizing the County of Westchester to enter into a third amendment to an intermunicipal agreement with the City of Mount Vernon for the design and construction of improvements to Memorial Field, in order to provide for additional work to be performed by the County due to unforeseen site conditions and to increase the County's commitment to finance the improvements to a total amount of FORTY MILLION, EIGHT HUNDRED NINETY-NINE THOUSAND (\$40,899,000) DOLLARS.

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Joint with B&A, PW&T and L&MC

Guests: Commissioner Hugh Greechan, Department of Public Works & Transportation and Associate County Attorney David Vutera, Law Department

See discussion of ID #2022-181 above.

II. OTHER BUSINESS

III. RECEIVE & FILE

ADJOURNMENT

On motion of Committee Chair Tubiolo, seconded by Legislator Shimsky, the above item was adjourned at 11:17 AM. The motion carried unanimously.