

# **City of Mount Vernon, New York**

1 ROOSEVELT SQ. RM. 104  
CITY HALL, MOUNT VERNON, NEW YORK 10550  
& VIA FACEBOOK.COM/MOUNTVERNONNY



## **Referral Packet - Final**

**Wednesday, November 13, 2024**

**7:00 PM**

**CITY COUNCIL CHAMBERS  
CITY HALL**

### **City Council**

*NICOLE J. BONILLA, M.B.A.  
Deputy City Clerk*

**A REGULAR MEETING OF THE CITY OF THE MOUNT VERNON CITY COUNCIL  
HELD ON WEDNESDAY, NOVEMBER 13, 2024  
Scheduled for 7:00 pm in the City Council Chambers, City Hall, Mount Vernon, New York.**

*\*\*\* This meeting was held in the City Council Chambers, with virtual participation via ZOOM and CMVNY Facebook. The meeting was not closed to the public.\*\*\**

PRESIDING: Cathlin B. Gleason, President

OTHERS: Nicole J. Bonilla, Deputy City Clerk; Antoinette Anderson, Legislative Aide; Johan Powell, Deputy Corporation Counsel.

### **CALL TO ORDER / PLEDGE OF ALLEGIANCE**

Council President Cathlin B. Gleason called the meeting to order and provided general house-keeping rules, including encouraging citizens to share the meeting on social media and what to do “in case of emergency”. Council President Gleason explained the 3-minute-plus-1 public comment rule. She then asked a Councilperson to lead the council in the Pledge of Allegiance. Council President then proceeded to the Public Speakers session of the evening (listed below as public comment).

### **PUBLIC COMMENT**

### **REFERRAL SESSION**

Roll Call administered by Deputy City Clerk Nicole J. Bonilla

### **REPORTS OF STANDING COMMITTEES AND ACTION THEREON**

**To the Council:**

#### **LEGISLATION AND PUBLIC WORKS**

1. Department of Management Services: An Ordinance Authorizing the Award of a Contract for the Audiovisual (AV) Upgrade Project to Justice AV Solutions, Inc. for City Council Chambers, City Council Committee Room and the Memorial Room

**Code:** LPW

**Attachments:** [Justice AV Solutions Inc RFP Award Contract Referral Letter City Council Meeting 10-23-2024.pdf](#)

2. Department of Management Services: An Ordinance to Award a Contract for VoIP Phone System to Spectrum and Enter into a Contract

**Code:** LPW

**Attachments:** [Spectrum RFP and VOIP Contract Referral Letter City Council Meeting 11-13-2024.pdf](#)

3. Department of Public Works: An Ordinance Authorizing the Mayor to Retroactively Enter into an Emergency Contractual Agreement with PCI Industries, Inc. for Immediate Sanitary and Stormwater Sewer Repairs at 5th Avenue and 3rd Street

**Code:** LPW

**Attachments:** [Emergency Sewer Rehab letter- 5th and 3rd st.pdf](#)

4. Department of Public Works: An Ordinance Authorizing the Mayor to Retroactively Enter into an Emergency Contractual Agreement with PCI Industries, Inc. for Sanitary and Stormwater Sewer Repairs at Multiple Locations

**Code:** LPW

**Attachments:** [Emergency Sewer Rehab letter- multiple locations.pdf](#)

5. Department of Public Works: An Ordinance to Authorizing the Mayor to Amend the Agreement with National Water Main Cleaning Company for the Cleaning and Inspection of Sewer Systems within Outfall 24 Drainage Area (Project 122022-1)

**Attachments:** [Contract Amendment Request -Outfall 24-Sewer System Cleaning and Inspection 122022-1.pdf](#)

6. Department of Public Works: An Ordinance Authorizing the Issuance of a Request for Proposals (RFP) for an Engineering Study to Address Flooding at the Intersection of South Third Avenue and South Columbus Avenue - FEMA4615-DR-NY-Hazard Mitigation Grant Program (FEMA-HMGP)

**Code:** LPW

**Attachments:** [RFP-FEMA4615-S. 3rd Avenue and Siuth Columbus Avenue Flood Mitigation.pdf](#)

7. Department of Public Works: An Ordinance Authorizing the Release of a Request for Qualifications (RFQ) for Engineering Services Related to the Rehabilitation of the South Fulton Avenue Bridge (BIN 2225220 - Year Built 1912)

**Code:** LPW

**Attachments:** [RFQ-Design and Construction of South Fulton Avenue Bridge BIN2225220.pdf](#)

8. Department of Recreation: An Ordinance Authorizing the Department of Recreation to Co-Sponsor the 5th Annual Turkey Trot 5K Run/Walk and Authorizing Assistance from the Department of Public Works and the Department of Public Safety

**Code:** LPW

**Attachments:** [2024 Turkey Trot - as of November 6th.pdf](#)  
[2024 Turkey Trot Map.pdf](#)  
[PD Response MV Turkey Trot.pdf](#)  
[DPW Response Turkey Tro.pdf](#)

**To the Council:**

### **HUMAN RESOURCES**

No Items

**To the Council:**

### **PUBLIC SAFETY AND CODES**

9. Fire Department: An Ordinance Authorizing the Renaming of Firehouse Station #2 at 435 South Fulton Avenue in Honor of Fire Lieutenant Joseph L. Miles Sr.

**Code:** PSC

**Attachments:** [Agenda Letter 10-30-2024.pdf](#)

10. Department of Management Services: An Ordinance Authorizing the Technology Upgrade Project for the Fire Department

**Code:** PSC

**Attachments:** [Approval for FD upgrade project with Payments from ARPA and Management Services Budget lines.pdf](#)

11. Department of Public Safety: An Ordinance Authorizing the Temporary Suspension and Enforcement of Parking Meters in Designated Municipal Garages and Lots to Promote Holiday Shopping - (December 9 - 24, 2024 from 8:00 a.m. – 8:00 p.m. and December 31, 2024 for the entire day)

**Code:** PSC

**Attachments:** [Holiday Parking 2024](#)

12. Department of Public Safety: An Ordinance Authorizing the Department of Public Safety to Solicit Competitive Bids for City Towing Services
- Code:** PSC
- Attachments:** [RFP for Towing Services Referral Letter](#)
13. City Council: A Local Law to Enact Chapter 90 (Bamboo) of the Code of the City of Mount Vernon to Ban Running Bamboo in the City of Mount Vernon, NY
- Code:** PSC
- Attachments:** [A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT VERNON ADOPTING A NEGATIVE DECLARATION AND LOCAL LAW AMENDING THE CITY CODE TO ENACT BAMBOO LEGISLATION.pdf](#)  
[Bamboo Local Law.pdf](#)  
[Bamboo EAF 1 - 3.pdf](#)
14. City Council: An Ordinance Amending the Vehicle and Traffic Regulations for Commercial Vehicles in Chapter 256, Sections 11 and 23 of the Code of the City of Mount Vernon
- Code:** PSC
- Attachments:** [Amendment to Commercial Vehicles 256.pdf](#)
15. City Council: An Ordinance Amending Chapter 243-29 Entitled "Maximum Fees for Towing and Storage"
- Code:** PSC
- Attachments:** [Towing Fees Amendment.pdf](#)

**To the Council:**

**FINANCE AND PLANNING**

16. Department of Assessment: An Ordinance Authorizing the Mayor to Execute an Application for a Correction for the Tax Years 2023 and 2024 for City, County and School Tax Bills and Directing the Comptroller to Issue a Refund/Credit to Metro Green Realty of Westchester, LLC / 0 Oak Street (Block 164.68-1055-19) Due to a Correction of Error
- Code:** FP
- Attachments:** [City Council letter -Metro Green.pdf](#)

17. City Council: An Ordinance Authorizing the Establishment of Custodial Accounts for the Management of Funds Related to Specific Development Projects

**Code:** FP

**Attachments:** [Custodial Accounts 2024.pdf](#)

18. City Council: A Resolution of the City Council of the City of Mount Vernon, New York Declaring Itself as the Lead Agency for Mount Vernon East Zoning Amendments, and Scheduling a Public Hearing

**Code:** FP

**Attachments:** [A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT VERNON DECLARING ITSELF AS LEAD AGENCY FOR MOUNT VERNON EAST ZONING AMENDMENTS, AND SCHEDULING A PUBLIC HEARING.pdf](#)

#### **OTHER BUSINESS/CLOSING COMMENTS**



# City of Mount Vernon, New York

## Staff Report

1 ROOSEVELT SQ. RM.  
104  
CITY HALL, MOUNT  
VERNON, NEW YORK  
10550  
& VIA  
FACEBOOK.  
COM/MOUNTVERNONNY

**File #:** TMP -988

**Agenda Date:** 11/13/2024

**Agenda #:** 1.

### City Council:

**AN ORDINANCE AUTHORIZING THE AWARD  
OF A CONTRACT FOR THE AUDIOVISUAL (AV)  
UPGRADE PROJECT TO JUSTICE AV SOLUTIONS,  
INC. FOR CITY COUNCIL CHAMBERS, CITY COUNCIL  
COMMITTEE ROOM AND THE MEMORIAL ROOM**

**Whereas**, by letter dated October 23, the Commissioner of the Department of Management Services has requested legislation authorizing them to award a contract for RFP #03-2024, City of Mount Vernon AV Upgrade, to Justice AV Solutions, Inc. for \$204,620.01 and authorize the Mayor to enter into a contract with Justice AV Solutions, Inc. for the implementation of the AV upgrade project, subject to the terms and conditions outlined in the RFP and the proposal submitted by Justice AV Solutions, Inc.; and

**Whereas**, the City of Mount Vernon Department of Management Services issued Request for Proposals (RFP) #03-2024 for the upgrade of audiovisual (AV) systems in the City Council Chambers, the City Council Committee Room, and the Memorial Room; and

**Whereas**, the purpose of the RFP was to address longstanding issues with the audio and video quality in these public meeting spaces, ensuring that both in-person and virtual participants can fully engage in public meetings and city functions; and

**Whereas**, the Department of Management Services and an evaluation committee assessed multiple proposals and identified Justice AV Solutions, Inc. as the most suitable vendor based on cost-effectiveness, technical capability, reputation, and scalability; and

**Whereas**, the proposed AV upgrade project includes the installation of modern audiovisual equipment and systems to enhance public access to meetings and presentations, as well as to improve both in-person and virtual participation experiences; and

**Whereas**, Justice AV Solutions, Inc. has submitted a contract proposal for the AV upgrade project, with a total contract value of \$204,620.01; and

**Whereas**, the City of Mount Vernon seeks authorization to award this contract and enter into an agreement with Justice AV Solutions, Inc. for the implementation of the project; **Now, Therefore, Be It Resolved That**

The City of Mount Vernon, in City Council convened, does hereby ordain and enact:

**Section 1. Contract Award.** The City of Mount Vernon is hereby authorized to award the contract for RFP #03-2024, City of Mount Vernon AV Upgrade, to Justice AV Solutions, Inc. for

\$204,620.01.

**Section 2. Contract Authorization.** The Mayor is hereby authorized to enter into a contract with Justice AV Solutions, Inc. to implement the AV upgrade project, subject to the terms and conditions outlined in the RFP and the proposal submitted by Justice AV Solutions, Inc.

**Section 3. Project Scope.** The scope of work for the AV upgrade project includes, but is not limited to, the following:

1. Installation of a state-of-the-art audiovisual system in the following three spaces within City Hall:
  - o City Council Chambers
  - o City Council Committee Room
  - o Memorial Room
2. Integration of Zoom capabilities and enhanced audio setup for in-person and virtual meeting participants.
3. Install cameras and screens to improve public access and engagement during meetings.
4. Staff training sessions to ensure proper use of the AV equipment.
5. Ongoing support services as outlined in the final contract.

**Section 4. Funding.** The project will be funded through ARPA H1680.203C927. The costs associated with the AV upgrade project shall be allocated from the appropriate budget line items and shall not exceed the contract amount of \$204,620.01.

**Section 5. Effective Date.** This ordinance shall take effect immediately upon its approval by the Board of Estimate & Contract.



## CITY OF MOUNT VERNON, N.Y.

Mayor Office

**SHAWYN PATTERSON-HOWARD, MPA**  
*Mayor*

City Hall, One Roosevelt Square  
Mount Vernon, NY, 10550  
(914) 665-2362 – Fax: (914) 665-6173

**JUAN PEREZ**  
*Commissioner Management Services*

October 23, 2024

VIA EMAIL:

Honorable City Council Members  
City of Mount Vernon  
1 Roosevelt Square  
Mount Vernon, New York 10550

RE: Approval to Award AV Upgrade RFP to Justice AV Solutions. FOR APPROVAL AT THE November 13, 2024  
CITY COUNCIL MEETING

Honorable Councilmembers:

The Department of Management Services requests that the City Council adopt an Ordinance allowing the City to award the contract for the solicitation for **RFP #03-2024 City of Mount Vernon AV Upgrade** submitted for the AV Upgrade project for City Council Chambers, City Council Committee Room and the Memorial Room. We also seek authorization for the city to enter into a contract with Justice AV Solutions, Inc. for the implementation of the project.

**RFP Overview:**

**RFP Publication Date: 3/28/2024**

**Purpose of RFP:**

The City of Mount Vernon sought to address longstanding issues with audio and video quality in our public meeting spaces, which have both in-person and virtual participants for city functions. The scope of work included (3) three rooms that needed Audio and Visual upgrades.

- City Council Chambers: The largest of the three rooms. This is the main gallery for public events. Without technological assistance, it is difficult for meeting attendees to follow meetings, especially in the rear of the room. Online participants have also had challenges while attending meetings in a virtual space.
- Council Committee Room: This space is a small conference room adjacent to the council chambers.
- Memorial Room: This space is a large multi-use conference space. Tables and seating can be arranged to accommodate various meeting types and public meetings.

Functional Considerations for these spaces included

- facilitating Zoom meetings with proper sound setup so all present can hear council, presenters and online participants on Zoom.
- Ensuring in person/remote audience, presenter and Council have visibility of a presentation being done during meetings.
- Cameras to capture meetings to allow for presentation to the public for all public meetings. With the ability to cast screens within meeting spaces as defined above.

*“The Jewel of Westchester”*



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**JUAN PEREZ**  
*Commissioner Management Services*

The City of Mount Vernon sought a reliable and effective solution that would meet our requirements in a cost-effective manner for the city.

### **Proposal Evaluation:**

An evaluation committee was comprised of members from Management Services and a representative of the City Council. Proposals were assessed based on criteria including cost-effectiveness, technical capability, vendor reputation, and scalability and the ability of the vendor to deliver based on specific requirements as outlined in the RFP.

### **Selected Vendor:**

After careful consideration, Justice AV Solutions, inc. has been identified as the most suitable vendor to meet our needs, offering an excellent balance of quality service and cost efficiency.

### **Contract Summary:**

- **Award Value:** \$204,620.01
- **Key Deliverables:**
  - Installation of the AV System for (3) three spaces within City Hall
    1. City Council Chambers
    2. City Council Meeting Room
    3. Memorial Room
  - Staff training sessions
  - Support Services as outlined in a final contract to be defined by the city in a final contract.



CITY OF MOUNT VERNON, N.Y.

Mayor Office

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**JUAN PEREZ**  
*Commissioner Management Services*

The funding for the project will be through ARPA H1680.203C927.

We believe that Justice AV Solutions Inc. will significantly contribute to achieving our goal of enhancing our ability to more effectively communicate with citizens during our meetings and public sessions. As well as providing a state-of-the-art environment for the city to carry out city business in a much more effective manner.

I am available for further discussion and ready to provide any additional documentation required to facilitate the approval process.

Thank you for considering this request. We look forward to your approval.

Sincerely,  
Juan Perez

Commissioner Management Services

cc: Mayors Office, Comptroller



# City of Mount Vernon, New York

## Staff Report

1 ROOSEVELT SQ. RM.  
104  
CITY HALL, MOUNT  
VERNON, NEW YORK  
10550  
& VIA  
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**File #:** TMP -1002

**Agenda Date:** 11/13/2024

**Agenda #:** 2.

### City Council:

**AN ORDINANCE AUTHORIZING THE AWARD  
OF CONTRACT FOR RFP #02-2023 CLOUD-BASED  
HOSTED VOIP PHONE SYSTEM TO SPECTRUM  
AND AUTHORIZING THE MAYOR TO ENTER INTO  
AN AGREEMENT WITH SPECTRUM**

**Whereas**, by letter dated October 28, 2024, the Commissioner of the Department of Management Services has requested legislation authorizing the award of the contract for RFP #02-2023, Cloud-Based Hosted VoIP Phone System, to Spectrum and authorizing the Mayor to enter into an agreement with Spectrum for this project; and

**Whereas**, the City of Mount Vernon, through its Department of Management Services, issued RFP #02-2023 for a cloud-based hosted VoIP phone system to improve communication across city departments and satellite offices; and

**Whereas**, the RFP sought a reliable, scalable, and feature-rich solution that would accommodate approximately 250 phones and 350 lines, enhancing productivity and communication for city operations; and

**Whereas**, the RFP was published on June 30, 2023, and a proposal evaluation committee comprised of members from Management Services, DPW, the Assessors office, Finance, and other city departments reviewed all submissions based on criteria including cost-effectiveness, technical capability, vendor reputation, and scalability; and

**Whereas**, after thorough evaluation, Spectrum was identified as the most suitable vendor, meeting the city's requirements for quality service and cost efficiency, and offered the best overall solution for the city's communication needs; and

**Whereas**, Spectrum's contract proposal for this project includes a total contract value of \$539,755, with a recurring cost of \$489,390.00 over a 60-month term (monthly cost of \$8,156.50), a one-time hardware purchase of \$50,355.00, and a headset purchase totaling \$7,000.00 for city staff; and

**Whereas**, the project funding will be covered by ARPA budget code 168.203.C927 for the initial costs, with ongoing funding for recurring costs from the city's Telecommunications budget line 1912.441; **Now, Therefore, Be It Resolved That**

The City of Mount Vernon, in City Council convened, does hereby ordain and enact:

**Section 1. Award of Contract for VOIP Phone System.** The City Council hereby awards

the contract for RFP #02-2023, Cloud-Based Hosted VoIP Phone System, to Spectrum and authorizes the Department of Management Services to enter into an agreement with Spectrum for this project.

## **Section 2. Contract**

**Summary.** The terms of the Spectrum contract are as follows:

- **Total Contract Value:** \$539,755.00
  - **Recurring Cost:** \$489,390.00 over 60 months (\$8,156.50/month)
  - **One-Time Hardware Purchase:** \$50,355.00
- **Project Deliverables:**
  - Installation of the VoIP system across city departments
  - Staff training sessions
  - Managed technical support and maintenance

**Section 3. Additional Project Costs.** The City Council authorizes the purchase of 200 headsets for city staff for \$7,000.00 (headsets priced at \$35.00 each). Funding for these headsets will be provided through ARPA Budget Code 168.203.C927.

**Section 4. Funding Sources.** Funding for this project will be allocated as follows:

- **ARPA Budget Code 168.203.C927:** Covers initial project costs, including one-time hardware purchase and headset costs.
- **Telecommunications Budget Line 1912.441:** Provides funding for recurring monthly costs associated with the VoIP system.

**Section 5. Authorization and Execution.** The Mayor is hereby authorized to execute and manage this contract with Spectrum in accordance with the terms and funding sources outlined in this Ordinance.

**Section 6. Effective Date.** This ordinance shall take effect immediately upon its approval by the Board of Estimate & Contract.



## CITY OF MOUNT VERNON, N.Y.

Mayor Office

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*Mayor*

City Hall, One Roosevelt Square  
Mount Vernon, NY. 10550  
(914) 665-2362 – Fax: (914) 665-6173

**JUAN PEREZ**  
*Commissioner Management Services*

October 28, 2024

VIA EMAIL:

Honorable City Council Members  
City of Mount Vernon  
1 Roosevelt Square  
Mount Vernon, New York 10550

RE:Request for Approval to Award Contract for VOIP phone system to Spectrum and Enter into a contract and make payment FOR APPROVAL AT THE November 13, 2024 CITY COUNCIL MEETING

Honorable Councilmembers:

The Department of Management Services requests that the City Council adopt an Ordinance allowing the City to award the contract for **RFP #02-2023 Cloud-Based Hosted VoIP Phone System** submitted for the VOIP Phone System project and seek authorization for the city to enter into an agreement with the Spectrum.

**RFP Overview:**

1. **Purpose of RFP:**

The City of Mount Vernon sought a reliable and feature-rich cloud-based hosted VoIP phone system to meet the communication needs of the city. The RFP was to propose a solution to cover our current environment of 250 phones and 350 lines across our main campus and 10 satellite offices. We were looking to use Polycom phones and softphones to ensure seamless integration and user convenience. Our primary objectives were to enhance productivity, improve call management, and streamline communication across all locations.

2. **RFP Publication Date: 6/30/2023**

3. **Proposal Evaluation:**

An evaluation committee was comprised of members from Management Services as well as various departments in City Hall, including DPW, Assessors office and Finance. Proposals were assessed based on criteria including cost-effectiveness, technical capability, vendor reputation, and scalability.

4. **Selected Vendor:**

After careful consideration, Spectrum has been identified as the most suitable vendor to meet our needs, offering an excellent balance of quality service and cost efficiency.

5. **Contract Summary:**

- **Contract Value:** \$539,755
  - \$489,390.00 over 60 Months recurring cost of \$8,156.50
  - \$50,355.00 (One Time Hardware Purchase)
- **Duration:** 60 Months
- **Key Deliverables:**
  - Installation of the VOIP system across all departments

*“The Jewel of Westchester”*



## CITY OF MOUNT VERNON, N.Y.

Mayor Office

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**JUAN PEREZ**  
*Commissioner Management Services*

- Staff training sessions
  - Managed technical support and maintenance as well as other services outlined in the proposal
6. **Additional Project Cost:**
- Headsets for staff: \$7,000
  - 200 headsets @ \$35 each.
7. **Total Upfront Cost:**
- Associated one time hardware cost: \$57,355.00
8. **Funding Sources:**  
The initial funding for the project will be funded through ARPA 168.203.C927 with additional funding for recurring cost from our Telecommunications budget line 1912.441. Funding for the headsets will also come from ARPA 168.203.C927.

I believe that Spectrum will significantly contribute to achieving our goal of enhancing citywide communications and ensuring all departments operate with efficient and reliable technology.

I am available for further discussion and ready to provide any additional documentation required to facilitate the approval process.

I sincerely hope for a favorable outcome to improve the city's communication infrastructure.

Thank you for considering this request. We look forward to your approval.

Sincerely,  
Juan Perez

Commissioner Management Services

cc: Mayors Office, Comptroller



# City of Mount Vernon, New York

## Staff Report

1 ROOSEVELT SQ. RM.  
104  
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& VIA  
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File #: TMP -993

Agenda Date: 11/13/2024

Agenda #: 3.

### City Council:

**AN ORDINANCE AUTHORIZING THE MAYOR  
TO RETROACTIVELY ENTER INTO AN EMERGENCY  
CONTRACTUAL AGREEMENT WITH PCI INDUSTRIES,  
INC. FOR IMMEDIATE SANITARY AND STORMWATER  
SEWER REPAIRS AT 5TH AVENUE AND 3RD STREET**

**Whereas**, by letter dated October 16, 2024, the Commissioner of the Department of Public Works (“DPW”) has requested legislation authorizing the Mayor to retroactively enter into an emergency contractual agreement with PCI Industries, Inc. (“PCI”), to immediately remove and replace sanitary and stormwater sewer infrastructure at 5th Avenue and 3rd Street intersection; and

**Whereas**, a health hazard has arisen due to the compromised condition of sanitary and stormwater sewer infrastructure at the intersection of 5th Avenue and 3rd Street, creating an immediate need for repairs to safeguard the health, welfare, and safety of residents and the public; and

**Whereas**, PCI Industries, Inc. has been identified and contacted to provide the necessary emergency repairs, which include the reconstruction of existing catch basins and the removal and replacement of a damaged light pole foundation at this critical location; and

**Whereas**, Section 6, Part B of the City’s Procurement Policy authorizes emergency purchases when an occurrence presents an immediate threat to public property, life, health, safety, welfare, or essential city services, thereby necessitating immediate procurement without delay for competitive bidding; and

**Whereas**, the total cost for the emergency work to be conducted by PCI Industries, Inc. is \$22,697.62; and

**Whereas**, funding for these emergency repairs is available through the New York State Department of Environmental Conservation (“DEC”) Water Quality Improvement Program Grant, budget codes H8120.203 C937 and H8140.203 C938; **Now, Therefore, Be It Resolved That**

The City of Mount Vernon, in City Council convened, does hereby ordain and enact:

**Section 1. Authorization to Enter Agreement.** The Mayor is hereby authorized to retroactively enter into an emergency contractual agreement with PCI Industries, Inc., to immediately remove and replace sanitary and stormwater sewer infrastructure at the 5th Avenue and 3rd Street intersection.

**Section 2. Contract Scope and Funding.** The contract with PCI Industries, Inc. shall be

for the following scope of work:

- Reconstruction of catch basins at 5th Avenue and 3rd Street
- Removal and replacement of the damaged light pole foundation

This project is authorized to receive \$22,697.62 in funding, provided through the DEC Water Quality Improvement Program \$10,000,000 Grant, utilizing Budget Codes H8120.203 C937 and H8140.203 C938.

**Section 3. Procurement Policy Compliance.** This ordinance is in compliance with Section 6, Part B of the City's Procurement Policy, which permits emergency purchases when immediate threats to public welfare, health, or safety are present, as is the case with this infrastructure project.

**Section 4. Effective Date.** This ordinance shall take effect immediately upon its approval by the Board of Estimate & Contract.



CITY OF MOUNT VERNON, N.Y.  
DEPARTMENT of PUBLIC WORKS

SHAWYN PATTERSON-HOWARD  
*Mayor*

City Hall, One Roosevelt Square  
Mount Vernon, NY, 10550  
(914) 665-2300 – Fax: (914) 665-2476

DAMANI L. BUSH  
*Commissioner*

ROBERT L. HACKETT  
*Deputy Commissioner*

October 16, 2024

Honorable City Council Members  
The City of Mount Vernon  
Mount Vernon, New York  
*(Through the Office of the Mayor)*

Re: Emergency Sewer Rehabilitation – 5<sup>th</sup> Avenue & 3<sup>rd</sup> Street

Dear Honorable City Council Members,

**BACKGROUND**

I am writing to urgently request the City Council’s approval to authorize the City to retroactively enter into an emergency contractual agreement with PCI Industries, Inc. This request is essential due to a health hazard and the immediate need to remove and replace sections of sanitary and stormwater sewers.

PCI was contacted for the emergency repair of existing catch basins at 5<sup>th</sup> Avenue and 3<sup>rd</sup> Street and the removal and replacement of a light pole foundation.

**PROCUREMENT POLICY**

**Section 6. Items Excepted from these Policies and Procedures by the City Council.**

**B. Emergency Purchases.** For purpose of this section, an emergency refers to an occurrence that presents an immediate threat to public property, the life, safety, health, welfare or property of residents or the public, or threatens to curtail or terminate an essential service to residents or the public. Due to the nature of this exception, these goods or services must be purchased immediately and a delay in order to seek alternate proposals may threaten the life, health, safety, property or welfare of the residents or City of Mount Vernon.

**FUNDING**

The total associated costs for this rehabilitation are **\$22,697.62.**

Funding for these emergency repairs is available via DEC Water Quality Improvement Program \$10,000,000 Grant (H8120.203 C937 & H8140.203 C938).



CITY OF MOUNT VERNON, N.Y.  
DEPARTMENT of PUBLIC WORKS

SHAWYN PATTERSON-HOWARD  
*Mayor*

City Hall, One Roosevelt Square  
Mount Vernon, NY, 10550  
(914) 665-2300 – Fax: (914) 665-2476

DAMANI L. BUSH  
*Commissioner*

ROBERT L. HACKETT  
*Deputy Commissioner*

Respectfully,

A handwritten signature in black ink, appearing to read "DLB", with a horizontal line extending to the right.

Damani L. Bush  
Commissioner of Public Works  
DLB

Cc: City Engineer  
Arcadis of New York  
File

New Matter  
[Deleted Matter]



# City of Mount Vernon, New York

## Staff Report

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**File #:** TMP -994

**Agenda Date:** 11/13/2024

**Agenda #:** 4.

### City Council:

### **AN ORDINANCE AUTHORIZING THE MAYOR TO RETROACTIVELY ENTER INTO AN EMERGENCY CONTRACTUAL AGREEMENT WITH PCI INDUSTRIES, INC. FOR SANITARY AND STORMWATER SEWER REPAIRS AT MULTIPLE LOCATIONS**

**Whereas**, by letter dated October 16, 2024, the Commissioner of the Department of Public Works (“DPW”) has requested legislation authorizing the Mayor to retroactively enter into an emergency contractual agreement with PCI Industries, Inc. (“PCI”), to immediately repair and replace sanitary and stormwater sewer infrastructure at multiple locations specified below; and

**Whereas**, the City of Mount Vernon faces an urgent health and safety hazard due to the deteriorating condition of sanitary and stormwater sewers at several critical locations throughout the city, thereby creating an immediate need for repairs to safeguard public welfare; and

**Whereas**, PCI Industries, Inc. has been contracted to undertake emergency repair work to address the failing catch basins at multiple locations, including Kingsbridge Road, Oak Street, N. West Street, Devonia Avenue, Packman Avenue, South Street, Beach Street, So. Fulton Avenue, Columbus Avenue/Cross County Parkway, and High Street/Forster Street; and

**Whereas**, Section 6, Part B of the City’s Procurement Policy authorizes emergency purchases when immediate threats to public property, life, health, safety, welfare, or essential services are present, allowing procurement without delay for competitive bidding; and

**Whereas**, the total cost for this emergency repair work to be conducted by PCI Industries, Inc. is \$61,651.86; and

**Whereas**, funding for these emergency repairs is available through the New York State Department of Environmental Conservation (DEC) Water Quality Improvement Program Grant and the Environmental Facilities Corporation (EFC) Emergency Grant, utilizing budget codes H8120.203 C937 & H8140.203 C938 and H8120.203 C934 & H8140.203 C935; **Now, Therefore, Be It Resolved That**

The City of Mount Vernon, in City Council convened, does hereby ordain and enact:

**Section 1. Authorization to Enter Agreement.** The Mayor is hereby authorized to retroactively enter into an emergency contractual agreement with PCI Industries, Inc., to immediately repair and replace sanitary and stormwater sewer infrastructure at multiple locations specified above.

**Section 2. Contract Scope and Funding.** The contract with PCI Industries, Inc. shall include the following emergency repair work:

- Remove and replace deteriorated catch basins at multiple locations throughout the city, as listed above.

This project is authorized to receive \$61,651.86 in funding, to be allocated from the DEC Water Quality Improvement Program \$10,000,000 Grant (H8120.203 C937 & H8140.203 C938) and EFC \$5,000,000 Emergency Grant (H8120.203 C934 & H8140.203 C935).

**Section 3. Procurement Policy Compliance.** This ordinance complies with Section 6, Part B of the City's Procurement Policy, which permits emergency purchases when an immediate threat to public welfare, health, or safety is present, as is the case with the current infrastructure repair needs.

**Section 4. Effective Date.** This ordinance shall take effect immediately upon its approval by the Board of Estimate & Contract.



CITY OF MOUNT VERNON, N.Y.  
DEPARTMENT of PUBLIC WORKS

SHAWYN PATTERSON-HOWARD  
*Mayor*

City Hall, One Roosevelt Square  
Mount Vernon, NY, 10550  
(914) 665-2300 – Fax: (914) 665-2476

DAMANI L. BUSH  
*Commissioner*

ROBERT L. HACKETT  
*Deputy Commissioner*

October 16, 2024

Honorable City Council Members  
The City of Mount Vernon  
Mount Vernon, New York  
*(Through the Office of the Mayor)*

Re: Emergency Sewer Rehabilitation – Multiple City Locations

Dear Honorable City Council Members,

**BACKGROUND**

I am writing to urgently request the City Council's approval to authorize the City to retroactively enter into an emergency contractual agreement with PCI Industries, Inc. This request is essential due to a health hazard and the immediate need to remove and replace sections of sanitary and stormwater sewers.

PCI was contacted for the emergency repair of existing catch basins at several city locations including Kingsbridge Road, Oak Street, N. West Street, Devonia Avenue, Packman Avenue, South Street, Beach Street, So. Fulton Avenue, Columbus Ave/Cross County Parkway, and High St/Forster St.

**PROCUREMENT POLICY**

**Section 6. Items Excepted from these Policies and Procedures by the City Council.**

**B. Emergency Purchases.** For purpose of this section, an emergency refers to an occurrence that presents an immediate threat to public property, the life, safety, health, welfare or property of residents or the public, or threatens to curtail or terminate an essential service to residents or the public. Due to the nature of this exception, these goods or services must be purchased immediately and a delay in order to seek alternate proposals may threaten the life, health, safety, property or welfare of the residents or City of Mount Vernon.

**FUNDING**

The total associated costs for this rehabilitation are **\$61,651.86**.

Funding for these emergency repairs is available via DEC Water Quality Improvement Program \$10,000,000 Grant (H8120.203 C937 & H8140.203 C938) and EFC \$5,000,000 Emergency Grant (H8120.203.C934 & H8140.203 C935).



CITY OF MOUNT VERNON, N.Y.  
DEPARTMENT of PUBLIC WORKS

SHAWYN PATTERSON-HOWARD  
*Mayor*

City Hall, One Roosevelt Square  
Mount Vernon, NY, 10550  
(914) 665-2300 – Fax: (914) 665-2476

DAMANI L. BUSH  
*Commissioner*  
ROBERT L. HACKETT  
*Deputy Commissioner*

Respectfully,

Damani L. Bush  
Commissioner of Public Works  
DLB

Cc: City Engineer  
Arcadis of New York  
File

New Matter  
[Deleted Matter]



# City of Mount Vernon, New York

## Staff Report

1 ROOSEVELT SQ. RM.  
104  
CITY HALL, MOUNT  
VERNON, NEW YORK  
10550  
& VIA  
FACEBOOK.  
COM/MOUNTVERNONNY

File #: TMP -982  
A

Agenda Date: 10/23/2024

Agenda #: 5 -

### City Council:

### AN ORDINANCE AUTHORIZING THE MAYOR TO AMEND THE AGREEMENT WITH NATIONAL WATER MAIN CLEANING COMPANY FOR THE CLEANING AND INSPECTION OF SEWER SYSTEMS WITHIN OUTFALL 24 DRAINAGE AREA

**Whereas**, by letter dated October 23, 2024, the Commissioner of the Department of Public Works has requested legislation authorizing the Mayor to amend the agreement with National Water Main Cleaning Company for Project No. 122022-1, "Outfall 24 - Sewer System Cleaning and Inspection," to increase the total contract amount by \$700,000, for a new total of \$2,361,800; and

**Whereas**, the City of Mount Vernon is committed to maintaining and improving its sewer system to ensure compliance with state and federal environmental regulations; and

**Whereas**, Project No. 122022-1, relating to the cleaning and inspection of sewers within the Outfall 24 drainage area, was awarded to National Water Main Cleaning Company on May 2, 2023, for \$1,661,800, as the lowest responsive bidder; and

**Whereas**, the total sewer length in the Outfall 24 drainage area was initially estimated at 200,000 feet, but after further inspection, it was determined that the actual length is closer to 240,000 feet; and

**Whereas**, the amount of heavy cleaning required within this drainage area has also exceeded original estimates; and

**Whereas**, in order to complete the remaining sewer cleaning and inspection, an additional \$700,000 is necessary, bringing the total project cost to \$2,361,800; and

**Whereas**, this project is partially funded by the New York State Department of Environmental Conservation (NYSDEC) 2021 Water Quality Improvement Program Grant (WQIP); and

**Whereas**, the City is required to complete this work under the terms of a Consent Order, with a deadline for completion set for May 2025, making rebidding of the project impractical; **Now, Therefore, Be It Resolved That**

The City of Mount Vernon, in City Council convened, does hereby ordain and enact:

**Section 1. Authorization to Amend Agreement.** The Mayor is hereby authorized to amend the agreement with National Water Main Cleaning Company for Project No. 122022-1, "Outfall 24 - Sewer System Cleaning and Inspection," to increase the total contract amount by \$700,000, for a new total of \$2,361,800.

**Section 2. Funding.** The additional funds required for this amendment shall be funded by the NYSDEC 2021 Water Quality Improvement Program Grant (WQIP) and any other applicable sources. The funds shall be deposited into Revenue Code H3990 C937 and H3990 C938 (State Aid, Sewer Cap Pro) to be appropriated to Budget Code H8120.203 C937 and H8140.203 C938 (DPW sanitary and Storm Sewers) throughout the contract period.

**Section 3. Scope of Work.** The project's scope remains unchanged, and the additional costs are associated with the increased length of sewers and the extra heavy cleaning required within the Outfall 24 drainage area.

**Section 4. Project Deadline.** The City shall ensure that all work is completed in accordance with the requirements of the Consent Order by the deadline of May 2025.

**Section 5. Effective Date.** This ordinance shall take effect immediately upon its approval by the Board of Estimate & Contract.



CITY OF MOUNT VERNON, N.Y.  
DEPARTMENT of PUBLIC WORKS

**SHAWYN PATTERSON-HOWARD**  
*Mayor*

City Hall, One Roosevelt Square  
Mount Vernon, NY, 10550  
(914) 665-2300 – Fax: (914) 665-2476

**DAMANI L. BUSH**  
*Commissioner*

**ROBERT L. HACKETT**  
*Deputy Commissioner*

October 23, 2024

Honorable City Council  
Of the City of Mount Vernon  
City Hall, Mount Vernon, New York

RE: Contract Amendment Request - Outfall 24 – Sewer System Cleaning and Inspection: Project 122022-1

I, Damani Bush, Commissioner of Public Works respectfully request legislation authorizing the Mayor to amend the agreement with National Water Main Cleaning Company.

Outfall 24 – Sewer System Cleaning and Inspection: Project 122022-1 was awarded to National Water Main Cleaning Company and was accepted as the low bidder for is **\$1,661,800, which was accepted and approved on May 2, 2023.**

This work is for the cleaning and inspection of all sewers within the area known as the Outfall 24 drainage area. The estimated total sewer length estimated at the time the request for proposals was developed was 200,000 feet and based on the best available information at that time. We now know the total sewer length in this drainage area is closer to 240,000 feet. In addition, the amount of heavy cleaning needed was more that estimated. We are requesting an increase of **\$700,000 (total \$2,361,800)** to cover the remaining cleaning and inspection of sewer. The City sewer system Consent Order requires that this work be completed by May 2025. **This amendment will be funded by the NYSDEC 2021 Water Quality Improvement Program Grant (WQIP).**

This project was competitively bid, and National Water Main has the lowest responsive bidder. There is no change in the scope, just more quantity of sewers and heavy cleaning than anticipated. The City is bound to complete this work as required by a Consent Order, so bidding the work again is not practical.



CITY OF MOUNT VERNON, N.Y.  
DEPARTMENT of PUBLIC WORKS

SHAWYN PATTERSON-HOWARD  
*Mayor*

City Hall, One Roosevelt Square  
Mount Vernon, NY, 10550  
(914) 665-2300 – Fax: (914) 665-2476

DAMANI L. BUSH  
*Commissioner*

ROBERT L. HACKETT  
*Deputy Commissioner*

**The funds shall be deposited into Revenue Code H3990 C937 and H3990 C938 (State Aid, Sewer Cap Pro) to be appropriated to budget Code H8120.203 C937 and H8140.203 C938 (DPW sanitary and Storm Sewers) throughout the contract period.**

Respectfully,

Damani Bush  
Commissioner of Department of Public Works  
DB/KH  
CC: Grants Department  
Comptroller  
Arcadis of New York, Inc.  
File



# City of Mount Vernon, New York

## Staff Report

1 ROOSEVELT SQ. RM.  
104  
CITY HALL, MOUNT  
VERNON, NEW YORK  
10550  
& VIA  
FACEBOOK.  
COM/MOUNTVERNONNY

**File #:** TMP -1004

**Agenda Date:** 11/13/2024

**Agenda #:** 6.

### City Council:

#### **AN ORDINANCE AUTHORIZING THE ISSUANCE OF A REQUEST FOR PROPOSALS (RFP) FOR AN ENGINEERING STUDY TO ADDRESS FLOODING AT THE INTERSECTION OF SOUTH THIRD AVENUE AND SOUTH COLUMBUS AVENUE**

**Whereas**, by letter dated November 6, 2024, the Deputy Commissioner of the Department of Public Works (“DPW”) has requested legislation authorizing the Department of Public Works to release a Request for Proposals (“RFP”) to engage a qualified engineering firm to perform studies and analyses of the flood-prone area at the intersection of South Third Avenue and South Columbus Avenue; and

**Whereas**, the intersection of South Third Avenue and South Columbus Avenue serves as a major thoroughfare and entrance/exit point for the City of Mount Vernon; and

**Whereas**, the area frequently experiences severe flooding due to stormwater system backups during rainstorms and high tide events near the Canal Outfall #34, impeding traffic flow, impacting public safety, and damaging city infrastructure; and

**Whereas**, the City of Mount Vernon seeks a qualified engineering firm to conduct a comprehensive study of the project area, including environmental and historical assessments, to determine viable solutions to mitigate flooding at this key location; and

**Whereas**, the scope of work for the selected engineering firm will include a detailed report on existing conditions, an analysis of environmental and historical resources, a review of potential alternatives with cost estimates, and a recommended solution for advancing the project toward future design and construction funding; and

**Whereas**, this project is eligible for reimbursable funding from FEMA’s Hazard Mitigation Grant Program (HMGP) under Advance Assistance (AA), providing up to \$950,000 in federal funds for the approved Scope of Work (SOW); and

**Whereas**, the Department of Public Works intends to implement selected flood mitigation measures based on the study’s recommendations and prepare a future FEMA mitigation funding application to address flood risks at the project site further; **Now, Therefore, Be It Resolved That**

The City of Mount Vernon, in City Council convened, does hereby ordain and enact:

**Section 1. Authorization to Issue Request for Proposals (RFP).** The City Council authorizes the Department of Public Works to release a Request for Proposals (RFP) to engage a

qualified engineering firm to perform studies and analyses of the flood-prone area at the intersection of South Third Avenue and South Columbus Avenue.

**Section 2. Scope of Work for Engineering Study.** The selected engineering firm shall be responsible for:

- Conducting a detailed assessment of the existing flooding issues at the intersection.
- Preparing an analysis of environmental and historical resources within the project area.
- Evaluating potential alternatives for flood mitigation, including preliminary cost estimates.
- Recommending a comprehensive solution to support a future FEMA funding application for the design and construction phases.

**Section 3. Funding Source.** Funding for this project will be provided through the FEMA Hazard Mitigation Grant Program (HMGP) for the approved Scope of Work, with federal reimbursements not to exceed \$950,000 for eligible project costs.

**Section 4. Implementation.** Following the study and analysis, the Department of Public Works is authorized to implement approved flood mitigation interventions based on the engineering firm's recommendations and to proceed with necessary actions to secure future FEMA mitigation funding.

**Section 4. Effective Date.** This ordinance shall take effect immediately upon its approval by the City Council.



CITY OF MOUNT VERNON, N.Y.  
DEPARTMENT of PUBLIC WORKS

SHAWYN PATTERSON-HOWARD  
*Mayor*

City Hall, One Roosevelt Square  
Mount Vernon, NY, 10550  
(914) 914-665-2343  
email:dpwconcerns@mountvernonny.gov

DAMANI L. BUSH  
*Commissioner*

ROBERT L. HACKETT  
*Deputy Commissioner*

JOHN NUCULOVIC  
*Deputy Commissioner*

November 6, 2024

Honorable City Council Members  
The City of Mount Vernon  
Mount Vernon, New York  
(*Through the Office of the Mayor*)

RE: Request for Proposals (RFP) – FEMA-4615-DR-NY – Hazard Mitigation Grant Program (HMGP)  
Project #4615-0004 CMVNY South Third & South Columbus Avenues Flood Mitigation

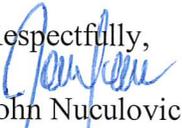
Dear Honorable City Council Members,

I am writing to formally request the City Council's authorization to release a Request for Proposals (RFP) seeking an engineering firm to complete studies/analysis of the project area and produce technical solutions to mitigate flooding around the intersection of South Third Avenue and South Columbus Avenue.

The area is a major thoroughfare entrance/exit point for the City of Mount Vernon and is regularly flooded due to a backup of the stormwater system during rainstorms and high tide events in the nearby Government Canal Outfall #34. The final deliverables will include an engineering report that details current conditions, provides an analysis of environmental and historical resources, outlines potential alternatives and cost estimates, and then recommends a solution that can be used for preparing a future application for funding design and construction.

The proposed project is eligible for reimbursable funding via the FEMA-HMGP Grant for the above-mentioned locations for an amount not to exceed \$950,000 in federal funds for the approved Scope of Work (SOW) for this Advance Assistance (AA) project. The Department of Public Works will then implement those specific interventions (cures) immediately thereafter. The project will result in a future FEMA mitigation application and the City will consider environmental and historical resources within the engineering study.

Respectfully,

  
John Nuculovic  
Deputy Commissioner of Public Works  
JN/cw

cc: City Engineer, Grants Department, Contract File



# City of Mount Vernon, New York

## Staff Report

1 ROOSEVELT SQ. RM.  
104  
CITY HALL, MOUNT  
VERNON, NEW YORK  
10550  
& VIA  
FACEBOOK.  
COM/MOUNTVERNONNY

**File #:** TMP -1005

**Agenda Date:** 11/13/2024

**Agenda #:** 7.

### City Council:

**AN ORDINANCE AUTHORIZING THE RELEASE  
OF A REQUEST FOR QUALIFICATIONS (RFQ)  
FOR ENGINEERING SERVICES RELATED TO  
THE REHABILITATION OF THE SOUTH  
FULTON AVENUE BRIDGE (BIN: 2225220)**

**Whereas**, by letter dated November 6, 2024, the Deputy Commissioner of the Department of Public Works (“DPW”) has requested legislation authorizing the release of a Request for Qualifications (RFQ) seeking an engineering firm to provide design and construction inspection services for the rehabilitation of the South Fulton Avenue Bridge (BIN: 2225220); and

**Whereas**, the City of Mount Vernon recognizes the need for essential infrastructure improvements to the South Fulton Avenue Bridge (BIN: 2225220), which is integral to maintaining safe and effective transportation for residents and visitors; and

**Whereas**, to accomplish this, the City intends to solicit qualifications from experienced engineering firms for design and construction inspection services using the New York State County Highway Superintendents Association (NYSCHSA) Local Design Service Agreement (LDSA) procedures for Region 8; and

**Whereas**, the NYSCHSA has created a regional list of fifteen (15) qualified consultants, developed in collaboration with the New York State Department of Transportation (NYSDOT) Region 8 and multiple municipalities, to provide design and construction inspection services for federally or state-funded projects; and

**Whereas**, the selected firm will be tasked with conducting a comprehensive assessment of current bridge conditions, designing necessary improvements, and providing construction inspection services throughout the project to ensure compliance with state and federal standards; and

**Whereas**, the City Council’s authorization of this RFQ will enable the City to advance this project, ensuring the safety, structural integrity, and functionality of the South Fulton Avenue Bridge and maximizing the efficient use of available state funding; **Now, Therefore, Be It Resolved That**

The City of Mount Vernon, in City Council convened, does hereby ordain and enact:

**Section 1. Authorization to Release Request for Qualifications (RFQ).** The City Council authorizes the release of a Request for Qualifications (RFQ) seeking an engineering firm to provide design and construction inspection services for rehabilitating the South Fulton Avenue Bridge (BIN: 2225220).

**Section 2. Selection Process.** The City shall utilize the New York State County Highway Superintendents Association (NYSCHSA) Local Design Service Agreement (LDSA) procedures for Region 8. The RFQ shall be distributed to the fifteen (15) engineering firms identified on the Region 8 consultant list to solicit qualifications.

**Section 3. Scope of Services.** The selected engineering firm shall be responsible for:

1. Conducting a detailed assessment of the current conditions of the South Fulton Avenue Bridge.
2. Developing comprehensive design solutions to rehabilitate the bridge, ensuring compliance with applicable state and federal guidelines.
3. Providing construction inspection services throughout the rehabilitation process.

**Section 4. Effective Date.** This Ordinance shall take effect immediately upon its passage by the City Council.



CITY OF MOUNT VERNON, N.Y.  
DEPARTMENT of PUBLIC WORKS

SHAWYN PATTERSON-HOWARD  
*Mayor*

City Hall, One Roosevelt Square  
Mount Vernon, NY, 10550  
(914) 914-665-2343  
email: dpwconcerns@mountvernonny.gov

DAMANI L. BUSH  
*Commissioner*

ROBERT L. HACKETT  
*Deputy Commissioner*

JOHN NUCULOVIC  
*Deputy Commissioner*

November 6, 2024  
Honorable City Council Members  
The City of Mount Vernon  
Mount Vernon, New York  
(Through the Office of the Mayor)

RE: Request for Qualifications (RFQ) – Design and Construction Inspection Services for the City Owned Bridge Rehabilitation [S. Fulton Avenue Bridge (BIN 2225220) – Year Built 1912]

Dear Honorable City Council Members,

I am writing to formally request the City Council's authorization to release a Request for Qualifications (RFQ) seeking an engineering firm to provide Design and Construction Inspection Services for the full rehabilitation of the S. Fulton Avenue Bridge (BIN: 2225220).

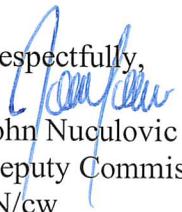
The City will be using the NY State County Highway Superintendents Association (NYSCHSA) Local Design Service Agreement (LDSA) procedures and list for Region 8 to select a consultant for this project. The NYSCHSA facilitated the selection of engineering firms to perform design and construction inspection services for Federal and/or State aid projects. The NYSCHSA, along with representatives from municipalities with multiple federal aid projects, with NYSDOT Region 8 collaborated to form their own regional list of 15 consultants' firms. The City will request for qualifications from the 15 engineering firms.

Releasing an RFQ at this time will allow us to solicit proposals from experienced engineering firms capable of meeting our projects specific needs. The selected firm will be responsible for conducting detailed assessment of the current bridge conditions, designing the required improvements and providing construction inspection services throughout the rehabilitation process.

I urge the City Council to approve this request so we can promptly move forward with this essential infrastructure project. Your support is vital to ensuring the safety and functionality of our city's transportation network and the efficient use of available state funding.

Thank you for your consideration of this request. Please feel free to contact me if you require any additional information.

Respectfully,

  
John Nuculovic  
Deputy Commissioner of Public Works  
JN/cw

cc: City Engineer, Grants Department. Contract File



# City of Mount Vernon, New York

## Staff Report

1 ROOSEVELT SQ. RM.  
104  
CITY HALL, MOUNT  
VERNON, NEW YORK  
10550  
& VIA  
FACEBOOK.  
COM/MOUNTVERNONNY

**File #:** TMP -998

**Agenda Date:** 11/13/2024

**Agenda #:** 8.

### City Council:

**AN ORDINANCE AUTHORIZING THE  
DEPARTMENT OF RECREATION TO  
CO-SPONSOR THE 5<sup>TH</sup> ANNUAL TURKEY TROT  
5K RUN/WALK AND AUTHORIZING ASSISTANCE  
FROM THE DEPARTMENT OF PUBLIC WORKS  
AND THE DEPARTMENT OF PUBLIC SAFETY**

**Whereas**, by letter dated October 29, 2024, the Deputy Commissioner of the Department of Recreation has requested legislation authorizing the Department to co-sponsor the 5th Annual Turkey Trot 5K Run/Walk in partnership with the WE RUN MT. VERNON team, with the event scheduled to take place on Saturday, November 30, 2024; and

**Whereas**, the Department of Recreation seeks to co-sponsor the 5th Annual Turkey Trot 5K Run/Walk, a registration fee-based event, scheduled for Saturday, November 30, 2024; and

**Whereas**, the event will commence at Hartley Park and will utilize designated city sidewalks and streets as outlined in the event route map provided, with setup beginning at 5:00 a.m. by the event organizers, the WE RUN MT. VERNON team; and

**Whereas**, the Turkey Trot 5K Run/Walk will begin at 8:00 a.m. and conclude by approximately 1:00 p.m., with the route encompassing 3.128 miles (5.03 km) and highlighting local shopping districts, neighborhoods, and landmarks on the city's north side; and

**Whereas**, for the safety of participants and efficient event management, the Department of Recreation requests support from the Department of Public Works to install metal barricades at the finish line, as well as assistance in setting up tents, chairs, and banners at Hartley Park; and

**Whereas**, the event also requires essential staffing from the Department of Public Safety, including auxiliary police or patrol cars, to ensure safe street crossings and to monitor the route for the safety of all participants and the public; and

**Whereas**, there will be a minimal cost of \$2,000 to the City for this event, which will cover essential staff and materials for setup, safety monitoring, and breakdown following the event; **Now, Therefore, Be It Resolved That**

The City of Mount Vernon, in City Council convened, does hereby ordain and enact:

**Section 1. Authorization for Co-Sponsorship.** The Department of Recreation is hereby authorized to co-sponsor the 5th Annual Turkey Trot 5K Run/Walk in partnership with the WE RUN MT. VERNON team, which will take place on Saturday, November 30, 2024.

**Section 2. Authorization for Public Works Assistance.** The Department of Public Works is hereby authorized to assist in setting up metal barricades at the event's finish line and to provide setup materials, including tents, chairs, and event banners at Hartley Park, as requested by the Department of Recreation.

**Section 3. Authorization for Public Safety Assistance.** The Department of Public Safety is authorized to provide auxiliary police or patrol cars to assist with street crossings and route monitoring for the safety of participants and the public.

**Section 4. Funding.** The Department of Recreation's budget will provide funding for essential staffing and materials to cover the minimal \$2,000 cost associated with monitoring, setup, and breakdown.

**Section 5. Effective Date.** This ordinance shall take effect immediately upon its approval by the Board of Estimate & Contract.



CITY OF MOUNT VERNON, NEW YORK  
DEPARTMENT of RECREATION

SHAWYN PATTERSON-HOWARD  
*Mayor*

City Hall  
One Roosevelt Square – Room 11  
Mount Vernon, NY, 10550  
(914) 665-2420 – Fax: (914) 665-2421

KATHLEEN WALKER-PINCKNEY  
*Commissioner*

ANDRÉ G. EARLY  
*Deputy Commissioner*

October 29, 2024

Honorable City Council Members  
Through the Office of the Mayor  
City Hall, Roosevelt Square  
Mount Vernon, NY 10550

**Re: 5th Annual Thanksgiving Turkey Trot 5K Run/Walk**

Dear Honorable Council Members,

This letter requests that the City Council enact legislation allowing the Department of Recreation to co-sponsor the 5th Annual Turkey Trot 5K Run/Walk, a registration fee-based event (\$), to be held on Saturday, November 30, 2024. This event will begin at Hartley Park and will utilize several city sidewalks (please see the enclosed map with street-to-street details.) The event setup will begin at 5:00 a.m. with the **WE RUN MT. VERNON** team preparing last-minute details before a 7 a.m. check-in and participant bib pickup. The Run/Walk will begin promptly at 8 a.m.

We also ask permission to authorize the Department of Public Works to assist in setting up the finish line with metal barricades for the safety of the runners as they finish. Additionally, Recreation will set up tents, chairs, and to hang up a banner at Hartley Park.

The route is 3.128 miles (5.03k) and remains on the city's north side, featuring the shopping districts on Gramatan Ave, Grand Street, Locust Ave and Broad Street as well as the St. Peter and Paul Church and Pennington School and through the neighborhoods of North Fulton Ave. and Westchester Ave.

The route begins and ends at the northeast corner of Hartley Park and avoids the circle entirely with minimal busy street crossings (Lincoln Ave twice at the beginning and end of the route, Gramatan Ave. twice). We anticipate that the event will end at 1:00 pm.

There is minimal cost to the city, \$2,000.00 utilizing budget code 7620.104, for this event that will account for essential staff to assist with monitoring safety concerns, set-up, and breakdown. We request the use of auxiliary police/patrol car(s) to assist in the safe crossing of streets and to monitor the event.

*"The Jewel of Westchester"*



**CITY OF MOUNT VERNON, NEW YORK**  
DEPARTMENT of RECREATION

---

**SHAWYN PATTERSON-HOWARD**  
*Mayor*

City Hall  
One Roosevelt Square – Room 11  
Mount Vernon, NY, 10550  
(914) 665-2420 – Fax: (914) 665-2421

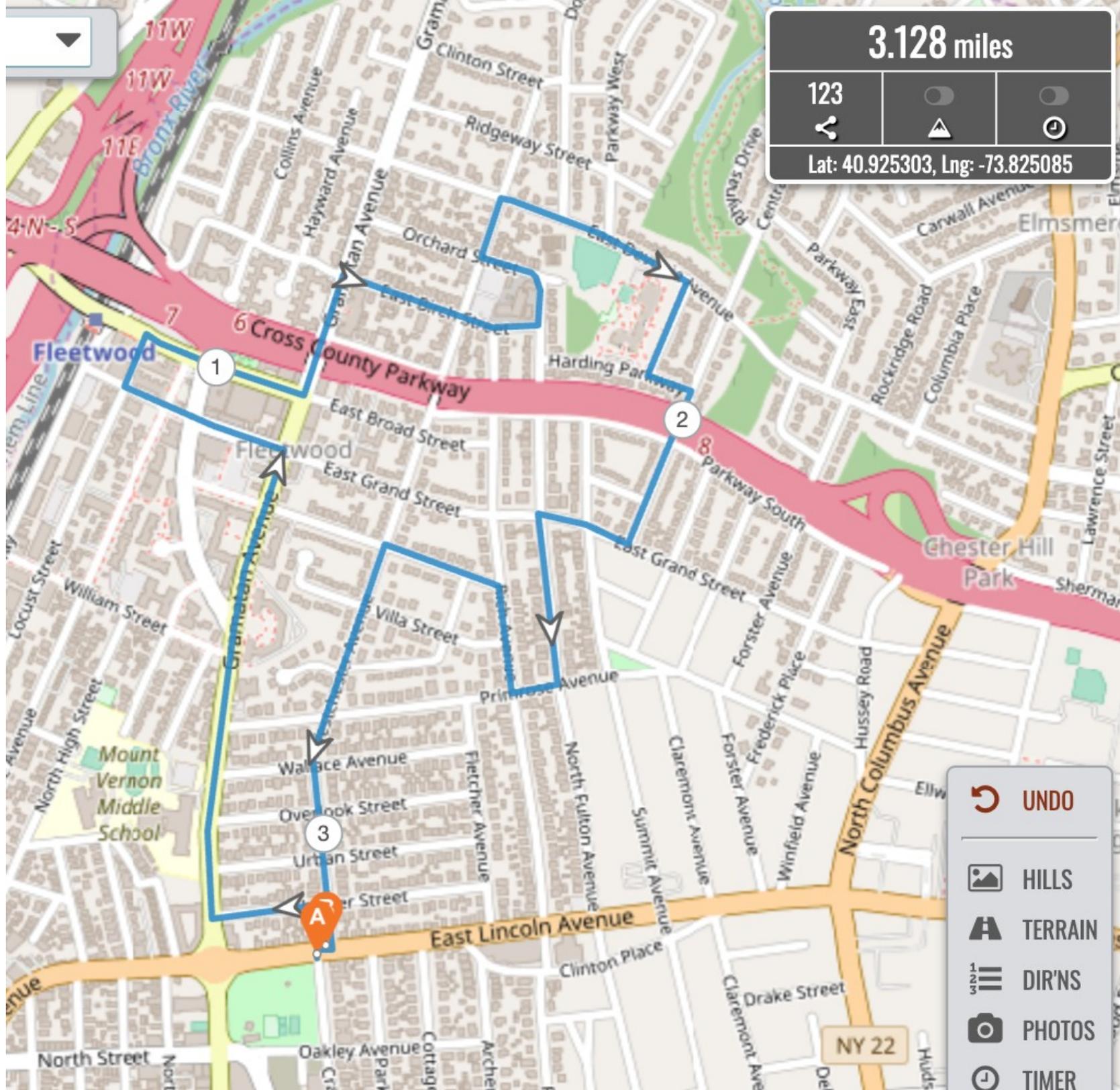
**KATHLEEN WALKER-PINCKNEY**  
*Commissioner*

**ANDRÉ G. EARLY**  
*Deputy Commissioner*

Thank you in advance for your consideration.

Respectfully submitted,

André G. Early  
Deputy Commissioner



**3.128 miles**

123

📶 🔒 📶

Lat: 40.925303, Lng: -73.825085

- 🔄 UNDO
- 📷 HILLS
- 🏠 TERRAIN
- ☰ DIR'NS
- 📷 PHOTOS
- 🕒 TIMER



**CITY OF MOUNT VERNON  
POLICE DEPARTMENT  
SUPPORT SERVICES DIVISION**



(914) 665-2500 FAX (914) 665-2559

*Captain Michael Goldman  
Commanding Officer*

*Executive Officer*

Date: October 30, 2024

To: Office of the Police Commissioner

From: Sgt. De Benedictis, Support Services Division

**Subject: 5<sup>th</sup> Annual Mount Vernon Thanksgiving Turkey Trot 5K Walk/Run**

Commissioner Kathleen Walker-Pinckney from the Department of Recreation and co-sponsor Nelda Bazil- Le Blanc have applied for a permit to hold a “We Run Mount Vernon Thanksgiving Turkey Trot 5K Walk/Run” scheduled to take place on Saturday, November 30, 2024, from 0500 until 1300 hours.

I recommend the participants utilize the sidewalk at all times during this event and adhere to all traffic control devices. I also recommend the patrol supervisor and sector car monitor the procession as we are unable to assign police escorts for the event. If additional manpower is needed, the supervisor should be authorized to hire the necessary number of officers, on an overtime basis, at the expense of the applicant.

Copies of the event flyer and procession route are attached.

Sgt De Benedictis #3  
Support Services Division

10/30/24

**CC: Patrol Division**



CITY OF MOUNT VERNON, N.Y.  
DEPARTMENT of PUBLIC WORKS

SHAWYN PATTERSON-HOWARD  
*Mayor*

City Hall, One Roosevelt Square  
Mount Vernon, NY, 10550  
(914) 914-665-2343  
email:dpwconcerns@mountvernonny.gov

DAMANI L. BUSH  
*Commissioner*

ROBERT L. HACKETT  
*Deputy Commissioner*

JOHN NUCULOVIC  
*Deputy Commissioner*

November 12, 2024

To: City Clerk's Office  
City of Mount Vernon, NY

**RE: 5th Annual Thanksgiving Turkey Trot 5K Run/Walk**

Replying to your memo regarding the 5<sup>th</sup> Annual Thanksgiving Turkey Trot 5K Run/Walk, please be advised that the Department of Public Works will assist in setting up the finish line with barricades for the safety of the runners as they finish. This will take place Saturday November 30<sup>th</sup> from 5:00AM-7:00AM.

Best Regards,

Robert L. Hackett  
Deputy Commissioner of Public Works



# City of Mount Vernon, New York

## Staff Report

1 ROOSEVELT SQ. RM.  
104  
CITY HALL, MOUNT  
VERNON, NEW YORK  
10550  
& VIA  
FACEBOOK.  
COM/MOUNTVERNONNY

**File #:** TMP -999

**Agenda Date:** 11/13/2024

**Agenda #:** 9.

### City Council:

#### **AN ORDINANCE AUTHORIZING THE RENAMING OF FIREHOUSE STATION #2 AT 435 SOUTH FULTON AVENUE IN HONOR OF FIRE LIEUTENANT JOSEPH L. MILES SR.**

**Whereas**, by letter dated October 30, 2024, the Commissioner of the Fire Department has requested legislation authorizing the renaming of Firehouse Station #2, located at 435 South Fulton Avenue, be officially renamed the “Lieutenant Joseph L. Miles Sr. Firehouse” in honor of his outstanding service, dedication to public safety, and advocacy for equality in the fire service; and

**Whereas**, Fire Lieutenant Joseph L. Miles Sr. was born on July 23, 1935, and served in the United States Army with the 82nd Airborne Division before joining the Mount Vernon Fire Department (MVFD) in 1963, becoming the third African American firefighter to serve within the department; and

**Whereas**, Lieutenant Miles dedicated 25 years of service to the MVFD, retiring in 1988, and throughout his career, he demonstrated an unwavering commitment to the fire service profession, consistently advocating for inclusion, equality, and expanding opportunities for people of color within the department; and

**Whereas**, Lieutenant Miles was instrumental in establishing the Vulcan Society of Westchester, an organization of Black firefighters, and actively participated in a landmark Department of Justice lawsuit, which resulted in the Vulcan Consent Decree and led to fairer hiring practices for minority applicants in the MVFD; and

**Whereas**, Lieutenant Miles’ leadership and dedication to equity increased the representation of Black firefighters in the MVFD by the 1980s and 1990s, contributing significantly to diversity within the department and improving opportunities for future generations of minority firefighters; and

**Whereas**, in addition to his professional accomplishments, Lieutenant Miles was a devoted husband, father, and community leader who exemplified the values of public service and inclusion, positively impacting residents and colleagues alike; and

**Whereas**, renaming Firehouse Station #2 at 435 South Fulton Avenue in his honor will serve as a fitting tribute to his lifelong dedication to the MVFD, the City of Mount Vernon, and his advocacy for fair and equal treatment within the fire service; **Now, Therefore, Be It Resolved That**

The City of Mount Vernon, in City Council convened, does hereby ordain and enact:

**Section 1. Renaming Firehouse Station #2.** Firehouse Station #2, located at 435 South

Fulton Avenue, shall be officially renamed the “**Lieutenant Joseph L. Miles Sr. Firehouse**” in honor of his outstanding service, dedication to public safety, and advocacy for equality in the fire service.

**Section 2. Installation of Commemorative Signage and Plaque.** The City of Mount Vernon shall install appropriate signage and a commemorative plaque at the newly named Lieutenant Joseph L. Miles Sr. Firehouse, detailing his life, achievements, and commitment to the community, ensuring that his legacy is preserved for future generations.

**Section 3. Dedication Ceremony.** The City Council authorizes the Department of Recreation and the MVFD to organize a formal dedication ceremony to honor Lieutenant Miles and celebrate his contributions to the community.

**Section 4. Funding and Implementation.** Necessary funds for signage, plaques, and other commemorative materials shall be allocated from the City budget under the Department of Recreation’s provisions.

**Section 5. Effective Date.** This ordinance shall take effect immediately upon its approval by the Board of Estimate & Contract.



## CITY OF MOUNT VERNON, N.Y.

Fire Department

**SHAWYN PATTERSON-HOWARD**  
*Mayor*

**Fire Headquarters**  
470 E Lincoln Ave  
Mount Vernon, NY 10552  
(914) 665-2611 – Fax: (914) 665-2630

**Deborah M. Norman**  
*Fire Commissioner*  
**Theodore W. Beale Jr.**  
*Deputy Fire Commissioner*  
**K. Robert Odindo**  
*Chief of Operations*  
**Aaron Marable**  
*Asst. Chief of Operations*

October 30, 2024

### **THROUGH OFFICE of THE MAYOR**

Honorable City Council  
City Hall, 1 Roosevelt Square  
Mount Vernon, NY 10550

RE: Naming Firehouse # 2

Dear Councilmembers,

**Purpose:** This request seeks to honor Fire Lieutenant Joseph L. Miles Sr., an influential figure in the Mount Vernon’s history and a trailblazer within the Mount Vernon Fire Department. Renaming Firehouse Station #2 at 435 South Fulton Avenue in his memory will commemorate his significant contributions to our community, his dedication to the Fire Service, and his lifelong commitment to advocating for equality and opportunity in the Fire Service profession.

**Background and service:** LT Joseph L Miles Sr. was born on July 23, 1935 and joined the United States Army in 1954. He proudly served with the 82<sup>ND</sup> Airborne Division. In 1963 he joined the Mount Vernon Fire Department becoming the Third African American Firefighter to do so. He remained a dedicated member of the FDMV for 25 years, retiring in 1988.

Throughout his career, LT Miles demonstrated unwavering commitment to improving opportunities for people of color to join the Fire service. He was instrumental in forming the Vulcan Society of Westchester, an organization of Black Firefighters, and actively engaged in the Department of Justice lawsuit that led to the Vulcan Consent Decree, ensuring fairer hiring practices for future minority applicants. His leadership inspired growth in representation within the FDMV, with Black Firefighter numbers rising significantly by the mid 1980’s and 1990’s.

**Community Impact:** LT “Joe” Miles not only contributed to public safety but embodied the spirit of inclusion and advocacy within Mount Vernon and beyond. His legacy of promoting equitable opportunity has paved the way for generations of Firefighters of diverse backgrounds, enhancing quality of life and safety within our city. In addition to his professional accomplishments, LT Miles was a dedicated husband, father and community leader who had a profound influence on residents and colleagues alike.

*“The Jewel of Westchester”*



## CITY OF MOUNT VERNON, N.Y.

Fire Department

**SHAWYN PATTERSON-HOWARD**  
*Mayor*

**Fire Headquarters**  
470 E Lincoln Ave  
Mount Vernon, NY 10552  
(914) 665-2611 – Fax: (914) 665-2630

**Deborah M. Norman**  
*Fire Commissioner*  
**Theodore W. Beale Jr.**  
*Deputy Fire Commissioner*  
**K. Robert Odindo**  
*Chief of Operations*  
**Aaron Marable**  
*Asst. Chief of Operations*

**Requests:** In recognition of LT’s Miles’ outstanding service and community impact, I respectfully request that the Mount Vernon City Council pass a resolution renaming Firehouse Station #2 at 435 South Fulton Avenue as the “LT Joseph L. Miles Firehouse”. This designation would ensure his legacy is honored and remembered by current and future generations of Mount Vernon residents and First Responders.

**Conclusion:** The renaming of Station # 2 after LT Joseph L. Miles, Sr would serve as a lasting tribute to his dedication to public service, his advocacy for equality and his commitment to the Mount Vernon community. We ask for your support in commemorating LT. Miles’ legacy by approving this request to rename Firehouse Station #2 in his honor.

Thanking you in advance for your support.  
Sincerely,

Deborah M. Norman  
Fire Commissioner, FDMV

*“The Jewel of Westchester”*



# City of Mount Vernon, New York

## Staff Report

1 ROOSEVELT SQ. RM.  
104  
CITY HALL, MOUNT  
VERNON, NEW YORK  
10550  
& VIA  
FACEBOOK.  
COM/MOUNTVERNONNY

**File #:** TMP -1001

**Agenda Date:** 11/13/2024

**Agenda #:** 10.

### City Council:

#### **AN ORDINANCE AUTHORIZING THE TECHNOLOGY UPGRADE PROJECT FOR THE FIRE DEPARTMENT**

**Whereas**, by letter dated October 29, 2024, the Commissioner of the Department of Management Services has requested legislation authorizing said Department to proceed with the Fire Department technology upgrade project as outlined, with a total project cost of \$81,383.60; and

**Whereas**, the Department of Management Services has identified the need for essential technology upgrades to enhance the operational effectiveness of the Mount Vernon Fire Department; and

**Whereas**, this upgrade project includes:

- Moving the Fire Department's RedAlert system to a cloud-based solution for improved data security and access, for \$24,130.00,
- Implementing a new Voice Recorder system with a 3-year, 24x7 support contract, totaling \$30,735.60, and
- Upgrading 18 computer and display systems for Fire Department staff for \$26,518.00; and

**Whereas**, the total project cost is \$81,383.60, with \$54,865.60 covered under the American Rescue Plan Act (ARPA) Budget Code 168.203.C927 and \$26,518.00 under the Management Services budget code A1680.203 (Equipment); and

**Whereas**, the Department of Management Services has consulted with the Finance Department, confirming that this project is ARPA-eligible and that funds are available in both the ARPA and Management Services budget lines; and

**Whereas**, the City Council's approval will allow the Department of Management Services to enter into agreements with vendors to complete the technology upgrade project, including a yearly renewable agreement with Alpine Software for RedNMX, a 3-year support contract with Eventide NexLog for the Voice Recorder system, and the purchase of necessary equipment; **Now, Therefore, Be It Resolved That**

The City of Mount Vernon, in City Council convened, does hereby ordain and enact:

**Section 1. Authorization of Technology Upgrade Project.** The City Council authorizes the Department of Management Services to proceed with the Fire Department technology upgrade project, which will cost \$81,383.60.

**Section 2. Funding Allocation.** Funding for this project shall be allocated as follows:

- ARPA Budget Code 168.203.C927 in the amount of \$54,865.60, and
- Management Services Budget Code A1680.203 (Equipment) in the amount of \$26,518.00.

**Section 3. Vendor Contracts and Agreements.** The Department of Management Services is authorized to enter into agreements with:

- **Alpine Software** for RedNMX cloud-based services, renewable annually,
- **Eventide NexLog** for the purchase and 3-year support of the Voice Recorder system, and
- Additional vendors are needed to procure equipment upgrades as specified in the project plan.

**Section 4. Effective Date.** This ordinance shall take effect immediately upon its approval by the Board of Estimate & Contract.



CITY OF MOUNT VERNON, N.Y.

Mayor Office

SHAWYN PATTERSON-HOWARD, MPA  
Mayor

City Hall, One Roosevelt Square  
Mount Vernon, NY. 10550  
(914) 665-2362 – Fax: (914) 665-6173

JUAN PEREZ  
Commissioner Management Services

October 29, 2024

VIA EMAIL:

Honorable City Council Members  
City of Mount Vernon  
1 Roosevelt Square  
Mount Vernon, New York 10550

**RE: Approval for an upgrade to technology for the Fire Department totaling 81,383.60 to be paid from ARPA 1680.203.C927 and Management Services Budget Line A1680.203**, for city council meeting to be held on November 13, 2024.

Honorable Council members:

The Department of Management Services requests approval from the City Council for a resolution to allow for the upgrade of technology for the Fire Department.

The upgrade project consists of the following items:

- Moving the Fire Departments RedAlert system to a cloud-based solution at a cost of \$24,130.00
- Implementing a new Voice Recorder system with a 3-year support contract offering 24x7 support at a cost of \$30,735.60
- Upgrading 18 Computer and Display for PVPD staff at a cost of \$26,518.00

The associated cost for this project would be covered under ARPA budget code 168.203.C927 for a total of \$54,865.60, and Additional hardware cost would be covered under Management Services budget code A1680.203 (Equipment) at a total of \$26,518.00. This would bring to total project cost to \$81,383.60.

We have consulted with Finance to ensure that this request meets the requirements of ARPA and to ensure that the funds are available in both ARPA and under the Management Services Budget lines.

Should this request meet with the approval of the city council, we will enter into a yearly agreement with Alpine Software for RedNMX, to be renewed yearly. Further we will purchase equipment from Eventide NexLog and enter into a 3-year support contract with them for the equipment. We will also execute the purchase of systems as upgrades to the exiting environment for the Fire Department.

Thank you.  
Sincerely,  
Juan Perez

Commissioner Management Services  
cc: Mayors Office, Comptroller

*“The Jewel of Westchester”*



# City of Mount Vernon, New York

## Staff Report

1 ROOSEVELT SQ. RM.  
104  
CITY HALL, MOUNT  
VERNON, NEW YORK  
10550  
& VIA  
FACEBOOK.  
COM/MOUNTVERNONNY

**File #:** TMP -992

**Agenda Date:** 11/13/2024

**Agenda #:** 11.

### City Council:

### **AN ORDINANCE AUTHORIZING THE TEMPORARY SUSPENSION AND ENFORCEMENT OF PARKING METERS IN DESIGNATED MUNICIPAL GARAGES AND LOTS TO PROMOTE HOLIDAY SHOPPING**

**Whereas**, by letter dated October 22, 2024, the Commissioner of the Department of Public Safety has requested legislation authorizing the temporary suspension of parking meter enforcement in the metered areas of the following municipal garages and lots listed below from December 9, 2024, through December 24, 2024, between the hours of 8:00 a.m. and 8:00 p.m., and on December 31, 2024, for the entire day; and

**Whereas**, the Department of Public Safety has requested that the City Council authorize a temporary suspension of parking meter enforcement in specified municipal garages and lots within the City of Mount Vernon during the holiday season to promote local shopping; and

**Whereas**, the City Council finds that temporarily suspending parking meter enforcement in these areas will encourage increased patronage of local businesses, thereby supporting economic growth during the holiday season; **Now, Therefore, Be It Resolved That**

The City of Mount Vernon, in City Council convened, does hereby ordain and enact:

**Section 1. Suspension of Parking Meter Enforcement.** Parking meter enforcement shall be suspended in the metered areas of the following municipal garages and lots from December 9, 2024, through December 24, 2024, between the hours of 8:00 a.m. and 8:00 p.m., and on December 31, 2024, for the entire day:

1. Lot No. 1 - South 5th Avenue
2. Lot No. 8 - North 3rd Avenue
3. Lot No. 9 - Roosevelt Square
4. Lot No. 11 - East Prospect Avenue

**Section 2. Public Notification.** The Department of Public Safety shall take appropriate steps to notify the public of this temporary suspension of parking meter enforcement, including placing signage at the affected parking locations.

**Section 3. Effective Date.** This ordinance shall take effect immediately upon its approval by the City Council.



**DEPARTMENT OF PUBLIC SAFETY**

BUREAU OF POLICE  
ROOSEVELT SQUARE  
MOUNT VERNON, NY 10550  
(914) 665-2500

**DAVID GIBSON**  
COMMISSIONER

**JENNIFER LACKARD**  
DEPUTY COMMISSIONER of Reform

**MARCEL OLIFIERS**  
CHIEF OF OPERATIONS

**SHAWYN PATTERSON - HOWARD**  
MAYOR

October 22, 2024

Honorable City Council Members  
City of Mount Vernon  
1 Roosevelt Square  
Mount Vernon, NY 10550

**RE: Suspension of Parking Meters for Holiday Shopping**

Honorable Councilmembers:

The Department of Public Safety respectfully requests the Honorable Members of the City Council enact legislation to suspend the enforcement of parking meters in the municipal parking garages and lots listed below (**metered areas only**) to promote holiday shopping from **December 9<sup>th</sup>-24<sup>th</sup>** from 8:00am – 8:00pm. In addition, I request the suspension to include December 31, 2024.

**Municipal Garages and Lots**

1. Lot No. 1 (South 5<sup>th</sup> Avenue)
2. Lot No. 8 (North 3<sup>rd</sup> Avenue)
3. Lot No. 9 (Roosevelt Square)
4. Lot No. 11 (East Prospect Avenue)

If this request meets the approval of your Honorable Body, please enact legislation granting this approval.

Sincerely,

David Gibson  
Commissioner of Public Safety

CC: Mayor  
Comptroller  
Law Department



# City of Mount Vernon, New York

## Staff Report

1 ROOSEVELT SQ. RM.  
104  
CITY HALL, MOUNT  
VERNON, NEW YORK  
10550  
& VIA  
FACEBOOK.  
COM/MOUNTVERNONNY

**File #:** TMP -996

**Agenda Date:** 11/13/2024

**Agenda #:** 12.

### City Council:

### AN ORDINANCE AMENDING CHAPTER 243-29 ENTITLED MAXIMUM FEES FOR TOWING AND STORAGE

#### Chapter 243. Tow Trucks

#### Article IV Business Operations; Equipment

§ 243-29 Maximum fees for towing and storage. <<https://ecode360.com/6604917>>

Section 1. Chapter 243-29 of the Code of the City of Mount Vernon, entitled “Maximum Fees for Towing and Storage” is hereby amended as follows:

- A. <<https://ecode360.com/6604918>> It shall be unlawful for any operator or the agent, servant and/or employee of such operator to charge more than [~~\$65~~] \$175.  
[Amended 5-23-1973, approved 5-24-1973; 10-12-1983, approved 10-13-1983; 3-9-1988, approved 3-10-1988; 5-9-2012, approved 5-10-2012]
- B. <<https://ecode360.com/6604919>> Services to be included in maximum charges. The maximum charges for towing hereinabove set forth shall include the normal services required to prepare the disabled or Impounded motor vehicle for such towing.
- C. <<https://ecode360.com/6604920>> Charges for additional services. In addition to the maximum towing charges hereinabove set forth, the tow truck operator or the agent, servant and/or employee of such operator is authorized to charge an additional charge, not to exceed \$25, for services necessarily rendered by such operator or his agent, servant and/or employee to prepare a disabled motor vehicle for towing. Such additional fee is to be limited only to those instances where a disabled motor vehicle is in an overturned condition or is in a ditch or where a flatbed truck is utilized.  
[Amended 3-9-1988, approved 3-10-1988]
- D. <<https://ecode360.com/6604921>> Storage charges. It shall be unlawful to charge more than [~~\$5~~] \$20 for storage of a disabled or impounded motor vehicle for each 24 hours or part thereof of the first five days and [~~\$10~~] \$40 for each 24 hours thereafter. No charge shall be made for storage for that period of time during which the tow truck operator is making authorized repairs to a disabled motor vehicle.  
[Amended 4-25-1973, approved 4-26-1973; 3-9-1988, approved 3-10-1988]

Section 2. This ordinance shall take effect upon its approval by the Board of Estimate and

Contract.

New Matter Underlined

Deleted Matter in Brackets [ ]



**DEPARTMENT OF PUBLIC SAFETY**

BUREAU OF POLICE  
ROOSEVELT SQUARE  
MOUNT VERNON, NY 10550  
(914) 665-2500

**DAVID GIBSON**  
COMMISSIONER

**JENNIFER LACKARD**  
DEPUTY COMMISSIONER of Reform

**MARCEL OLIFIERS**  
CHIEF OF OPERATIONS

**SHAWYN PATTERSON - HOWARD**  
MAYOR

October 28, 2024

Honorable City Council  
Members City of Mount Vernon  
1 Roosevelt Square  
Mount Vernon, New York 10550

**RE: RFP for Towing Services**

Honorable Councilmembers:

The Department of Public Safety is seeking permission to solicit competitive bids to provide towing services for the City of Mount Vernon.

Establishment of a new contract with competitively bid prices for towing services is imperative because the city has not had a contract for city towing since 2005. Utilizing a contracted tow company will expedite the removal of vehicles deemed as evidence, scofflaw vehicles, impounded vehicles and illegally parked vehicles. The bidding process will be for a ninety (90) day period.

If this request meets the approval of your Honorable Body, please enact legislation To arrange for the advertisement of bids in accordance with the attached bid notice.

Sincerely,

David Gibson  
Commissioner of Public Safety

CC: Mayor  
Comptroller  
Law Department



# City of Mount Vernon, New York

## Staff Report

1 ROOSEVELT SQ. RM.  
104  
CITY HALL, MOUNT  
VERNON, NEW YORK  
10550  
& VIA  
FACEBOOK.  
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**File #:** TMP -974

**Agenda Date:** 11/13/2024

**Agenda #:** 13.

### City Council:

**A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF MOUNT VERNON ADOPTING A  
NEGATIVE DECLARATION AND LOCAL LAW  
NO. \_\_ - 2024 AMENDING THE CITY CODE TO  
ENACT BAMBOO LEGISLATION**

**WHEREAS**, the City Council of the City of Mount Vernon proposes to amend the Code of the City of Mount Vernon (“Code”) to enact Chapter 90 entitled “Bamboo;” and

**WHEREAS**, the City Council finds that it is necessary and desirable, as a matter of public policy, to regulate bamboo in the City of Mount Vernon by banning running bamboo within the City; and

**WHEREAS**, the City Council, in conjunction with its Staff, prepared a draft “A Local Law to Enact Chapter 90 (Bamboo) of the Code of the City of Mount Vernon to Ban Running Bamboo” (“Code Amendment”), a copy of which is annexed to this Resolution; and

**WHEREAS**, the Code Amendment is classified as an Unlisted Action under the New York State Environmental Quality Review Act and its implementing regulations, 6 N.Y.C.R.R. Part 617 (“SEQRA”); and

**WHEREAS**, at a meeting of the City Council held October 10, 2024, the City Council designated itself Lead Agency for the uncoordinated review of the Code Amendment under SEQRA pursuant to 6 N.Y.C.R.R. Section 617.6(b)(1), and scheduled a Public Hearing on the Code Amendment for October 23, 2024; and

**WHEREAS**, the City Council duly published notice of a Public Hearing for the Code Amendment in three issues of the official newspaper for the City on October 15, 2024, October 17, 2024, and October 21, 2024; and

**WHEREAS**, the Public Hearing was duly held at City Hall on October 23, 2024, at 7:00 P.M., and all parties in attendance were permitted an opportunity to speak on behalf of or in opposition to the Code Amendment, and written comments were accepted for 10 days thereafter; and

**WHEREAS**, the City Council, after due deliberation, and having carefully considered the comments made at the Public Hearing and in written comments, finds that it is in the best interest of the City of Mount Vernon to adopt the Code Amendment as proposed; **NOW, THEREFORE, BE IT**

**RESOLVED**, that pursuant to Section 617.7 of SEQRA's implementing regulations, the City Council considered the impacts which may be reasonably expected to result from the Code Amendment by comparing them against the applicable criteria in said Section, and finds that:

1. The Code Amendment will not result in a substantial adverse change to existing air quality, ground or surface water quality and quantity, traffic or noise levels; a substantial increase in solid waste production; nor generate a substantial increase in potential for erosion, flooding, leaching or drainage problems.

2. The Code Amendment will not result in the removal or destruction of large quantities of vegetation or fauna; will not substantially interfere with the movement of a resident or migratory fish or wildlife species; will not significantly impact habitat area; and will not result in any substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species, or other significant adverse effects to natural resources.

3. The Code Amendment will not impair the environmental characteristics of a Critical Environmental Area.

4. The Code Amendment will not result in the creation of a material conflict with the City's current plans or goals, or the Zoning Code.

5. The Code Amendment will not result in the impairment of a character or quality of important historical, archeological, architectural or aesthetic resources or of existing community or neighborhood character.

6. The Code Amendment will not significantly impact the use of either the quantity or type of energy.

7. The Code Amendment will not create a hazard to human health.

8. The Code Amendment will not result in a substantial change in the use, or intensity of use, of land, including agricultural, open space, or recreational resources, or in its capacity to support existing uses.

9. The Code Amendment by itself will not encourage or attract a substantially larger number of people to a place compared to the number of people who would come to such place absent the action.

10. The Code Amendment will not create a material demand for other actions which would result in one of the above consequences.

11. The Code Amendment will either result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, nor when considered together, result in a substantial adverse impact on the environment.

12. The Code Amendment will neither result in two or more related actions undertaken,

funded or approved by an agency, none of which has or would have a significant impact on the environment, nor when considered cumulatively, meet one or more of the criteria in Section 617.7 of SEQRA's implementing regulations, and that the City Council considered possible long-term, short-term and cumulative impacts and found no significant effects which would result as a consequence of the proposed action.

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the City Council adopts Parts 1, 2 and 3 of the Short Environmental Assessment Form, and determines under SEQRA that the Code Amendment will not result in any significant adverse environmental impacts; **be it further**

**RESOLVED**, that the City Council adopts a Negative Declaration with respect to this "Unlisted" action under SEQRA, and determines that a Draft Environmental Impact Statement need not be prepared; **be it further**

**RESOLVED**, that this Negative Declaration was prepared in accordance with Article 8 of the New York Environmental Conservation Law and its implementing regulations at 6 N.Y.C.R.R. Part 617; **be it further**

**RESOLVED**, that the City Clerk is directed to (i) file a copy of this Resolution and Negative Declaration with the City pursuant to 6 N.Y.C.R.R. Section 617.12, (ii) file a copy of this Resolution and Negative Declaration with the Planning Board, and (iii) file a copy of this Resolution and Negative Declaration with the Westchester County Planning Board pursuant to GML Section 239-m within seven (7) days hereof; **be it further**

**RESOLVED**, the City Council hereby adopts and enacts the Code Amendment (Local Law No. \_\_-2024) entitled "A Local Law to Enact Chapter 90 (Bamboo) of the Code of the City of Mount Vernon to Regulate Bamboo," a copy of which is attached hereto and made a part hereof; **be it further**

**RESOLVED**, that the City Clerk is further directed to enter Local Law No. \_\_-2024 in the minutes of this meeting, and to give due notice of the adoption of Local Law No. \_\_-2024 to the New York Secretary of State; **be it further**

**RESOLVED**, that this Resolution shall take effect immediately.

**A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF MOUNT VERNON ADOPTING A  
NEGATIVE DECLARATION AND LOCAL LAW  
NO. \_\_ - 2024 AMENDING THE CITY CODE TO  
ENACT BAMBOO LEGISLATION**

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**WHEREAS**, the City Council finds that it is necessary and desirable, as a matter of public policy, to regulate bamboo in the City of Mount Vernon by banning running bamboo within the City; and

**WHEREAS**, the City Council, in conjunction with its Staff, prepared a draft “A Local Law to Enact Chapter 90 (Bamboo) of the Code of the City of Mount Vernon to Ban Running Bamboo” (“Code Amendment”), a copy of which is annexed to this Resolution; and

**WHEREAS**, the Code Amendment is classified as an Unlisted Action under the New York State Environmental Quality Review Act and its implementing regulations, 6 N.Y.C.R.R. Part 617 (“SEQRA”); and

**WHEREAS**, at a meeting of the City Council held October 10, 2024, the City Council designated itself Lead Agency for the uncoordinated review of the Code Amendment under SEQRA pursuant to 6 N.Y.C.R.R. Section 617.6(b)(1), and scheduled a Public Hearing on the Code Amendment for October 23, 2024; and

**WHEREAS**, the City Council duly published notice of a Public Hearing for the Code Amendment in three issues of the official newspaper for the City on October 15, 2024, October 17, 2024, and October 21, 2024; and

**WHEREAS**, the Public Hearing was duly held at City Hall on October 23, 2024, at 7:00 P.M., and all parties in attendance were permitted an opportunity to speak on behalf of or in opposition to the Code Amendment, and written comments were accepted for 10 days thereafter; and

**WHEREAS**, the City Council, after due deliberation, and having carefully considered the comments made at the Public Hearing and in written comments, finds that it is in the best interest of the City of Mount Vernon to adopt the Code Amendment as proposed; **NOW, THEREFORE, BE IT**

**RESOLVED**, that pursuant to Section 617.7 of SEQRA’s implementing regulations, the City Council considered the impacts which may be reasonably expected to result from the Code Amendment by comparing them against the applicable criteria in said Section, and finds that:

1. The Code Amendment will not result in a substantial adverse change to existing air quality, ground or surface water quality and quantity, traffic or noise levels; a substantial increase in solid waste production; nor generate a substantial increase in potential for erosion, flooding, leaching or drainage problems.

2. The Code Amendment will not result in the removal or destruction of large quantities of vegetation or fauna; will not substantially interfere with the movement of a resident or migratory fish or wildlife species; will not significantly impact habitat area; and will not result in any substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species, or other significant adverse effects to natural resources.

3. The Code Amendment will not result in the impairment of the environmental characteristics of a Critical Environmental Area.

4. The Code Amendment will not result in the creation of a material conflict with the City's current plans or goals, or the Zoning Code.

5. The Code Amendment will not result in the impairment of a character or quality of important historical, archeological, architectural or aesthetic resources or of existing community or neighborhood character.

6. The Code Amendment will not significantly impact the use of either the quantity or type of energy.

7. The Code Amendment will not create a hazard to human health.

8. The Code Amendment will not result in a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses.

9. The Code Amendment by itself will not encourage or attract a substantially larger number of people to a place compared to the number of people who would come to such place absent the action.

10. The Code Amendment will not create a material demand for other actions which would result in one of the above consequences.

11. The Code Amendment will either result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, nor when considered together result in a substantial adverse impact on the environment.

12. The Code Amendment will neither result in two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, nor when considered cumulatively, meet one or more of the criteria in Section 617.7 of SEQRA's implementing regulations, and that the City Council considered possible long-term, short-term and cumulative impacts and found no significant effects which would result as a consequence of the proposed action.

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the City Council adopts Parts 1, 2 and 3 of the Short Environmental Assessment Form, and determines under SEQRA that the Code Amendment will not result in any significant adverse environmental impacts; **be it further**

**RESOLVED**, that the City Council adopts a Negative Declaration with respect to this "Unlisted" action under SEQRA, and determines that a Draft Environmental Impact Statement need not be prepared; **be it further**

**RESOLVED**, that this Negative Declaration was prepared in accordance with Article 8 of the New York Environmental Conservation Law and its implementing regulations at 6 N.Y.C.R.R. Part 617; **be it further**

**RESOLVED**, that the City Clerk is directed to (i) file a copy of this Resolution and Negative Declaration with the City pursuant to 6 N.Y.C.R.R. Section 617.12, (ii) file a copy of this Resolution and Negative Declaration with the Planning Board, and (iii) file a copy of this Resolution and Negative Declaration with the Westchester County Planning Board pursuant to GML Section 239-m within seven (7) days hereof; **be it further**

**RESOLVED**, the City Council hereby adopts and enacts the Code Amendment (Local Law No. \_\_ -2024) entitled “A Local Law to Enact Chapter 90 (Bamboo) of the Code of the City of Mount Vernon to Regulate Bamboo,” a copy of which is attached hereto and made a part hereof; **be it further**

**RESOLVED**, that the City Clerk is further directed to enter Local Law No. \_\_-2024 in the minutes of this meeting, and to give due notice of the adoption of Local Law No. \_\_-2024 to the New York Secretary of State; **be it further**

**RESOLVED**, that this Resolution shall take effect immediately.

LOCAL LAW NO. \_\_ OF 2024  
A LOCAL LAW TO ENACT CHAPTER 90  
(BAMBOO) OF THE CODE OF THE CITY OF  
MOUNT VERNON TO BAN RUNNING BAMBOO

Be it Enacted by the City Council of the City of Mount Vernon as follows:

SECTION 1. The Code of the City of Mount Vernon is amended by adding the following (language in **Bold and Underlined** to be added), language in ~~**Strikethrough and Bold and Underlined**~~ to be deleted):

**Chapter 90. BAMBOO**

**§ 90-1. Title.**

**This local law is entitled “Bamboo.”**

**§ 90-2. Purpose and Intent.**

A. **Purpose. The purpose of this chapter is to promote and protect the property, property values, and health and welfare of the residents of the City of Mount Vernon; guests and visitors to the City; and aesthetic qualities of the environment of the City of Mount Vernon.**

B. **Intent. The City finds that the planting and/ or the growing of certain species of bamboo within the City of Mount Vernon has been, and will continue to be, destructive to the natural environment, including indigenous flora; potentially harmful to human health, in that it can provide a breeding ground for mosquitoes which are vectors for disease; destructive to structures, building foundations, walls, driveways, walkways and other improvements on properties within the City adjoining and neighboring those properties where such bamboo has been planted and/ or permitted to grow; and that, because of these effects, the City declares it necessary to regulate or prohibit the planting and/ or growing of such bamboo within the City.**

**§ 90-3. Definitions.**

**RUNNING BAMBOO - Any tropical or semitropical grasses with monopodial (leptomorph) rhizome (root) systems, including but not limited to the following plant genera: Arundinaria, Chimonobambusa, Phyllostachys, Pleioblastus, Pseudosasa, Sasa, Sasaella and Semiarundinaria.**

**CLUMPING BAMBOO - Any tropical or semitropical grasses with monopodial (leptomorph) rhizome (root) systems or sympodial (pachymorph) grasses, including but not limited to Bambusa, Chusquea, Dendrocalamus, Drepanostachyum, Fargesia, Himalayacalamus, Otatea, Thamnocalamus, Thyrsostachys and Yushania**

**§ 90-4. Regulation.**

A. **It shall be unlawful from the effective date of this chapter for an owner or tenant of property, anywhere within the City of Mount Vernon, to plant running bamboo into the ground, or, with respect to existing running bamboo, to cause, permit, cultivate and/or allow such bamboo to be maintained in such a manner that it migrates onto any adjoining property, including any public property and/ or any City right-of-way.**

B. **All running bamboo which migrates onto adjacent properties shall be deemed a public nuisance, and no property owner shall have any vested or nonconforming right to continue maintenance of such bamboo, even if it preexisted the adoption of this regulation.**

C. Every owner or occupant of property or person or corporation or other entity located within the City of Mount Vernon shall, before taking any action to plant, replant, install or reinstall or cause or permit the planting, replanting, installation or reinstallation of a plant species, upon any property, including but not limited to one-family and two-family residences, commonly considered to be classified as "clumping bamboo," register with the Department of Buildings and obtain a permit for such planting. The fee for such permit shall be \$25.

§ 90-5. Control of Running Bamboo.

Each owner of the property from which the running bamboo originated, or owner or tenant who has maintained bamboo that has spread to adjoining or neighboring properties, is required to take such measures as are reasonably expected to prevent such running bamboo from invading or growing onto adjoining or neighboring properties, including the City's right-of-way. Such measures shall include, but not be limited to, installation of sheathing impenetrable by running bamboo at a sufficient depth, which at a minimum shall be three (3) feet in depth, within the subject property lines where the running bamboo exists, to prevent encroachment upon adjoining or neighboring property, including the City's right-of-way, by such bamboo.

§ 90-6. Removal.

A. In the event that existing running bamboo growing on an owner's or tenant's property invades or grows upon an adjoining or neighboring property, including any public property and/ or any City right-of-way, the City's Building Inspector shall notify in writing, through the issuance of a Notice of Violation, the bamboo property owner that said owner or tenant has planted, caused, or permitted such bamboo to invade or grow upon an adjoining or neighboring property, and that said owner or tenant shall be responsible for the removal of such bamboo, within 30 days from the date of such notice.

B. In the event that new running bamboo is planted or allowed to grow on an owner's or tenant's property, the Building Inspector shall notify in writing, through the issuance of a Notice of Violation, the bamboo property owner that said owner or tenant has planted, caused, or permitted such bamboo to grow upon their property, and that said owner or tenant shall be responsible for the removal of such bamboo from the property and anywhere such bamboo has grown or spread to, within 30 days from the date of such notice. This subsection shall not apply if the Building Inspector issues a Notice of Violation to an adjoining or neighboring property pursuant to 90-6(A) of this chapter, and the property owner on which the bamboo is growing or has spread to permits the removal of said bamboo.

C. Property owners issued a Notice of Violation pursuant to subsections 90-6(A) 90-6(B) shall remove the offending bamboo in its entirety, including stems and roots, and dispose of the bamboo according to the " NYS DEC Guidelines for Disposing of Invasive Plant Material."

§ 90-7. Violations and penalties.

A. Violations. Any owner of the property from which the bamboo originated or owner of property where bamboo has been maintained who violates any of the provisions of this chapter shall be guilty of a violation thereof. Each and every day that a violation of this chapter shall exist shall constitute a separate violation of this chapter.

B. Penalties. Failure to cure a violation of any provision of this chapter within the allotted period of time, as specified within the Notice of Violation, shall be punishable by a fine of not less than \$ 100 and not more than \$ 500, for each violation. A second and subsequent violation for the same offense is punishable by a fine of not more than \$ 1, 000. Each day the violation is committed constitutes a separate offense. If a property owner is issued a second and subsequent violation

**pursuant to subsection 90-6(A), said property owner shall remove all of the existing bamboo on its property as well as the adjacent or neighboring property which caused such violation.**

**C. Remediation. If, after being issued a Notice of Violation, a property owner demonstrates good faith efforts to the satisfaction of the Building Inspector to remove the offending bamboo but is precluded from immediately doing so due to inclement weather, delays on the part of a bamboo removal service outside of the property owner's control, or issues obtaining access to the adjoining or neighboring property to remove the offending bamboo, the Building Inspector shall have the authority to preclude the involuntary delays from the count of violations.**

**SECTION 2.** If any section, subsection, clause, phrase or other portion of this local law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, the portion of the law declared to be invalid will be deemed a separate, distinct and independent portion and the declaration will not affect the validity of the remaining portions hereof, which will continue in full force and effect.

**SECTION 3.** This local law is adopted pursuant to the authority granted by Municipal Home Rule Law § 10. It supersedes the provisions of the City Law to the extent that they are inconsistent with this local law.

**SECTION 4.** This local law will take effect immediately upon its filing in the office of the Secretary of State in accordance with Municipal Home Rule Law § 27.

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Local Law to Enact Chapter 90 (Bamboo) of the Code of the City of Mount Vernon to Ban Running Bamboo			
Project Location (describe, and attach a location map): City-wide			
Brief Description of Proposed Action: The purpose of this proposed new Code chapter is to promote and protect the property, property values, and health and welfare of the residents of the City of Mount Vernon; guests and visitors to the City; and aesthetic qualities of the environment of the City of Mount Vernon. The City finds that the planting and/or the growing of certain species of bamboo within the City of Mount Vernon has been, and will continue to be, destructive to the natural environment, including indigenous flora; potentially harmful to human health, in that it can provide a breeding ground for mosquitoes which are vectors for disease; destructive to structures, building foundations, walls, driveways, walkways and other improvements on properties within the City adjoining and neighboring those properties where such bamboo has been planted and/or permitted to grow; and that, because of these effects, the City declares it necessary to regulate or prohibit the planting and/or growing of such bamboo within the City.			
Name of Applicant or Sponsor: City of Mount Vernon		Telephone: 914-665-2398 E-Mail: CGleason@mountvernonny.gov	
Address: City Hall, 1 Roosevelt Square			
City/PO: Mount Vernon		State: NY	Zip Code: 10550
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>City of Mount Vernon, City Council</u> Date: <u>__/__/2024</u>  Signature: <u>James Rausse, FAICP, WEDG</u> Title: <u>Planning Commissioner</u>		

Project: Short Term Rental Local Law

Date: \_\_\_/\_\_\_/2024

## *Short Environmental Assessment Form*

### *Part 2 - Impact Assessment*

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### *Short Environmental Assessment Form Part 3 Determination of Significance*

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

City of Mount Vernon City

\_\_\_\_\_  
Name of Lead Agency

Cathlin B. Gleason

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Date

President, City Council

\_\_\_\_\_  
Title of Responsible Officer

James Rausse, FAICP, WEDG - Planning Commissioner

\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)



# City of Mount Vernon, New York

## Staff Report

1 ROOSEVELT SQ. RM.  
104  
CITY HALL, MOUNT  
VERNON, NEW YORK  
10550  
& VIA  
FACEBOOK.  
COM/MOUNTVERNONNY

**File #:** TMP -1010

**Agenda Date:** 11/13/2024

**Agenda #:** 14.

### City Council:

#### **AN ORDINANCE AMENDING THE VEHICLE AND TRAFFIC REGULATIONS FOR COMMERCIAL VEHICLES IN CHAPTER 256, SECTIONS 11 AND 23 OF THE CODE OF THE CITY OF MOUNT VERNON**

WHEREAS, by letter dated September 7, 2022, Councilwoman Danielle Browne has requested a new ordinance to amend the Commercial Vehicle Parking Regulations in Chapter 256, Sections 11 and 23 of the Code of the City of Mount Vernon, NOW, THEREFORE,

The City of Mount Vernon, in City Council, convened, does hereby ordain and enact:

Section 1. Section 11 of Chapter 256 of the Code of the City of Mount Vernon, entitled "Overnight parking of commercial vehicles; penalties for offenses." is hereby amended as follows:

§ 256-11 **Overnight parking of commercial vehicles; penalties for offenses.** [Added 12-14-1966, approved 12-15-1966; amended 2-8-1967, approved 2-9-1967; 5-10-1972, approved 5-11-1972; 4-8-1998, approved 4-9-1998; 2-8-2023, approved 2-8-2023]

A. Definitions. As used in this section, the following terms shall have the meanings indicated:

#### **COMMERCIAL VEHICLE**

Every type of motor vehicle, as defined in the New York State Vehicle and Traffic Law, operated or driven upon a public highway used for business purposes. "Commercial vehicles" shall further include tractor-trailers, tractor-trailer combinations, semitrailers, privately owned military vehicles, backhoes, excavators, rollers, tractor cranes, truck cranes, power shovels, road-building machines, road sweepers, sand spreaders, buses, or any other vehicles being used for a commercial purpose:

[Amended 4-8-1998, approved 4-9-1998]

#### **PARK or PARKING**

The standing of a vehicle, whether occupied or not, otherwise than temporarily for the purpose of and while actually engaged in loading or unloading merchandise or passengers, except adjacent to a business establishment where vehicles are waiting to load or unload merchandise or passengers in the course of normal business operations where such business is located.

B. Restriction of parking; permit costs; signage

(1) Restriction. No commercial vehicle shall be parked on any street within the City limits between the hours of 7:00 p.m. and 6:00 a.m. unless in an area designated for commercial vehicle parking and the vehicle contains a valid permit for commercial parking issued by the Clerk's Office of the City of Mount Vernon. This shall not apply to vehicles that are in the process of loading or unloading

(2) Cost. The Clerk's Office shall set the cost of daily, monthly, and yearly permits annually. Permits are non-transferable.

(3) Signs.

[Amended 10-11-2023, approved 10-12-2023]

(a) The Department of Public Safety is hereby authorized and directed to erect signs at every entrance to the City of Mount Vernon indicating no parking for all vehicles over the weight of 10,000 [5,500] pounds or commercial vehicles on any public highway in the City of Mount Vernon between the hours of 7:00 p.m. and 6:00 a.m.

(b) When official signs prohibiting parking are erected at the entrances to the City of Mount Vernon as authorized herein, no person shall park a vehicle over the weight of 10,000 [5,500] pounds or a commercial vehicle upon any street in the City of Mount Vernon in violation of such signs.

C. Commercial Vehicle Parking Zones. The Department of Public Safety is hereby authorized and directed to designate commercial vehicle parking zones in the City of Mount Vernon. The Department of Public Safety shall erect signs at each and every lot and/or zone designed for commercial parking.

D. The provisions of this section prohibiting parking of vehicles between the hours of 7:00 p.m. and 6:00 a.m. shall not relieve any person from the duty to observe other and more restrictive provisions prohibiting the parking of vehicles in specified places or at specified times.

E. Penalties.

[Amended 5-10-1972, approved 5-11-1972]

(1) Any person, firm, partnership, or corporation, or any officer, member, agent, servant, or employee of any firm, partnership, or corporation, violating any of the provisions of this section shall be deemed guilty of a traffic infraction as defined by the Vehicle and Traffic Law of the State of New York.

(2) Any vehicle in violation of any of these provisions may be subject to ticketing, towing, and/or booting. Any person violating any of the provisions of this section may, upon conviction, be punished in accordance with penalties as fixed by the City Judge of the City of Mount Vernon, provided that such penalties are within the limits established as penalties for such offense or

infraction.

Section 2. Chapter 256-23 of the Code of the City of Mount Vernon, entitled “Penalties for offenses.” is hereby amended as follows:

**§256-23 Penalties for offenses.**

[Amended 3-12-1986, approved 3-13-1986; 2-8-2023, approved 2-8-2023]

Any person violating any provision of this article, except as otherwise provided herein, or of any other ordinance, order, rule, or regulation adopted pursuant to this article or otherwise, shall, upon conviction, be subject to the following punishment:

A. For the first [conviction] violation, such person shall be punished by a fine of not more than [\$280.00] 150 or by imprisonment for not more than 15 days, or by both such fine and imprisonment. Fines will double after thirty (30) days (for example, \$300.00), and after sixty (60) days, fines will triple (for example, \$450.00) and remain at that level.

[B. For a second such conviction within 18 months thereafter, such person shall be punished by a fine of not more than \$405.00 [150] or by imprisonment for not more than 45 days, or by both such fine and imprisonment.]

[C. Upon a third or subsequent conviction within 18 months after the first conviction, such person shall be punished by a fine of not more than \$675.00 [250] or by imprisonment for not more than 90 days, or by both such fine and imprisonment.]

Section 3. This ordinance shall take effect upon its adoption by the Board of Estimate & Contract.

New Matter Underlined

Deleted Matter in Brackets [ ]

**AN ORDINANCE AMENDING THE VEHICLE AND  
TRAFFIC REGULATIONS FOR COMMERCIAL VEHICLES  
IN CHAPTER 256, SECTIONS 11 AND 23 OF THE CODE OF  
THE CITY OF MOUNT VERNON**

WHEREAS, by letter dated September 7, 2022, Councilwoman Danielle Browne has requested a new ordinance to amend the Commercial Vehicle Parking Regulations in Chapter 256, Sections 11 and 23 of the Code of the City of Mount Vernon, NOW, THEREFORE,

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§ 256-11 **Overnight parking of commercial vehicles; penalties for offenses.**  
[Added 12-14-1966, approved 12-15-1966; amended 2-8-1967, approved 2-9-1967; 5-10-1972, approved 5-11-1972; 4-8-1998, approved 4-9-1998; 2-8-2023, approved 2-8-2023]

A. Definitions. As used in this section, the following terms shall have the meanings indicated:

**COMMERCIAL VEHICLE**

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[Amended 4-8-1998, approved 4-9-1998]

**PARK or PARKING**

The standing of a vehicle, whether occupied or not, otherwise than temporarily for the purpose of and while actually engaged in loading or unloading merchandise or passengers, except adjacent to a business establishment where vehicles are waiting to load or unload merchandise or passengers in the course of normal business operations where such business is located.

B. Restriction of parking; permit costs; signage

(1) Restriction. No commercial vehicle shall be parked on any street within the City limits between the hours of 7:00 p.m. and 6:00 a.m. unless in an area designated for commercial vehicle parking and the vehicle contains a valid permit for commercial parking issued by the Clerk’s Office of the City of Mount Vernon. This shall not apply to vehicles that are in the process of loading or unloading

(2) Cost. The Clerk’s Office shall set the cost of daily, monthly, and yearly permits annually. Permits are non-transferable.

(3) Signs.

[Amended 10-11-2023, approved 10-12-2023]

(a) The Department of Public Safety is hereby authorized and directed to erect signs at every entrance to the City of Mount Vernon indicating no parking for all vehicles over the weight of 10,000 [5,500] pounds or commercial vehicles on any public highway in the City of Mount Vernon between the hours of 7:00 p.m. and 6:00 a.m.

(b) When official signs prohibiting parking are erected at the entrances to the City of Mount Vernon as authorized herein, no person shall park a vehicle

over the weight of 10,000 [5,500] pounds or a commercial vehicle upon any street in the City of Mount Vernon in violation of such signs.

C. Commercial Vehicle Parking Zones. The Department of Public Safety is hereby authorized and directed to designate commercial vehicle parking zones in the City of Mount Vernon. The Department of Public Safety shall erect signs at each and every lot and/or zone designed for commercial parking.

D. The provisions of this section prohibiting parking of vehicles between the hours of 7:00 p.m. and 6:00 a.m. shall not relieve any person from the duty to observe other and more restrictive provisions prohibiting the parking of vehicles in specified places or at specified times.

E. Penalties.  
[Amended 5-10-1972, approved 5-11-1972]

(1) Any person, firm, partnership, or corporation, or any officer, member, agent, servant, or employee of any firm, partnership, or corporation, violating any of the provisions of this section shall be deemed guilty of a traffic infraction as defined by the Vehicle and Traffic Law of the State of New York.

(2) Any vehicle in violation of any of these provisions may be subject to ticketing, towing, and/or booting. Any person violating any of the provisions of this section may, upon conviction, be punished in accordance with penalties as fixed by the City Judge of the City of Mount Vernon, provided that such penalties are within the limits established as penalties for such offense or infraction.

Section 2. Chapter 256-23 of the Code of the City of Mount Vernon, entitled "Penalties for offenses." is hereby amended as follows:

**§256-23 Penalties for offenses.**  
[Amended 3-12-1986, approved 3-13-1986; 2-8-2023, approved 2-8-2023]

Any person violating any provision of this article, except as otherwise provided herein, or of any other ordinance, order, rule, or regulation adopted pursuant to this article or otherwise, shall, upon conviction, be subject to the following punishment:

A. For the first [conviction] violation, such person shall be punished by a fine of not more than [\$280.00] 150 or by imprisonment for not more than 15 days, or by both such fine and imprisonment. Fines will double after thirty (30) days (for example, \$300.00), and after sixty (60) days, fines will triple (for example, \$450.00) and remain at that level.

[B. For a second such conviction within 18 months thereafter, such person shall be punished by a fine of not more than \$405.00 [150] or by imprisonment for not more than 45 days, or by both such fine and imprisonment.]

[C. Upon a third or subsequent conviction within 18 months after the first conviction, such person shall be punished by a fine of not more than \$675.00 [250] or by imprisonment for not more than 90 days, or by both such fine and imprisonment.]

Section 3. This ordinance shall take effect upon its adoption by the Board of Estimate & Contract.

New Matter Underlined  
Deleted Matter in Brackets [ ]



# City of Mount Vernon, New York

## Staff Report

1 ROOSEVELT SQ. RM.  
104  
CITY HALL, MOUNT  
VERNON, NEW YORK  
10550  
& VIA  
FACEBOOK.  
COM/MOUNTVERNONNY

**File #:** TMP -1011

**Agenda Date:** 11/13/2024

**Agenda #:** 15.

### City Council:

### AN ORDINANCE AMENDING CHAPTER 243-29 ENTITLED MAXIMUM FEES FOR TOWING AND STORAGE

#### Chapter 243. Tow Trucks

#### Article IV Business Operations; Equipment

§ 243-29 Maximum fees for towing and storage. <<https://ecode360.com/6604917>>

Section 1. Chapter 243-29 of the Code of the City of Mount Vernon, entitled “Maximum Fees for Towing and Storage” is hereby amended as follows:

- A. <<https://ecode360.com/6604918>> It shall be unlawful for any operator or the agent, servant and/or employee of such operator to charge more than [~~\$65~~] \$175.  
[Amended 5-23-1973, approved 5-24-1973; 10-12-1983, approved 10-13-1983; 3-9-1988, approved 3-10-1988; 5-9-2012, approved 5-10-2012]
- B. <<https://ecode360.com/6604919>> Services to be included in maximum charges. The maximum charges for towing hereinabove set forth shall include the normal services required to prepare the disabled or Impounded motor vehicle for such towing.
- C. <<https://ecode360.com/6604920>> Charges for additional services. In addition to the maximum towing charges hereinabove set forth, the tow truck operator or the agent, servant and/or employee of such operator is authorized to charge an additional charge, not to exceed \$25, for services necessarily rendered by such operator or his agent, servant and/or employee to prepare a disabled motor vehicle for towing. Such additional fee is to be limited only to those instances where a disabled motor vehicle is in an overturned condition or is in a ditch or where a flatbed truck is utilized.  
[Amended 3-9-1988, approved 3-10-1988]
- D. <<https://ecode360.com/6604921>> Storage charges. It shall be unlawful to charge more than [~~\$5~~] \$20 for storage of a disabled or impounded motor vehicle for each 24 hours or part thereof of the first five days and [~~\$10~~] \$40 for each 24 hours thereafter. No charge shall be made for storage for that period of time during which the tow truck operator is making authorized repairs to a disabled motor vehicle.  
[Amended 4-25-1973, approved 4-26-1973; 3-9-1988, approved 3-10-1988]

Section 2. This ordinance shall take effect upon its approval by the Board of Estimate and Contract.

New Matter Underlined  
Deleted Matter in Brackets [ ]

**AN ORDINANCE AMENDING CHAPTER 243-29  
ENTITLED MAXIMUM FEES FOR TOWING  
AND STORAGE**

**Chapter 243. Tow Trucks**

**Article IV Business Operations; Equipment**

**§ 243-29 Maximum fees for towing and storage.**

Section 1. Chapter 243-29 of the Code of the City of Mount Vernon, entitled “Maximum Fees for Towing and Storage” is hereby amended as follows:

- A. It shall be unlawful for any operator or the agent, servant and/or employee of such operator to charge more than [~~\$65~~] \$175.  
[Amended 5-23-1973, approved 5-24-1973; 10-12-1983, approved 10-13-1983; 3-9-1988, approved 3-10-1988; 5-9-2012, approved 5-10-2012]
- B. Services to be included in maximum charges. The maximum charges for towing hereinabove set forth shall include the normal services required to prepare the disabled or Impounded motor vehicle for such towing.
- C. Charges for additional services. In addition to the maximum towing charges hereinabove set forth, the tow truck operator or the agent, servant and/or employee of such operator is authorized to charge an additional charge, not to exceed \$25, for services necessarily rendered by such operator or his agent, servant and/or employee to prepare a disabled motor vehicle for towing. Such additional fee is to be limited only to those instances where a disabled motor vehicle is in an overturned condition or is in a ditch or where a flatbed truck is utilized.  
[Amended 3-9-1988, approved 3-10-1988]
- D. Storage charges. It shall be unlawful to charge more than [~~\$5~~] \$20 for storage of a disabled or impounded motor vehicle for each 24 hours or part thereof of the first five days and [~~\$10~~] \$40 for each 24 hours thereafter. No charge shall be made for storage for that period of time during which the tow truck operator is making authorized repairs to a disabled motor vehicle.  
[Amended 4-25-1973, approved 4-26-1973; 3-9-1988, approved 3-10-1988]

Section 2. This ordinance shall take effect upon its approval by the Board of Estimate and Contract.

New Matter Underlined  
Deleted Matter in Brackets [ ]



# City of Mount Vernon, New York

## Staff Report

1 ROOSEVELT SQ. RM.  
104  
CITY HALL, MOUNT  
VERNON, NEW YORK  
10550  
& VIA  
FACEBOOK.  
COM/MOUNTVERNONNY

**File #:** TMP -963

**Agenda Date:** 10/23/2024

**Agenda #:** 16.

City Council:

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE AN APPLICATION FOR A CORRECTION FOR THE TAX YEARS 2023 AND 2024 FOR CITY, COUNTY AND SCHOOL TAX BILLS AND DIRECTING THE COMPTROLLER TO ISSUE A REFUND/CREDIT TO METRO GREEN REALTY OF WESTCHESTER, LLC / O OAK STREET - (BLOCK 164.68-1055-19) DUE TO A CORRECTION OF ERROR)

**Whereas**, by letter dated October 8, 2024, the Commissioner of the Department of Assessment advised the City Council that due to a Correction in Error, Metro Green Realty of Westchester, LLC, 0 Oak Street, Mount Vernon, NY 10550 for City, County, and School Tax Assessment for Block - 164.68-1055-19 on the Assessment Rolls for the following years warrants a correction and refund in the following amounts because there was an error in the essential facts and incorrectly assessed valuation, due to the parcel being within two (2) municipalities and the percentage in Mount Vernon was miscalculated on the 2023 final assessment roll for the 2024 tax year, which now warrants a correction in the following amounts for the tax year 2024: \$7,518.90 (City tax), \$2,880.45 (County tax) and \$14,350.50 (School tax); and

**Whereas**, this refund/credit is due to Metro Green Realty of Westchester, LLC because there was an error in the essential facts and an incorrectly assessed valuation due to the parcel being within two (2) municipalities and the percentage in Mount Vernon was miscalculated on the 2023 final assessment roll for the 2024 tax year; **Now, Therefore, Be It Resolved That**

The City of Mount Vernon, in City Council convened, does hereby ordain and enact:

Section 1. **Authorization to Execute Application for Correction.** The Mayor is hereby authorized to execute an application for correction to the 2023 Assessment Roll for the City, County, and School Tax Roll for Block - 164.68-1055-19 on the Tax Assessment Map, parcel being owned by Metro Green Realty of Westchester, LLC, 0 Oak Street, Mount Vernon, NY 10550 to indicate the correction herein.

Section 2. **Authorization to Issue Refund/Credit.** The Comptroller is hereby authorized and directed to issue a refund/credit to be satisfied in Budget Code A1964-492 in the total amount of \$24,749.85 (City, County, and School Tax) to Metro Green Realty of Westchester, LLC, 0 Oak Street, Mount Vernon, NY 10550, Block - 164.68-1055-19, which shall correct the City, County, and School

tax bills for the 2024 Tax Years.

Section 3. This ordinance shall take effect upon its approval by the Board of Estimate & Contract.



CITY OF MOUNT VERNON, N.Y.  
DEPARTMENT of ASSESSMENT

SHAWYN PATTERSON-HOWARD  
Mayor

City Hall, One Roosevelt Square  
Mount Vernon, NY, 10550  
(914) 665-2326 - Fax: (914) 665-3522

Stephanie Vanderpool  
Commissioner

Cranston D. Johnson  
Deputy Commissioner

October 8, 2024

Honorable Cathlin B. Gleason  
City Council President  
City Hall  
Mount Vernon, NY 10550

Re: Metro Green Realty of Westchester, LLC.  
0 Oak Street  
Mount Vernon, NY 10550  
164.68-1055-19

Dear: Honorable City Council

Please be advised there was an error in the essential facts an incorrect assessed valuation, do to the parcel being within (2) two municipalities and the percentage in Mount Vernon was miscalculated on the 2023 final assessment roll for the 2024 tax year.

Enclosed is an application (RP-556) which was approved by the by the Executive Director of Westchester County.

- 1) City, County & School Tax bills from the Comptroller's office and School district showing that the 2024 taxes were billed on the higher assessment of \$15,700.
- 2) Receipt from the Comptrollers office showing that the property owner paid the 2024 City and County taxes in full.
- 3) Receipt showing that the first half of the 2024 School Tax bill was paid.
- 4) Breakdown of what the taxes would have been based on the lower assessment of \$700.00

Please be advised the property owner is entitled to a refund on the CITY, COUNTY & SCHOOL tax levies.

*"The Jewel of Westchester"*



CITY OF MOUNT VERNON, N.Y.  
DEPARTMENT of ASSESSMENT

SHAWYN PATTERSON-HOWARD  
*Mayor*

City Hall, One Roosevelt Square  
Mount Vernon, NY, 10550  
(914) 665-2326 – Fax: (914) 665-3522

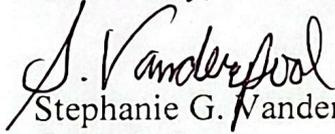
Stephanie Vanderpool  
*Commissioner*

Cranson D. Johnson  
*Deputy Commissioner*

The CITY is to refund \$7,518.90  
The COUNTY is to refund \$2,880.45  
The SCHOOL is to refund \$14,350.50

If this meets the approval of your Honorable Body would you kindly have the necessary legislation enacted. Please approve this and forward it to the Comptroller's Office for final processing.

Yours truly,

  
Stephanie G. Vanderpool  
Commissioner

Attachment: (10)

*"The Jewel of Westchester"*



# City of Mount Vernon, New York

## Staff Report

1 ROOSEVELT SQ. RM.  
104  
CITY HALL, MOUNT  
VERNON, NEW YORK  
10550  
& VIA  
FACEBOOK.  
COM/MOUNTVERNONNY

**File #:** TMP -1008

**Agenda Date:** 11/13/2024

**Agenda #:** 17.

### City Council:

#### **AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF CUSTODIAL ACCOUNTS FOR THE MANAGEMENT OF FUNDS RELATED TO SPECIFIC DEVELOPMENT PROJECTS**

**Whereas**, by letter dated November 6, 2024, the City Council President has requested legislation authorizing the establishment of custodial accounts for the properties listed in this ordinance, to be used exclusively for managing funds associated with each respective development project; and

**Whereas**, the City of Mount Vernon seeks to support the financial management of development projects through the establishment of custodial accounts to facilitate fund allocation and oversight; and

**Whereas**, custodial accounts are requested to serve as holding accounts until developers of specific projects successfully complete their presentations to the City Council, submit applications, and address reimbursement of attorney fees related to each development; and

**Whereas**, the following properties have been identified as requiring dedicated custodial accounts:

- 22 North 3rd Avenue
- Grace Church (52 South 6th Avenue)
- 56 South 12th Street
- 222 East 3rd Street (Mastermind); and

**Whereas**, establishing these custodial accounts will streamline the onboarding and fund management processes, ensuring each project aligns with city requirements prior to moving forward with City Council review; **Now, Therefore, Be It Resolved That**

The City of Mount Vernon, in City Council convened, does hereby ordain and enact:

**Section 1. Establishment of Custodial Accounts.** The Comptroller hereby authorizes the establishment of custodial accounts for the properties listed in this ordinance, to be used exclusively for managing funds associated with each respective development project.

**Section 2. Conditions for Fund Management.** Funds within each custodial account shall remain in holding until:

1. The developers have completed all the required presentations to the City Council.
2. Necessary applications have been submitted in accordance with city guidelines.
3. Reimbursement for attorney fees associated with each development has been arranged and documented.

**Section 3. Account Administration.** The City Comptroller's Office shall administer and oversee these custodial accounts, ensuring compliance with all city policies and maintaining accurate financial records for each project.

**Section 3. Effective Date.** This ordinance shall take effect upon its approval by the Board of Estimate & Contract.



**CITY COUNCIL**  
**CITY OF MOUNT VERNON**  
ONE ROOSEVELT SQUARE  
MOUNT VERNON, NY 10550  
(914) 665-2352 · FAX (914) 668-6044

**CITY COUNCIL MEMBERS**

Cathlin B. Gleason., President  
Jaevon Boxhill  
Danielle Browne, Esq.  
Edward Poteat  
Derrick Thompson

Nicole J. Bonilla, M.B.A.  
**DEPUTY CITY CLERK**

---

November 6, 2024

Comptroller Darren M. Morton  
City Of Mount Vernon  
1 Roosevelt Square  
Mount Vernon, NY 10550

Subject: Request to Establish Custodial Accounts for Property Projects

I am writing to formally request the establishment of custodial accounts for four specific properties, in coordination with your office, to support the management of funds for each respective project. These custodial accounts will serve as holding accounts until the developers of each project successfully complete their required presentation to the City Council and successfully submit their applications, and reimbursement for attorney fees associated with their developments.

The properties for which we are requesting custodial accounts are as follows:

- 22 North 3<sup>rd</sup> Avenue
- Grace Church (52 South 6<sup>th</sup> Avenue)
- 56 South 12th Street
- 222 East 3d St (Mastermind)

The custodial accounts will be necessary to ensure proper management of funds and follow all city requirements. We believe this will help streamline the onboarding process for these projects and make for a smoother transition once each developer is prepared to move forward with the City Council review process.

Please let us know if any additional documentation or information is required for the creation of these custodial accounts. We appreciate your assistance in this matter and are available to discuss any further specifics to support this request.

*Cathlin B. Gleason*

Cathlin B. Gleason  
President  
City Council of Mount Vernon



# City of Mount Vernon, New York

## Staff Report

1 ROOSEVELT SQ. RM.  
104  
CITY HALL, MOUNT  
VERNON, NEW YORK  
10550  
& VIA  
FACEBOOK.  
COM/MOUNTVERNONNY

**File #:** TMP -1009

**Agenda Date:** 11/13/2024

**Agenda #:** 18.

### City Council:

**A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF MOUNT VERNON, NEW YORK  
DECLARING ITSELF AS THE LEAD AGENCY FOR  
MOUNT VERNON EAST ZONING AMENDMENTS,  
AND SCHEDULING A PUBLIC HEARING**

**WHEREAS**, the City Council of the City of Mount Vernon is in receipt of an Amended Petition submitted by Alexander Development Group (“Petitioner”) to amend the Zoning Ordinance of the City of Mount Vernon to create a new Mount Vernon East TOD High-Density District (“TOD-1 District”), and to amend the Zoning Map to apply this TOD-1 District to an area of land comprising one city block, bounded by Portugal Place, East Prospect Avenue, Rich Avenue and Elm Avenue (“Zoning Petition”); and

**WHEREAS**, Petitioner is the owner of three adjacent tax lots known as 140, 146, and 152 East Prospect Avenue, totaling approximately 0.828 acres, and designated on the City of Mount Vernon Tax Map as Section 165.63, Block 1141, Lots 9, 10, and 11 (collectively, “Property”); and

**WHEREAS**, the Property is located in an RMF-15 Multifamily Residence District, and within the area of land proposed to be rezoned to the TOD-1 District; and

**WHEREAS**, the purpose of the requested rezoning of the Property is to allow Petitioner’s proposed 21-story mixed-use building, consisting of approximately 288,784 square feet of gross floor area, which would accommodate up to 350 market rate dwelling units, approximately 7,000 sf of retail space, and 201 parking spaces (collectively, “Project”); and

**WHEREAS**, on or about September 17, 2024, Petitioner submitted to the City Council the Zoning Petition, together with a conceptual site plan, floor plans, and renderings, as well as a Full Environmental Assessment Form and associated supplemental studies (collectively, “EAF”); and

**WHEREAS**, as described in the EAF, the Proposed Action includes the requested Zoning Petition and the redevelopment of the Property for the Project as further described in Petitioner’s application materials; and

**WHEREAS**, the Project has been reduced in scale from Petitioner’s prior proposals for a 30-story and 26-story mixed-use building at the Property in 2018 and 2021, respectively; and

**WHEREAS**, Petitioner modified the Project to be consistent with the recommendations outlined in the City Council’s Downtown Vision Report, adopted in January 2024; and

**WHEREAS**, the City Council previously designated its intent to serve as Lead Agency for the prior proposals pursuant to the State Environmental Quality Review Act and its implementing regulations at 6 N.Y.C.R.R. Part 617 (collectively, “SEQRA”); and

**WHEREAS**, the City Council is the approval authority for the Zoning Petition; and

**WHEREAS**, the Proposed Action is a Type I action under SEQRA; and

**WHEREAS**, on October 10, 2024, the City Council re-designated its intent to serve as Lead Agency for the coordinated review of the Proposed Action pursuant to SEQRA; and

**WHEREAS**, the City Council concluded that it is the appropriate agency to serve as the Lead Agency; and

**WHEREAS**, the City Council provided written notice of its intent to serve as Lead Agency to the Involved and Interested Agencies; and

**WHEREAS**, the City Council has not received any written objections from any Involved or Interested Agency to the Council’s designation as Lead Agency; and

**WHEREAS**, on November 6, 2024, the Planning Board consented to the City Council’s designation as Lead Agency; **NOW, THEREFORE, BE IT**

**RESOLVED**, that the City Council declares itself as the Lead Agency to conduct a coordinated review of the potential environmental impact of the Proposed Action under SEQRA; **BE IT FURTHER**

**RESOLVED**, that the City Council shall hold a Public Hearing on the Zoning Petition on December 11, 2024, at 7:00 p.m. in City Hall, Council Chambers - Room 206, 1 Roosevelt Square N., Mount Vernon, New York, 10550, where public comment will be heard regarding the Zoning Petition, and written comments on the Zoning Petition are requested, and will be accepted by the City Council up to ten (10) days following the close of the Public Hearing; **BE IT FURTHER**

**RESOLVED**, that the City Clerk shall arrange to fulfill the notice requirements for the Public Hearing pursuant to Section 267-61 of the Code; **BE IT FURTHER**

**RESOLVED**, that this Resolution shall take effect immediately.

**A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF MOUNT VERNON, NEW YORK  
DECLARING ITSELF AS THE LEAD AGENCY FOR  
MOUNT VERNON EAST ZONING AMENDMENTS,  
AND SCHEDULING A PUBLIC HEARING**

**WHEREAS**, the City Council of the City of Mount Vernon is in receipt of an Amended Petition submitted by Alexander Development Group (“Petitioner”) to amend the Zoning Ordinance of the City of Mount Vernon to create a new Mount Vernon East TOD High-Density District (“TOD-1 District”), and to amend the Zoning Map to apply this TOD-1 District to an area of land comprising one city block, bounded by Portugal Place, East Prospect Avenue, Rich Avenue and Elm Avenue (“Zoning Petition”); and

**WHEREAS**, Petitioner is the owner of three adjacent tax lots known as 140, 146, and 152 East Prospect Avenue, totaling approximately 0.828 acres, and designated on the City of Mount Vernon Tax Map as Section 165.63, Block 1141, Lots 9, 10, and 11 (collectively, “Property”); and

**WHEREAS**, the Property is located in an RMF-15 Multifamily Residence District, and within the area of land proposed to be rezoned to the TOD-1 District; and

**WHEREAS**, the purpose of the requested rezoning of the Property is to allow Petitioner’s proposed 21-story mixed-use building, consisting of approximately 288,784 square feet of gross floor area, which would accommodate up to 350 market rate dwelling units, approximately 7,000 sf of retail space, and 201 parking spaces (collectively, “Project”); and

**WHEREAS**, on or about September 17, 2024, Petitioner submitted to the City Council the Zoning Petition, together with a conceptual site plan, floor plans, and renderings, as well as a Full Environmental Assessment Form and associated supplemental studies (collectively, “EAF”); and

**WHEREAS**, as described in the EAF, the Proposed Action includes the requested Zoning Petition and the redevelopment of the Property for the Project as further described in Petitioner’s application materials; and

**WHEREAS**, the Project has been reduced in scale from Petitioner’s prior proposals for a 30-story and 26-story mixed-use building at the Property in 2018 and 2021, respectively; and

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**WHEREAS**, the City Council is the approval authority for the Zoning Petition; and

**WHEREAS**, the Proposed Action is a Type I action under SEQRA; and

**WHEREAS**, on October 10, 2024, the City Council re-designated its intent to serve as Lead Agency for the coordinated review of the Proposed Action pursuant to SEQRA; and

**WHEREAS**, the City Council concluded that it is the appropriate agency to serve as the Lead Agency; and

**WHEREAS**, the City Council provided written notice of its intent to serve as Lead Agency to the Involved and Interested Agencies; and

**WHEREAS**, the City Council has not received any written objections from any Involved or Interested Agency to the Council's designation as Lead Agency; and

**WHEREAS**, on November 6, 2024, the Planning Board consented to the City Council's designation as Lead Agency; **NOW, THEREFORE, BE IT**

**RESOLVED**, that the City Council declares itself as the Lead Agency to conduct a coordinated review of the potential environmental impact of the Proposed Action under SEQRA; **BE IT FURTHER**

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**RESOLVED**, that the City Clerk shall arrange to fulfill the notice requirements for the Public Hearing pursuant to Section 267-61 of the Code; **BE IT FURTHER**

**RESOLVED**, that this Resolution shall take effect immediately.