

VILLAGE OF HASTINGS-ON-HUDSON, NEW YORK
BOARD OF TRUSTEES
SPECIAL MEETING
JULY 24, 2000

A Special Meeting was held by the Board of Trustees on Tuesday, July 24, 2000 at 8:15 p.m. in the Meeting Room, Municipal Building, 7 Maple Avenue.

PRESENT: Mayor Wm. Lee Kinnally, Jr., Trustee Elsa C. DeVita, Trustee David Walrath, Trustee Bruce Jennings, Village Manager Neil P. Hess, and Village Clerk Susan Maggiotto.

ABSENT: Trustee Michael Holdstein

CITIZENS: None

55:00 DOWNTOWN PAVERS - BOMANITE CONCRETE REPLACEMENT

Mayor Kinnally: The sole purpose of this meeting is to consider the resolution to replace the downtown pavers with Bomanite concrete. Trustee Walrath wanted additional time to compile information on saving some of the tiles and he has prepared us with a map and outline of tiles to be replaced or retained.

Trustee Walrath: I estimate the total square footage to be replaced as 2,407 of which 1,652 are at the Food Emporium. [Trustee Walrath reviewed his analysis of the conditions of the tiles in all locations.] I think we could recover a number of the tiles and reuse them to patch other areas. The question is the cost. If we use Village personnel then it would probably be cheaper to replace everything with Bomanite. We would have to find a contractor who would give us a favorable price on resetting the tiles. Other questions to be considered are the aesthetics, how long the tiles will last, how dangerous they are in the winter. I understand we have had a number of claims over the past few years leading to an increase in insurance rates. There are many unanswered questions, but I wanted to be sure we gave it a thorough look before we proceeded. I do have a concern with Bomanite that we do not have a significant amount of concrete out there, because that was not included in the proposal from the contractor. Also, the Bomanite is up an eighth to a quarter of an inch above the sidewalk in a few places, although the tiles are raised in many more places. I am satisfied that if we spend the money on the Bomanite we will be happy with it, and I cannot say how much my proposal will cost, but I put it forth as an alternative for discussion.

Trustee DeVita: It is unclear how much money would be saved ultimately. If we want to investigate reusing the pavers, we could consult with an expert to get a better idea on cost.

Trustee Jennings: It would be easier if we had a comparative estimate, but given the aesthetics and other considerations, in the absence of an analysis showing a savings, I think we ought to do the job totally and uniformly.

Trustee DeVita: I would like Mr. Hess to discuss “constructive notice” mentioned in his memo.

Village Manager Hess: There is a requirement under state law that we have to receive prior notice of a dangerous situation for the Village to be held negligent. When a number of claims have been filed on the same situation, it is considered constructive notice just as if we had been put on written notice by an individual. In fact, I received a letter recently from a resident who tripped on a tile but did not file a claim.

Trustee DeVita: If we kept some of the pavers and reset them, would that satisfy this notice or is it the pavers themselves?

Village Manager Hess: I do not believe so because we cannot be assured we would not have similar situations in the future. David’s analysis of the tiles to be replaced, which we appreciate, is about a third higher than the estimate that Marco had given us. I estimated the cost of installed granite tiles now as about \$40.00 per square foot. In 1988 Marco estimated \$26.50 per square foot. Based on Marco’s estimate the cost of replacement would be \$60,000; based on Trustee Walrath’s estimate the cost would be \$96,000. Also, the cost to replace with Bomanite was based on the full quantity; the price may go up if we do less and do it piecemeal.

Trustee Walrath: The cost differential may or may not be significant, but rather than looking at cost comparisons which are difficult, we ought to consider if we want the end result to be patchwork, and the maintenance. Although I think we could get a small contractor to do the patching at a favorable cost, if the numbers cannot be resolved I think we should go ahead with the Bomanite.

Mayor Kinnally: Initially I was skeptical about Bomanite, but it seems to be coming out quite well. What is the spec for the depth of Bomanite at the curb cuts?

Village Manager Hess: Seven inches at any mountable curb and five inches elsewhere.

Mayor Kinnally: Unfortunately we do not have comparables here, but two important considerations for the Village are the continuing claims and the maintenance. The tiles at the VFW Park in particular are slippery. I know personally of a person who broke an arm there

but did not file a claim. The tiles are not static because of the loads on them and the freezing and thawing cycles. We do not know, given the nature of the tiles, if they will hold up another ten years if we reset them.

Trustee Walrath: The tiles have too fine a sand underneath. The Bomanite is installed over a material that does not hold the moisture. There are a great many problems to solve to reuse the tiles. Having gone through this exercise to satisfy myself, I am no longer a great advocate of retaining the tiles.

Mayor Kinnally: We have expended a great deal of effort to improve the Southside area functionally and aesthetically with uniform lights, trash receptacles, and plantings. The patchwork appearance, the uncertainty of the cost and the continuing maintenance are problems that weigh in favor of doing a uniform job, although we cannot say it will be cheaper in the long run. I applaud you for putting your expertise to bear on the problem, and for giving us a great deal more information than we have had. I am ready to vote.

Trustee Jennings: I appreciate David's efforts in making sure we were not jumping prematurely to an option. The reasons discussed were persuasive and I am ready to vote, but I would like to add that even more than liability, the issue of safety is of great importance, and I would like to ensure that there are no more accidents.

Trustee DeVita: I am ready to vote and I would like to thank David for his hard work.

RESOLVED: that the Mayor and Board of Trustees approve the proposal of Melrose Development Corp., New Rochelle, New York, for the replacement of downtown pavers with Bomanite concrete at \$12.50/Sq. Ft. in an amount not to exceed \$74,500.00 to be provided from bond proceeds.

ROLL CALL VOTE:	AYE	NAY
Trustee Elsa C. DeVita	X	
Trustee Michael Holdstein	Absent	
Trustee David Walrath	X	
Trustee Bruce Jennings	X	
Mayor Wm. Lee Kinnally, Jr.	X	

EXECUTIVE SESSION

On MOTION of Trustee DeVita, SECONDED by Trustee Jennings with a voice vote of all in favor, the Board scheduled an Executive Session immediately following the Special Meeting to discuss personnel.

ADJOURNMENT

On MOTION of Trustee DeVita, SECONDED by Trustee Walrath with a voice vote of all in favor, Mayor Kinnally adjourned the Special Meeting at 8:45 p.m.