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MOUNT VERNON, NY
2025 SEP 24 P 9:35

City of Mount Vernon, New York

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



Meeting Agenda - Final

Wednesday, September 24, 2025

7:00 PM

**CITY COUNCIL CHAMBERS
CITY HALL**

City Council

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

*JORDAN A. RIULLANO, J.D.
Deputy City Clerk*

**A REGULAR MEETING OF THE CITY OF THE MOUNT VERNON CITY COUNCIL
HELD ON WEDNESDAY, SEPTEMBER 24, 2025.
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: Danielle Browne, President

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

CALL TO ORDER / PLEDGE OF ALLEGIANCE

Council President Danielle Browne 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 Browne 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 City Clerk Nicole Bonilla

REPORTS OF STANDING COMMITTEES AND ACTION THEREON

To the Council:

LEGISLATION AND PUBLIC WORKS

1. Department of Management Services: An Ordinance Authorizing Approval for the Mayor to Enter into a One-Year Support Contract with SHI for Broadcom VMWare Support
2. Office of the Mayor: An Ordinance Authorizing City Staff to Attend the OpenGov Long Island Permitting & Licensing User Group Event and Approving Reimbursement of Travel Expenses
3. Department of Public Works: An Ordinance Authorizing the Mayor to Enter into a Non-Binding Memorandum of Understanding with the Center for Economic and Environmental Partnership, Inc (CEEP)
4. Water Department: An Ordinance Authorizing Attendance to the Project Wet Facilitator Training
5. Office of the City Clerk: An Ordinance Authorizing Three (3) Office of the City Clerk Staff Members to attend OpenGov Permitting & Licensing User Group in Huntington, New York on October 1, 2025

6. City Council: A Resolution of the City Council of the City of Mount Vernon, New York, Honoring Brother George W. Brown for Exemplary Service and Community Leadership
7. City Council: A Resolution of the City Council of the City of Mount Vernon, New York, Honoring Brother Curtis R. Nelson Jr.

To the Council:

HUMAN RESOURCES

8. Department of Recreation: An Ordinance Authorizing the Department of Recreation to Sponsor the Annual Pumpkin Fest and Carving Event at Hartley Park and Directing Support from other City Departments
9. City Council: An Ordinance Authorizing the Co-Naming of the Corner of Primrose Avenue and Fredrick Place in Honor of Stephanie Mills

To the Council:

PUBLIC SAFETY AND CODES

10. Department of Buildings: An Ordinance to Amend Legislation Regarding Building Safety Inspections Currently Conducted by the City's Third-Party Consultant
11. Department of Buildings: An Ordinance Authorizing the Department of Buildings, in Partnership with the Department of Public Safety to Host the Second Annual Trunk-or-Treat Event
12. Fire Department: An Ordinance Authorizing a Leave of Absence Without Pay for Fire Inspector Taj Bridgers as he serves as a Probationary Firefighter
13. Fire Department: An Ordinance Authorizing the Acceptance of a Temporary Loan of a Fire Engine (Pumper) from the City of Yonkers, New York
14. Department of Public Safety: An Ordinance Authorizing the Mayor to Enter into a Memorandum of Understanding Between Westchester County and the City of Mount Vernon to Participate in the Mutual Aid and Rapid Response Plan for the Police Departments of Westchester County, New York from July 31, 2025, to July 30, 2030

To the Council:

FINANCE AND PLANNING

15. Assessor: An Ordinance Authorizing the Amendment of Ordinance No. 16, Adopted by the City Council on September 10, 2025, entitled "AN ORDINANCE AUTHORIZING THE REFUND OF TAXES PAID ON AN INCORRECTLY ASSESSED PROPERTY, PURSUANT TO RPTL SECTION 550 - (HUDSON GREENWICH LLC, 545 SOUTH FULTON AVENUE (169.40-4088-8))

16. Department of Planning & Community Development: A Resolution of the City Council of the City of Mount Vernon Adopting a Negative Declaration and An Ordinance Amending the City Code to Enact Legislation Regarding Health Clubs and Fitness Centers in the MX-1, MVW-H, MVW-C, NB, OB, DB, CB, LI-7.5, LI-15, I, TOD-1, AND DTOAD DISTRICTS
17. Department of Planning & Community Development: An Ordinance Authorizing the Amendment of Chapter 267 (Zoning) of the Code of the City of Mount Vernon to Permit and Regulate Health Clubs and Fitness Centers in the MX-1, MVW-H, MVW-C, NB, OB, DB, CB, LI-7.5, LI-15, I, TOD-1, and DTOAD Districts
18. Department of Planning & Community Development: A Resolution of the City Council of the City of Mount Vernon Adopting an Ordinance Amending the City Code to Extend the Expiration of Approvals from the City's Land Use Boards -- (see attached: An Ordinance Authorizing the Amendment of Chapter 10 (Architectural Review Board) and Chapter 267 (Zoning) of the Code of the City of Mount Vernon to Extend the Expiration of Approvals from the City's Land Use Boards from ~~Two~~ Years to Thirty (30) Months)
Two //
19. Department of Planning & Community Development: A Resolution of the City Council of the City of Mount Vernon Designating Itself as Lead Agency for the Environmental Review of the Envision Mount Vernon Comprehensive Plan, Referring the Comprehensive Plan to the City Corporation Counsel, City Planning Board, and Westchester County Planning Board, and Scheduling a Public Hearing
20. Department of Planning & Community Development: An Ordinance Authorizing the Department of Planning & Community Development Staff to Attend the OpenGov Permitting & Licensing User Group Event - (Huntington, NY on October 1, 2025)

ADD-ON

LEGISLATION AND PUBLIC WORKS

21. Melissa Cardany: An Ordinance Authorizing the Temporary Street Closure and Community Event Approval for "Frenchy Day" on Saturday, September 27, 2025 - (Block Party Memorial Eevent Honoring Michael "Frenchy" Bonéy)

PUBLIC SAFETY AND CODES

22. City Council: A Resolution of the City Council of the City of Mount Vernon, New York, Honoring Marvin Church for His Outstanding Leadership and Service
23. City Council: A Resolution of the City Council of the City of Mount Vernon, New York, Honoring Dr. Diane Kaye Williams for Her Outstanding Service and Leadership in Environmental Education and Climate Justice

LEGISLATION AND PUBLIC WORKS

- 24. Department of Public Works: An Ordinance Authorizing the Public Release of RFQ No. 08.25 for Professional Engineering and Management Services for the Rehabilitation of City-Owned Structures
- 25. Department of Public Works: An Ordinance Authorizing a Two-Year Agreement with County Excavating, LLC for Various Public Works / Construction Equipment Rentals, with a One-Year Renewal Option
- 26. City Council: An Ordinance Authorizing and Approving the City of Mount Vernon Honorary Street Co-Naming Policy

NOT
ADOPTED

OTHER BUSINESS/CLOSING COMMENTS

SEP 24 2025

AN ORDINANCE AUTHORIZING APPROVAL FOR THE MAYOR TO ENTER INTO A ONE-YEAR SUPPORT CONTRACT WITH SHI FOR BROADCOM VMWARE SUPPORT

Whereas, in correspondence dated September 18, 2025, the Commissioner of the Department of Management Services formally requested authorization for the Mayor to enter into a one-year support contract with SHI for Broadcom VMware support, in the amount of \$61,244.80, to ensure continued support for the City's critical VMware environment; and

Whereas, the Department of Management Services has requested approval from the City Council to enter into a one-year support contract with Broadcom through SHI for the City's VMware software environment; and

Whereas, the Broadcom VMware environment is essential to the critical operations of both City Hall and the Mount Vernon Police Department; and

Whereas, the existing support contract for Broadcom VMware expires on October 31, 2025, necessitating a timely renewal to ensure uninterrupted support for the City's production systems; and

Whereas, Broadcom, the owner of VMware, has implemented restrictions on authorized support providers, and SHI has submitted the most cost-effective quote among the three obtained by the Department of Management Services; and

Whereas, the one-year contract payment will be Sixty-One Thousand Two Hundred Forty-Four Dollars and Eighty Cents (\$61,244.80), to be paid from Budget Code 1680.215; Now, Therefore, Be It Resolved That

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

Section 1. Authorization. The City Council hereby authorizes the Mayor to enter into a one-year support contract with SHI for Broadcom VMware support, in the amount of \$61,244.80, to ensure continued support for the City's critical VMware environment.

Section 2. Funding. Payment for the contract shall be made from Budget Code 1680.215 as allocated in the current fiscal year budget.

Section 3. Execution. The Mayor is hereby authorized and directed to execute all necessary documents to effectuate the terms of this ordinance and to take any other actions required to carry out the intent of this authorization.

Section 4. Effective Date. This ordinance shall take effect immediately upon adoption by the City Council and subsequent approval by the Board of Estimate & Contract.

Vote Taken As Follows: 9/24/2025

Boxhill: Yea Gleason: Yea

Poteat: Yea Thompson: Yea

Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

SEP 25 2025

Date

BY

Mayor

[Signature]

Councilperson

THIS ORDINANCE ADOPTED BY CITY COUNCIL

President

ATTEST:

[Signature]

City Clerk

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SEP 24 2025

2

AN ORDINANCE AUTHORIZING CITY STAFF TO ATTEND THE OPENGOV LONG ISLAND PERMITTING & LICENSING USER GROUP EVENT AND APPROVING REIMBURSEMENT OF TRAVEL EXPENSES

Whereas, in correspondence dated September 16, 2025, the Deputy Chief of Staff formally requested authorization for designated staff members from the Fire and Building Departments to attend the OpenGov Long Island Permitting & Licensing User Group scheduled for Wednesday, October 1, 2025, from 7:30 a.m. to 3:00 p.m. at 100 Main Street, Huntington, NY 11743, and is designed exclusively for municipal representatives engaged in permitting and licensing; and

Whereas, the City of Mount Vernon is committed to modernizing its permitting and licensing systems to improve efficiency, transparency, and service delivery for residents and businesses; and

Whereas, Attendance at this user group provides an opportunity to:

- Build local connections by networking with regional municipal peers;
• Learn from real-world successes through presentations by municipal leaders and OpenGov customers;
• Gain hands-on product training through interactive breakout sessions with OpenGov staff; and
• Preview upcoming product features and provide feedback to enhance implementation in Mount Vernon; and
• Participation will ensure the City is leveraging OpenGov effectively and aligning with regional best practices; and

Whereas, the following staff members are designated as liaisons for their respective departments:

- Fire Department: Sylver Jones; Dorothy Anderson; Alternate: Ted Beale
• Building Department: Hediye Mamak; Dawn Asbury; Jamie Pessin; and

Whereas, pursuant to the City's travel policy, reimbursement for mileage and tolls for travel beyond 35 miles requires both Council and Board of Estimate approval, and Huntington, NY, exceeds this limit; and

Whereas, the event itself is free to attend, and only mileage and toll expenses will be reimbursed from the following departmental budget lines:

- Fire Department - A3410.451 Training
• Building Department - A3620.451 Training;

Now, Therefore, Be It Ordained By The City Council of the City of Mount Vernon, New York:

Section 1. Authorization to Attend. The City Council hereby authorizes the designated staff members from the Fire and Building Departments to attend the OpenGov Long Island Permitting & Licensing User Group event on October 1, 2025, in Huntington, NY.

Section 2. Reimbursement Approval. Reimbursement for mileage and tolls associated with attendance at this event is hereby approved in accordance with the City's travel policy. Such reimbursement shall be made from the departmental budget codes listed in the Whereas clauses above.

Section 3. Compliance with Travel Policy. This authorization and reimbursement approval shall serve as compliance with the requirement for prior Council approval for travel exceeding the 35-mile threshold.

Section 4. Effective Date. This Ordinance shall take effect immediately upon adoption by the City Council and subsequent approval by the Board of Estimate & Contract.

Vote Taken As Follows: 9/24/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

SEP 25 2025

Date

BY

Mayor

Cathleen Gleason
Councilperson

THIS ORDINANCE ADOPTED BY CITY COUNCIL

President

ATTEST:

City Clerk

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3

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A NON-BINDING MEMORANDUM OF UNDERSTANDING WITH THE CENTER FOR ECONOMIC AND ENVIRONMENTAL PARTNERSHIP, INC. (CEEP)

Whereas, in a letter dated September 8, 2025, the Director of Sustainability and the Commissioner of Public Works formally requested authorization for the Mayor to execute a non-binding Memorandum of Understanding with the Center for Economic and Environmental Partnership, Inc. (CEEP), enabling the City’s participation in the Climate Action Planning Institute and enhancing Mount Vernon’s ability to advance state-aligned climate objectives; and

Whereas, the City of Mount Vernon is committed to advancing sustainability, environmental justice, and climate resilience in alignment with New York State’s climate and clean energy goals; and

Whereas, the Hudson Valley Regional Council’s Climate Action Planning Institute (CAPI), with support from the New York State Department of Environmental Conservation’s Climate Smart Communities program, provides structured technical assistance to municipalities for developing comprehensive climate action plans, greenhouse gas inventories, and resilience strategies; and

Whereas, the Center for Economic and Environmental Partnership, Inc. (CEEP), a nonprofit organization with decades of experience supporting municipalities across New York State, has secured grant funding through the New York Community Trust to provide technical and administrative support—including a part-time Sustainability Coordinator—through March 2026; and

Whereas, participation in CAPI and partnership with CEEP will enhance Mount Vernon’s ability to:

- Engage fully in regional climate action planning;
- Advance Climate Smart Communities (CSC) and Clean Energy Communities (CEC) program goals;
- Position the City for state and federal recognition, technical assistance, and future grant opportunities;
- Demonstrate regional leadership in sustainability, environmental justice, and workforce development without imposing immediate financial burdens on the City budget; and

Whereas, entering into a non-binding Memorandum of Understanding with CEEP is necessary to formalize this strategic collaboration and ensure Mount Vernon maximizes its participation in CAPI; **Now, Therefore, Be It Resolved That**

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

Section 1. Authorization. The Mayor of the City of Mount Vernon is hereby authorized to enter into a non-binding Memorandum of Understanding with the Center for Economic and Environmental Partnership, Inc. (CEEP) to facilitate the City’s participation in the Climate Action Planning Institute and to strengthen Mount Vernon’s capacity to implement state-aligned climate goals.

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Section 2. Scope of MOU. The Memorandum of Understanding shall include, but not be limited to:

(a) Provision of a part-time Sustainability Coordinator (approximately eight hours per week) to assist with project management, reporting, and interdepartmental coordination.

(b) Technical assistance to advance Climate Smart Communities and Clean Energy Communities programs.

(c) Engagement and support for the City's full participation in the Climate Action Planning Institute.

(d) Confirmation that the agreement is non-binding and imposes no direct financial obligation on the City.

Section 3. Term. The authorization granted herein shall remain effective for the duration of the grant funding provided through the New York Community Trust, which is anticipated to extend through March 31, 2026, unless otherwise extended or modified by the City Council.

Section 4. Implementation. The Mayor, Corporation Counsel, and all appropriate City departments are authorized and directed to take any and all necessary actions to execute and implement the terms of the Memorandum of Understanding.

Section 5. Effective Date. This ordinance shall take effect immediately upon adoption by the City Council and subsequent approval by the Board of Estimate & Contract.

Vote Taken As Follows: 9/24/2025

Boxhill: Yea Gleason: Yea

Poteat: Yea Thompson: Yea

Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

SEP 25 2025

Date

BY

Mayor

Councilperson

THIS ORDINANCE ADOPTED BY CITY COUNCIL

President

ATTEST

City Clerk

SEP 24 2025

4

AN ORDINANCE AUTHORIZING ATTENDANCE TO THE PROJECT WET FACILITATOR TRAINING

Whereas, in correspondence dated September 19, 2025, the Commissioner of the Board of Water Supply formally requested authorization for one (1) employee of the Board of Water Supply to attend the Project WET Facilitator Training at the Onondaga Lake Visitors Center in Syracuse, NY, from September 23 to September 26, 2025; and

Whereas, the Board of Water Supply has requested authorization for one (1) employee to attend the Project WET Facilitator Training to be held at the Onondaga Lake Visitors Center in Syracuse, New York, from September 23 through September 26, 2025; and

Whereas, the Project WET training directly supports the City's WaterWise initiative, a new K-12 and community-focused water literacy program designed to expand educational outreach, engage underserved communities, align with statewide STEM and environmental education standards, and promote long-term curriculum development and grant partnerships; and

Whereas, certification as a Project WET facilitator will enable department personnel to train educators and community partners locally, thereby broadening the City's public engagement and environmental education efforts; and

Whereas, the total cost of attendance, including a \$30 registration fee, hotel accommodations, travel, and incidentals, shall not exceed \$1,300, to be charged to budget code 001-581-581001, Staff Development & Training; Now, Therefore, Be It Resolved That

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

Section 1. Authorization. The City Council of the City of Mount Vernon hereby authorizes one (1) employee of the Board of Water Supply to attend the Project WET Facilitator Training at the Onondaga Lake Visitors Center in Syracuse, NY, from September 23 to September 26, 2025.

Section 2. Funding. All associated expenses, including registration, travel, lodging, and incidentals, not to exceed \$1,300, shall be paid from budget code 001-581-581001, Staff Development & Training.

Section 3. Effective Date. This ordinance shall take effect immediately upon adoption by the City Council and subsequent approval by the Board of Estimate & Contract.

Vote Taken As Follows: 9/24/2025

Boxhill: Yea Gleason: Yea

Poteat: Yea Thompson: Yea

Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

SEP 25 2025

Date

BY

Mayor

Cathleen Gleason

Councilperson

THIS ORDINANCE ADOPTED BY CITY COUNCIL

President

ATTEST:

Nicole Bonilla

City Clerk

4

5

AN ORDINANCE AUTHORIZING THREE (3) OFFICE OF THE CITY CLERK STAFF MEMBERS TO ATTEND THE OPENGOV PERMITTING & LICENSING USER GROUP IN HUNTINGTON, NEW YORK, ON OCTOBER 1, 2025

Whereas, in correspondence dated September 12, 2025, the City Clerk formally requested authorization for three Office of the City Clerk are hereby authorized to permit three (3) staff members—N’Quan Stephens, Megan Blades, and Jeralyn Escamilla—to attend the OpenGov Permitting & Licensing User Group in Huntington, New York, on October 1, 2025; and

Whereas, the Office of the City Clerk utilizes OpenGov’s permitting and licensing platform to process all applications, permits, and licenses received by the Clerk’s Office; and

Whereas, the City Clerk’s staff seeks to make all applications, permits, and licenses fully accessible and managed through OpenGov to increase efficiency, transparency, and service to the residents of Mount Vernon; and

Whereas, OpenGov is hosting a Permitting & Licensing User Group on Wednesday, October 1, 2025, from 7:30 a.m. to 3:00 p.m. at 100 Main Street, Huntington, New York, to provide training and an opportunity for local governments to share best practices and strengthen community connections; and

Whereas, attendance at this event by three (3) Clerk’s Office staff—N’Quan Stephens (Senior Accountant), Megan Blades (Administrative Aide), and Jeralyn Escamilla (Records Specialist)—is necessary to ensure the City fully utilizes OpenGov’s solutions and continues to improve service delivery; and

Whereas, the event is free of charge, and reimbursement for mileage and tolls, not to exceed \$100.00, will be expensed from Budget Line A1410.402 (Travel Expense); **Now, Therefore, Be It Resolved That**

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

Section 1. Authorization. The City Council hereby grants authorization for three (3) staff members—N’Quan Stephens, Megan Blades, and Jeralyn Escamilla—to participate in the OpenGov Permitting & Licensing User Group event in Huntington, New York, on October 1, 2025.

Section 2. Travel Expense. The City Comptroller shall be authorized to reimburse mileage and toll expenses incurred by the attendees, not to exceed \$100.00, chargeable to Budget Line A1410.402 (Travel Expense).

Section 3. Effective Date. This Ordinance shall take effect immediately upon adoption by the City Council and subsequent approval by the Board of Estimate & Contract.

Vote Taken As Follows: 9/24/2025

Boxhill: Yea Gleason: Yea

Poteat: Yea Thompson: Yea

Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

SEP 25 2025
Date

BY Mayor

Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

President

ATTEST:

City Clerk

5

SEP 24 2025

6

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, NEW YORK, HONORING BROTHER GEORGE W. BROWN FOR EXEMPLARY SERVICE AND COMMUNITY LEADERSHIP

Whereas, Brother George W. Brown, a proud native son of Mount Vernon, has devoted his life to public service, leadership, and community engagement, earning the respect and admiration of all who know him; and

Whereas, Brother Brown's distinguished career spans 32 years with the Consolidated Edison Company of New York, where he developed extensive expertise in Public and Customer Service; and

Whereas, Brother Brown has been an active and dedicated community leader, contributing his time and talents to organizations such as the YMCA, Delta Theta Sorority, the YCOP Organization, and the American Cancer Society; and

Whereas, he has further demonstrated his civic commitment as District Leader of the Mount Vernon Democratic City Committee, First Vice-President of the Black Democrats of Westchester, and Vice-President of the Mount Vernon Boys and Girls Club Board of Directors, earning recognition, including the prestigious Volunteer of the Year Award in 2002; and

Whereas, Brother Brown's service within the Masonic Order is equally distinguished, having served as Past Master of St. Joseph Lodge #117 F&AM, Past Patron of Adah Chapter #82 OES, Grand Lecturer of the MWPHGLNY, and as a recipient of the 33° of the United Supreme Council; and

Whereas, beyond his professional and fraternal achievements, Brother Brown remains a man of deep faith, shaped by the values instilled in him by his parents, Deacon George and Berth Brown, and continues to draw strength from his membership at Greater Centennial AME Zion Church; Now, Therefore, Be It

Resolved, that the City Council of the City of Mount Vernon, in partnership with Adah Chapter #82, Order of Eastern Star, proudly recognizes and honors Brother George W. Brown for his extraordinary service, steadfast leadership, and lifelong dedication to family, faith, community, and the Masonic Order.

Vote Taken As Follows: 9/24/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

SEP 25 2025

Date

BY

Mayor

Councilperson

THIS ORDINANCE ADOPTED BY CITY COUNCIL

President

ATTEST

City Clerk

6

SEP 24 2025

7

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MOUNT VERNON, NEW YORK,
HONORING BROTHER CURTIS R. NELSON JR.**

Whereas, Brother Curtis R. Nelson Jr., the proud son of charter member and Past Patron Curtis Nelson Sr. of Adah Chapter #82, has faithfully upheld his father's legacy of service, leadership, and devotion to family, community, and the Masonic Order; and

Whereas, Brother Nelson, a lifelong Mount Vernon resident since 1974 and a graduate of Mount Vernon High School Class of 1994, has pursued personal and professional excellence, earning numerous certifications and serving with distinction as Sergeant at Sarah Lawrence College; and

Whereas, Brother Nelson has been a devoted member of St. Joseph Lodge #117 since 2001, where he was recognized as Father of the Year in 2002 and continues to serve honorably as Worshipful Master; and

Whereas, he became a dedicated member of Adah Chapter #82 in 2018, offering faithful service as Associate Patron, then as Worthy Patron from 2020 through 2023, and extending his commitment as District Deputy Grand Patron under PGWP Paul James and GWP Grant Valentine; and

Whereas, Brother Nelson has exemplified his passion for uplifting youth through coaching, mentoring, and leading championship youth sports teams, embodying the highest ideals of service and leadership both within and beyond the Lodge and Chapter; **Now, Therefore, Be It**

Resolved, that the City Council proudly honors **Brother Curtis R. Nelson Jr.** upon his presentation of the Apron by Adah Chapter #82, Order of the Eastern Star, in recognition of his steadfast service, faithful leadership, and unwavering dedication to his family, community, and the Masonic Order.

Vote Taken As Follows: 9/24/2025
 Boxhill: Yea Gleason: Yea
 Poteat: Yea Thompson: Yea
 Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

SEP 25 2025
Date

BY

Mayor

Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

President

ATTEST:

City Clerk

7

SEP 24 2025

8

**AN ORDINANCE AUTHORIZING THE DEPARTMENT
OF RECREATION TO SPONSOR THE ANNUAL
PUMPKIN FEST AND CARVING EVENT AT
HARTLEY PARK AND DIRECTING SUPPORT
FROM OTHER CITY DEPARTMENTS**

Whereas, in correspondence dated September 2, 2025, the Commissioner of the Department of Recreation formally requested authorization to sponsor and conduct the Annual Pumpkin Fest and Carving Event at Hartley Park on the fourth Saturday of October of each year from 1:00 p.m. to 4:00 p.m., with a rain date on the following Sunday, from 1:00 p.m. to 4:00 p.m., beginning with the 8th Annual Pumpkin Fest on October 25, 2025; and

Whereas, the Department of Recreation has requested authorization to sponsor the 8th Annual Pumpkin Fest and Carving Event, a cherished community tradition featuring games, pumpkin carving contests, and family activities for all ages; and

Whereas, the event is scheduled for Saturday, October 25, 2025, from 1:00 p.m. to 4:00 p.m. at Hartley Park, with a rain date of Sunday, October 26, 2025, and is proposed to occur annually on the fourth Saturday of October each year; and

Whereas, the Department of Public Safety has reviewed the request and recommends approval, including deployment of Auxiliary Police, sector car coverage, and a supervisor's oversight, with the discretion to hire additional officers on an overtime basis if needed, at the event organizer's expense; and

Whereas, the Department of Public Works (DPW) has no objections and has agreed to provide post-event clean-up, including garbage trucks for removal of hay and pumpkins; and

Whereas, the Mount Vernon Youth Bureau (MVYB) has agreed to provide volunteers, cotton candy, and popcorn to enhance the festivities; and

Whereas, the Mount Vernon Fire Department has expressed full support for the event and its role in fostering community engagement; and

Whereas, funding for the event will be drawn from Budget Code A 7310.447 in the amount of \$2,500 for event materials and supplies; and

Whereas, the City Council recognizes the importance of community events that strengthen civic pride, promote recreation, and enrich the cultural life of Mount Vernon residents; **Now, Therefore, Be It Resolved That**

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

Section 1. Authorization of Event. The Department of Recreation is hereby authorized to sponsor and conduct the Annual Pumpkin Fest and Carving Event at Hartley Park on the fourth Saturday of October of each year, with a rain date on the following Sunday, from 1:00 p.m. to 4:00 p.m., beginning with the 8th Annual Pumpkin Fest on October 25, 2025.

Section 2. Department of Public Safety Support. The Mount Vernon Police Department shall:

- (a) Deploy Auxiliary Police to patrol the event.
- (b) Assign a sector car and supervisor to provide special attention during the event.
- (c) Authorize the patrol supervisor to hire additional officers on an overtime basis if required, at the expense of the event organizer.

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Section 3. Department of Public Works Support. The Department of Public Works shall:

- (a) Assist with post-event clean-up.
- (b) Provide garbage trucks to remove hay, pumpkins, and other event debris.

Section 4. Youth Bureau Participation. The Mount Vernon Youth Bureau shall provide volunteers, cotton candy, and popcorn to support the event.

Section 5. Fire Department Support. The Mount Vernon Fire Department shall provide necessary assistance to ensure public safety and support for this community event.

Section 6. Funding. Funding for the Annual Pumpkin Fest and Carving Event shall be appropriated Budget Code A 7310.447 in the amount of \$2,500 for materials and supplies.

Section 7. Effective Date. This Ordinance shall take effect immediately upon adoption by the City Council and subsequent approval by the Board of Estimate & Contract.

Vote Taken As Follows: 9/24/2025

Boxhill: Yea Gleason: Yea

Poteat: Yea Thompson: Yea

Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

Date

Mayor

Councilperson

THIS ORDINANCE ADOPTED BY CITY COUNCIL

President

ATTEST:

City Clerk

SEP 24 2025

9

AN ORDINANCE AUTHORIZING THE CO-NAMING OF THE CORNER OF PRIMROSE AVENUE AND FREDRICK PLACE IN HONOR OF STEPHANIE MILLS

Whereas, in a letter dated September 22, 2025, the Legislative Assistant to the City Council requested formal authorization to co-name the intersection of Primrose Avenue and Fredrick Place as “Stephanie Mills Way,” in recognition of Stephanie Mills’ remarkable life, enduring legacy, and significant contributions; and

Whereas, Stephanie Mills, a legendary singer, actress, and cultural icon, rose to national acclaim in her iconic role as Dorothy in the Broadway classic *The Wiz*, which celebrates its 50th Anniversary this year; and

Whereas, following her Broadway success, Ms. Mills and her family—her parents and five siblings—made their home on Primrose Avenue in Mount Vernon, residing in a Spanish-style home purchased with her earnings from *The Wiz*, thus establishing deep and enduring ties to the Mount Vernon community; and

Whereas, Stephanie Mills has inspired generations through her artistry, music, and unwavering connection to her roots in Mount Vernon, serving as a role model and source of pride for the City and its residents; and

Whereas, the City Council of Mount Vernon desires to honor Ms. Mills for her extraordinary contributions to the arts and to the Mount Vernon community by co-naming the corner of Primrose Avenue and Fredrick Place in her honor; **Now, Therefore, Be It Resolved That**

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

Section 1. Title and Purpose. This Ordinance shall be known as the “Stephanie Mills Corner Co-Naming Ordinance.” Its purpose is to commemorate Stephanie Mills’ artistic achievements and her historic connection to Mount Vernon by co-naming a designated corner in her honor.

Section 2. Co-Naming Authorization. The corner of Primrose Avenue and Fredrick Place is hereby co-named “Stephanie Mills Way” to honor the life, legacy, and contributions of Stephanie Mills.

Section 3. Installation of Signage. The Department of Public Works is authorized and directed to fabricate and install appropriate signage at the designated intersection, consistent with the City’s Street signage standards.

Section 4. Administrative Actions. All City departments and agencies are authorized and directed to take all necessary actions to effectuate the intent of this Ordinance.

Section 5. Effective Date. This Ordinance shall take effect immediately upon its adoption and approval by the City Council.

Vote Taken As Follows: 9/24/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

SEP 25 2025

Date

BY

Mayor

Councilperson

THIS ORDINANCE ADOPTED BY CITY COUNCIL

President

ATTEST:

City Clerk

9

18

**AN ORDINANCE TO AMEND LEGISLATION
REGARDING BUILDING SAFETY INSPECTIONS
CURRENTLY CONDUCTED BY THE CITY'S
THIRD-PARTY CONSULTANT**

Whereas, in correspondence dated August 21, 2025, the Commissioner of the Department of Buildings formally requested authorization to revise the City's building safety inspection program, to adjust inspection fees, and to impose fines on property owners who fail to register for required inspections, thereby ensuring compliance with State and local building safety requirements and protecting public health, safety, and welfare; and

Whereas, the City Council of Mount Vernon previously enacted legislation, pursuant to Section 1203.2(d) of Title 19 NYCRR, authorizing the use of a third-party consultant to perform fire safety and property maintenance inspections of Multiple Dwelling and Nonresidential occupancies to ensure enforcement of the Uniform Code; and

Whereas, Multiple Dwelling and Nonresidential occupancies are required by law to register for such inspections to protect the health, safety, and welfare of residents and occupants; and

Whereas, despite extensive outreach efforts by the Building Department and Fire Department—including mailed notices, social media postings, Open Gov announcements, and door-to-door campaigns—less than ten percent (10%) of affected property owners have complied with the registration requirement; and

Whereas, the City has determined that this low compliance rate creates a serious risk to life safety, as these inspections address fire hazards and property maintenance issues that have not been consistently enforced for approximately two decades; and

Whereas, the initial implementation of the third-party inspection program has incurred greater costs than originally anticipated, necessitating adjustments to inspection fees and the establishment of fines for non-compliance to ensure sufficient resources for enforcement; **Now, Therefore, Be It Resolved That**

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

Section 1. Purpose and Intent. This Ordinance is enacted to revise the City's building safety inspection program, to adjust inspection fees, and to impose fines on property owners who fail to register for required inspections, thereby ensuring compliance with State and local building safety requirements and protecting public health, safety, and welfare.

Section 2. Revision of Inspection Fees.

A. The Department of Buildings' fee schedule is hereby amended to reflect the following inspection fees:

1. Inspection Fee – Multiple Dwelling or Nonresidential Building with fewer than ten (10) dwelling units: \$500.00 per building.
2. Additional Fee – For every additional ten (10) dwelling units or portion thereof: \$500.00.

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Section 3. Registration Requirement.

A. Owners of all Multiple Dwelling and Nonresidential occupancies listed on the City's Inspection List are required to register their properties with the Department of Buildings or its designated third-party consultant for safety inspections.

B. Registration must be completed within forty-five (45) days after the third and final notice issued by the City.

Section 4. Fines for Non-Compliance.

A. Failure to Register:

1. Owners of multiple dwellings who do not complete registration for inspection within 45 days after receiving the third notice (scheduled for mid-September 2025) shall incur a fine of \$1,000 per month until compliance is achieved, to be deposited into Budget Code A2610.2 (Departmental Fines).

B. Continued Non-Compliance:

1. If the owner fails to register within twelve (12) months after the third notice, the property will remain subject to escalating enforcement measures as determined by the City.

2. The City may place a lien on the property for unpaid fines pursuant to applicable law.

Section 5. Enforcement Authority. The Commissioner of the Department of Buildings, in coordination with the Fire Department and the City's third-party consultant, shall have the authority to enforce this Ordinance and to adopt any necessary rules and procedures to implement its provisions.

Section 6. Severability. If any clause, sentence, paragraph, subdivision, section, or part of this Ordinance is adjudged invalid by a court of competent jurisdiction, such judgment shall not affect, impair, or invalidate the remainder of this Ordinance.

Section 7. Effective Date. This ordinance shall take effect immediately upon adoption by the City Council and subsequent approval by the Board of Estimate & Contract.

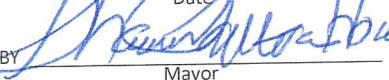
Vote Taken As Follows: 9/24/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

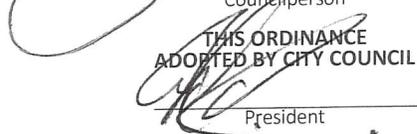
APPROVED AS TO FORM


Assistant Corporation Counsel

APPROVED

SEP 25 2025
Date

BY 
Mayor


Councilperson
THIS ORDINANCE
ADOPTED BY CITY COUNCIL

President

ATTEST: 
City Clerk

10

11

AN ORDINANCE AUTHORIZING THE CITY OF MOUNT VERNON DEPARTMENT OF BUILDINGS, IN PARTNERSHIP WITH THE DEPARTMENT OF PUBLIC SAFETY, TO HOST THE SECOND ANNUAL TRUNK-OR-TREAT COMMUNITY EVENT

Whereas, in correspondence dated September 4, 2025, the Commissioner of the Department of Buildings, in partnership with the Department of Public Safety, has formally requested authorization to host the Second Annual Trunk-or-Treat Community Event on Friday, October 31, 2025, from 4:30 p.m. to 7:00 p.m., in front of Police Headquarters on a closed-off street and on a portion of City Hall Plaza; and

Whereas, the City of Mount Vernon values opportunities to promote community engagement, family-friendly activities, and positive relationships between residents and City departments; and

Whereas, the first annual Trunk-or-Treat event, hosted in 2024, was met with overwhelming enthusiasm and participation, fostering a safe and joyful celebration of Halloween for families and children throughout the City; and

Whereas, the Department of Buildings has requested authorization to host the Second Annual Trunk-or-Treat Event on Friday, October 31, 2025, from 4:30 p.m. to 7:00 p.m., in front of Police Headquarters on a closed-off street and a portion of City Hall Plaza; and

Whereas, the Department of Public Safety will partner in this effort, with both departments showcasing and decorating City vehicles to create a festive and engaging environment; and

Whereas, the event will require support from the Department of Public Works for cleanup of the street and City Hall Plaza area following the event; and

Whereas, there is no cost to the City for hosting this event other than in-kind staff support, and the event is expected to continue the success of last year's celebration in strengthening community ties and providing a safe venue for Halloween festivities;; now, therefore, Now, Therefore, Be It Resolved That

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

Section 1. Authorization to Host Event. The City Council hereby authorizes the Department of Buildings, in partnership with the Department of Public Safety, to host the Second Annual Trunk-or-Treat Event on Friday, October 31, 2025, from 4:30 p.m. to 7:00 p.m., in front of Police Headquarters on a closed-off street and on a portion of City Hall Plaza.

Section 2. Department of Public Works Support. The Department of Public Works is directed to assist with the cleanup of the street and City Hall Plaza area following the conclusion of the event.

Section 3. Cost and Budget Impact. No monetary appropriation is required for this event. Any in-kind support provided by City departments shall be managed within existing departmental resources.

Section 4. Conditions and Requirements. The Departments of Buildings and Public Safety shall coordinate with the appropriate City agencies to ensure all necessary permits, street closures, safety measures, and logistical requirements are satisfied prior to the event.

Section 5. Effective Date. This Ordinance shall take effect immediately upon passage and approval by the City Council.

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

Date

BY

Mayor

Councilperson

THIS ORDINANCE ADOPTED BY CITY COUNCIL

President

ATTEST:

City Clerk

Vote Taken As Follows: 9/24/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

12

AN ORDINANCE AUTHORIZING A ONE-YEAR LEAVE OF ABSENCE FOR FIRE INSPECTOR TAJ BRIDGERS TO SERVE AS A PROBATIONARY FIREFIGHTER AND PROVIDING FOR A PROVISIONAL APPOINTMENT TO THE VACANT FIRE INSPECTOR POSITION

Whereas, in correspondence dated September 15, 2025, the Commissioner of the Fire Department formally requested authorization for a one-year leave of absence for Fire Inspector Taj Bridgers, effective August 27, 2025, through August 27, 2026, to permit him to serve as a probationary firefighter in the Mount Vernon Fire Department; and

Whereas, the City Council of the City of Mount Vernon recognizes the importance of maintaining adequate staffing levels within the Fire Department to ensure the safety and welfare of the public; and

Whereas, Fire Inspector Taj Bridgers has formally requested a one-year leave of absence from his current position to serve as a probationary firefighter within the Mount Vernon Fire Department; and

Whereas, such leave of absence is scheduled to commence on Wednesday, August 27, 2025, and conclude on Wednesday, August 27, 2026; and

Whereas, the City of Mount Vernon intends to provisionally fill the Fire Inspector position during the period of leave until the City of Mount Vernon Civil Service Commission establishes an eligible list for permanent appointment; and

Whereas, the City Council finds that granting this leave of absence is in the best interest of the Fire Department and the community it serves; Now, Therefore, Be It Resolved That

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

Section 1. Authorization of Leave of Absence. The City Council hereby authorizes a one-year leave of absence for Fire Inspector Taj Bridgers, effective August 27, 2025, through August 27, 2026, to permit him to serve as a probationary firefighter in the Mount Vernon Fire Department.

Section 2. Provisional Appointment to Vacant Position. The vacant Fire Inspector position shall be provisionally filled for the duration of the leave, subject to all applicable Civil Service regulations and procedures, until the City of Mount Vernon Civil Service Commission establishes a certified list of candidates for permanent appointment.

Section 3. Administrative Authority. The Mayor, Fire Commissioner, and appropriate City officials are hereby authorized and directed to take all necessary actions to implement the provisions of this ordinance, including executing any required documentation.

Section 4. Effective Date. This ordinance shall take effect immediately upon its adoption and approval by the City Council and in accordance with the City Charter.

Vote Taken As Follows: 9/24/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM
[Signature]
Assistant Corporation Counsel

APPROVED
SEP 25 2025
Date
[Signature]
BY Mayor

[Signature]
Councilperson
THIS ORDINANCE
ADOPTED BY CITY COUNCIL
[Signature]
President

ATTEST:
[Signature]
City Clerk

12

SEP 24 2025

17

AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A TEMPORARY LOAN OF A FIRE ENGINE (PUMPER) FROM THE CITY OF YONKERS, NEW YORK

Whereas, in correspondence dated September 18, 2025, the Commissioner of the Fire Department formally requested authorization for the City of Mount Vernon Fire Department to accept, on a ninety-day temporary basis, the loan of a fire engine (pumper) from the City of Yonkers, New York; and

Whereas, the City of Mount Vernon Fire Department maintains a fleet of seven (7) aged fire engine pumpers listed below to provide essential fire protection services to the residents and businesses of Mount Vernon:

- 2020 Pierce Sabre (E203)
• 2019 Pierce Sabre (E204)
• 2010 Pierce Arrow XT (E205)
• 2010 Pierce Arrow XT (E206)
• 2005 Ferrara (Spare E201)
• 2005 Ferrara (Spare E202)
• 1993 Pierce Arrow (Reserve E207)

; and

Whereas, several of these engines are aged, including units manufactured in 2005 and 1993, and have experienced repeated mechanical breakdowns, including braking system failures, steering issues, and engine failure, resulting in delays due to the difficulty of obtaining replacement parts for older apparatus; and

Whereas, the Department's Motor Mechanic and Fire Leadership have determined that the current fleet's condition presents a risk to maintaining uninterrupted fire protection protocols; and

Whereas, the City of Yonkers, New York, has agreed to provide the City of Mount Vernon with a loaner fire engine (pumper) for a period of ninety (90) days on a temporary basis to serve as a reserve spare engine, for use only as needed to ensure adequate fire response coverage; and

Whereas, it is in the best interests of the City of Mount Vernon to accept this temporary loan in order to protect public safety while pursuing the procurement of new fire apparatus to replace aging units; Now, Therefore, Be It Resolved That

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

Section 1. Authorization to Accept Loaner Apparatus. The City Council hereby authorizes the City of Mount Vernon Fire Department to accept, on a ninety-day temporary basis, the loan of a fire engine (pumper) from the City of Yonkers, New York.

Section 2. Use of the Loan Engine. The loaned fire engine shall be designated as a reserve spare engine and shall be used solely to supplement the City's firefighting fleet on an occasional basis, as needed, to ensure uninterrupted fire protection services.

Section 3. Terms and Conditions. The acceptance of this loan shall be subject to any terms and conditions mutually agreed upon by the City of Mount Vernon and the City of Yonkers, including but not limited to maintenance responsibilities, insurance coverage, and return of the apparatus at the conclusion of the ninety-day loan period.

Section 4. Effective Date. This Ordinance shall take effect immediately upon adoption and approval in accordance with applicable law.

Vote Taken As Follows: 9/24/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

SEP 25 2025 Date

BY

Mayor

Councilperson

THIS ORDINANCE ADOPTED BY CITY COUNCIL

President

ATTEST

City Clerk

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING BETWEEN WESTCHESTER COUNTY AND THE CITY OF MOUNT VERNON TO PARTICIPATE IN THE MUTUAL AID AND RAPID RESPONSE PLAN FOR THE POLICE DEPARTMENTS OF WESTCHESTER COUNTY, NEW YORK, FROM JULY 31, 2025, TO JULY 30, 2030

Whereas, in correspondence dated September 11, 2025, the Commissioner of the Department of Public Safety formally requested authorization for Mayor Shawyn Patterson-Howard to execute the revised Memorandum of Understanding (MOU) between Westchester County and the City of Mount Vernon for participation in the Westchester County Mutual Aid and Rapid Response Plan for the Police Departments of Westchester County, New York, for the period July 31, 2025, through July 30, 2030; and

Whereas, Westchester County has established a Mutual Aid and Rapid Response Plan (the "Plan") to ensure timely and coordinated law enforcement assistance among the Police Departments of Westchester County, New York; and

Whereas, the City of Mount Vernon has previously participated in similar Inter-Municipal Agreements supporting the Plan, demonstrating the value and effectiveness of regional cooperation and shared resources; and

Whereas, the purpose of the Plan is to formalize operational procedures for providing manpower, equipment, and other resources to assist participating agencies in times of critical need or emergency response; and

Whereas, it is in the best interest of the City of Mount Vernon to continue its participation in the Plan by entering into a revised Memorandum of Understanding (MOU) with Westchester County, thereby ensuring that the City's Police Department both receives and provides Mutual Aid and Rapid Response services as necessary; and

Whereas, the proposed term of the MOU is from July 31, 2025, through July 30, 2030, extending the City's longstanding collaboration with the County and other municipal police departments; **Now, Therefore, Be It Resolved That**

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

Section 1. Authorization. The City Council hereby authorizes Mayor Shawyn Patterson-Howard to execute the revised Memorandum of Understanding (MOU) between Westchester County and the City of Mount Vernon for participation in the Westchester County Mutual Aid and Rapid Response Plan for the Police Departments of Westchester County, New York, for the period July 31, 2025, through July 30, 2030.

Section 2. Terms and Conditions. The MOU shall be in substantially the same form as the draft attached hereto and made a part of this Ordinance, subject to such minor changes or modifications as the Mayor and Corporation Counsel shall deem necessary to protect the interests of the City.

Section 3. Effective Date. This Ordinance shall take effect immediately upon adoption by the City Council and subsequent approval by the Board of Estimate & Contract.

Vote Taken As Follows: 9/24/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

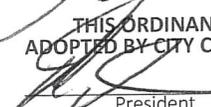
APPROVED AS TO FORM


Assistant Corporation Counsel

APPROVED

SEP 25 2025
Date

BY 
Mayor


Councilperson
THIS ORDINANCE
ADOPTED BY CITY COUNCIL

President

ATTEST: 
City Clerk

SEP 24 2025

15

**AN ORDINANCE AUTHORIZING THE AMENDMENT
OF ORDINANCE NO. 16, ADOPTED BY THE CITY
COUNCIL ON SEPTEMBER 10, 2025, ENTITLED
“AN ORDINANCE AUTHORIZING THE REFUND
OF TAXES PAID ON AN INCORRECTLY ASSESSED
PROPERTY: HUDSON GREENWICH LLC,
545 SOUTH FULTON AVENUE (169.40-4088-8),
PURSUANT TO RPTL SECTION 550”**

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

Section 1. The first decretal paragraph, the sixth Whereas clause, and Section 1 of Ordinance No. 16, adopted by the City Council on September 10, 2025, entitled “**AN ORDINANCE AUTHORIZING THE REFUND OF TAXES PAID ON AN INCORRECTLY ASSESSED PROPERTY: HUDSON GREENWICH LLC, 545 SOUTH FULTON AVENUE (169.40-4088-8), PURSUANT TO RPTL SECTION 550”**” is hereby amended as follows:

Whereas, in correspondence dated September 17, 2025, [September 8, 2025], the Commissioner of the Department of Assessment, has formally requested authorization to amend Ordinance No. 16, adopted by the City Council on September 10, 2025, for the Comptroller of the City of Mount Vernon to issue refunds for overpaid taxes on the subject property for the 2024 and 2025 tax years; and

Whereas, pursuant to the Real Property Tax Law (RPTL) Section 550, the City of Mount Vernon recognizes that an error in an essential fact occurred in the assessment of a certain property, which was incorrectly assessed with improvements although the property was vacant; and

Whereas, such error resulted in an incorrect assessed valuation of \$3,600, rather than the correct assessed valuation of \$1,300, for the tax years 2024 and 2025; and

Whereas, the property owner, relying upon the Comptroller’s Office and Infotaxonline, paid in full the 2024 and 2025 City and County tax bills, as well as the 2024 Mount Vernon School District taxes and the first installment of the 2025 School District taxes; and

Whereas, the application for correction of the error (Form RP-556) was duly submitted and approved by the Executive Director of Westchester County, thereby validating the entitlement of the property owner to a refund of overpaid taxes; and

Whereas, the City of Mount Vernon is responsible for refunding the excess City and County tax levies, and the Mount Vernon School District is responsible for refunding the excess School District tax levies, based on the corrected assessed valuation of \$1,300;
Now, Therefore, Be It Resolved That

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

Section 1. Authorization of Refunds – City of Mount Vernon and County of Westchester. The Comptroller of the City of Mount Vernon is hereby authorized and directed to issue refunds for overpaid taxes on the subject property: Hudson Greenwich LLC, 545 South Fulton Avenue (169.40-4088-8) for the 2024 and 2025 tax years, as follows:

- 2024 City Tax Levy: - \$1,152.90
- 2024 [5] County Tax Levy: - \$ 441.66
- 2025 City Tax Levy: - \$1,194.40
- 2025 County Tax Levy: - \$ 400.16

15

15

Section 2. Authorization of Refunds – Mount Vernon School District. The Mount Vernon School District is hereby authorized and directed to issue refunds for overpaid school tax levies on the subject property for the 2024 and 2025 tax years, as follows:

- 2024 School Tax Levy:- **\$2,200.41**
- 2025 School Tax Levy:- **\$2,278.41**

Section 3. Verification Procedures. The Assessor’s Office and the Comptroller’s Office shall implement and maintain additional verification procedures to prevent the recurrence of errors in assessment related to vacant property and improvements.

Section 4. Funding. Funding for this refund shall be disbursed from Budget Line A1964.492 (Tax Cert Refunds).

Section 5. Effective Date. This Ordinance shall take effect immediately upon adoption by the City Council and approval by the Board of Estimate & Contract.

New matter underlined
Deleted matter in brackets []

Vote Taken As Follows: 9/24/2025

Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

SEP 25 2025
Date

BY

Mayor

Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

President

ATTEST:

City Clerk

15

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MOUNT VERNON ADOPTING A
NEGATIVE DECLARATION AND AN ORDINANCE
AMENDING THE CITY CODE TO ENACT LEGISLATION
REGARDING HEALTH CLUBS AND FITNESS CENTERS
IN THE MX-1, MVW-H, MVW-C, NB, OB, DB, CB, LI-7.5,
LI-15, I, TOD-1, AND DTOAD DISTRICTS**

WHEREAS, the City Council of the City of Mount Vernon proposes to amend Chapter 267 (Zoning) of the Code of the City of Mount Vernon (“Code”) to permit and regulate, as principal permitted uses, “Health Clubs and Fitness Centers” in the City’s MX-1 Commercial Corridor, MVW-H Mount Vernon West Transit Oriented Development Zone (Hub), MVW-C Mount Vernon West Transit Oriented Development Zone (Corridor), NB Neighborhood Business, OB Office Business, DB Downtown Business, CB Commercial Business, LI-7.5 Landscaped Industrial, LI-15 Landscaped Industrial, I Industry, TOD-1 Mount Vernon East TOD High Density, and DTOAD Downtown Transit Oriented Arts Districts in the City of Mount Vernon; and

WHEREAS, the City Council finds that it is necessary and desirable, as a matter of public policy, to permit health clubs and fitness centers as principal permitted uses in the aforementioned Districts in the City of Mount Vernon; and

WHEREAS, Chapter 267 already provides a definition of “Health Club” in Section 267-4 (Definitions), as well as parking requirements for “Health Clubs” in 267 Attachment 3 (Off-Street Parking and Loading Space Requirements), suggesting that the absence of health clubs and fitness centers being listed as a permitted use in any district was an oversight or error in the existing Code; and

WHEREAS, the City Council, in conjunction with its Staff, prepared a draft “Ordinance to Amend Chapter 267 (Zoning) of the Code of the City of Mount Vernon to Permit and Regulate Health Clubs and Fitness Centers in the MX-1, MVW-H, MVW-C, NB, OB, DB, CB, LI-7.5, LI-15, I, TOD-1, and DTOAD Districts” (“Code Amendment”), a copy of which is annexed to this Resolution; and

WHEREAS, the Code Amendment is classified as a Type I 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 August 13, 2025, the City Council designated itself Lead Agency for the 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 September 10, 2025; and

WHEREAS, the City Council referred the Code Amendment to the Corporation Counsel and Planning Board, as well as the Westchester County Planning Board, for their respective reviews and reports; 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 August 25, 2025, August 29, 2025, and September 2, 2025; and

WHEREAS, by letter dated September 8, 2025, the Westchester County Planning Board issued its recommendations with respect to the Code Amendment pursuant to Sections 239-l and m of the General Municipal Law and Section 277.61 of the County Administrative Code; and

WHEREAS, by memorandum dated September 10, 2025, the Planning Board of the City of Mount Vernon issued its comments with respect to the Code Amendment; and

WHEREAS, the Public Hearing was duly held at City Hall on September 10, 2025, 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 Mount Vernon Planning Board's and Westchester County Planning Board's recommendations, and 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; and

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 neither 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; and

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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; and

BE IT FURTHER 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 potential significant adverse environmental impacts; and

BE IT FURTHER RESOLVED, that the City Council adopts a Negative Declaration with respect to this "Type I" action under SEQRA, and determines that a Draft Environmental Impact Statement need not be prepared; and

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; and

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; and

BE IT FURTHER RESOLVED, the City Council hereby adopts and enacts the Code Amendment entitled "An Ordinance to Amend Chapter 267 (Zoning) of the Code of the City of Mount Vernon to Permit and Regulate Health Clubs and Fitness Centers in the MX-1, MVW-H, MVW-C, NB, OB, DB, CB, LI-7.5, LI-15, I, TOD-1, and DTOAD Districts," a copy of which is attached hereto and made a part hereof; and

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

Vote Taken As Follows: 9/24/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM


Assistant Corporation Counsel

APPROVED

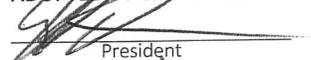
SEP 25 2025
Date

BY 
Mayor

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Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL


President

ATTEST:

City Clerk

**AN ORDINANCE TO AMEND CHAPTER 267 (ZONING)
OF THE CODE OF THE CITY OF MOUNT VERNON
TO PERMIT AND REGULATE HEALTH CLUBS AND
FITNESS CENTERS IN THE MX-1, MVW-H, MVW-C, NB,
OB, DB, CB, LI-7.5, LI-15, I, TOD-1, AND DTOAD DISTRICTS**

WHEREAS, the City of Mount Vernon has determined that it is in the best interest of the City and its residents to amend Chapter 267 (Zoning) to permit and regulate, as principal permitted uses, “Health Clubs and Fitness Centers” in the City’s MX-1 Commercial Corridor, MVW-H Mount Vernon West Transit Oriented Development Zone (Hub), MVW-C Mount Vernon West Transit Oriented Development Zone (Corridor), NB Neighborhood Business, OB Office Business, DB Downtown Business, CB Commercial Business, LI-7.5 Landscaped Industrial, LI-15 Landscaped Industrial, I Industry, TOD-1 Mount Vernon East TOD High Density, and DTOAD Downtown Transit Oriented Arts Districts (“Zoning Amendment”); and

WHEREAS, Chapter 267 already provides a definition of “Health Club” in Section 267-4 (Definitions), as well as parking requirements for “Health clubs” in 267 Attachment 3 (Off-Street Parking and Loading Space Requirements), suggesting that the absence of health clubs and fitness centers being listed as a permitted use in any district was an oversight or error in the existing Code; and

WHEREAS, on September 24, 2025, the City Council adopted a Negative Declaration under the State Environmental Quality Review Act and its implementing regulations at 6 N.Y.C.R.R. Part 617 (collectively, “SEQRA”), determining that the Zoning Amendment does not have the potential to result in any significant adverse environmental impacts; and

WHEREAS, having completed the SEQRA process, the City Council desires to amend Chapter 267 (Zoning) to add “Health clubs and fitness centers” as a principal permitted use in the MX-1, MVW-H, MVW-C, NB, OB, DB, CB, LI-7.5, LI-15, I, TOD-1, and DTOAD Districts.

NOW, THEREFORE, the City of Mount Vernon, in City Council convened, does hereby ordain, and enact:

Section 1. Section 267-4, Definitions, of the Code of the City of Mount Vernon, is hereby amended to delete the definition of “Health Club” and replace it with the following:

HEALTH CLUBS AND FITNESS CENTERS - Membership facilities designed and used for body conditioning and rehabilitation, including activities such as aerobic and related class exercises. Health clubs may contain equipment such as free weights, cardio equipment, boxing studios, whirlpools, saunas, steam rooms, showers, locker facilities, and, as an accessory use, a health food bar.

Section 2. Section 267-19, List of mixed-use districts, shall be amended to add a new subsection A(3)(a)[24], to add “Health clubs and fitness centers” as a principal permitted use in the MX-1 Commercial Corridor District, as follows:

A. MX-1 Commercial Corridor District.

(3) List of use regulations

(a) Permitted principal uses.

[24] Health clubs and fitness centers.

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Section 3. The “Permitted use table” set forth in Section 267-19B(6), shall be amended to add “Health clubs and fitness centers” as a principal permitted use in the MVW-H Mount Vernon West Transit Oriented Development Zone (Hub), and MVW-C Mount Vernon West Transit Oriented Development Zone (Corridor) Districts, to be listed under the “Commercial Uses” heading in the first column, after “Wireless telecommunications facility,” and before the heading for “Accessory Uses,” as follows:

| Use | MVW-H | MVW-H(NC) | MVW-C | MVW-T | MVW-T(NC) |
|----------------------------------|-------|-----------|-------|-------|-----------|
| Health clubs and fitness centers | P | X | P | X | X |

Section 4. Section 267-20, List of nonresidence district uses, shall be amended to add new subsections A(1)(s), B(1)(m), C(1)(p), D(1)(z), E(1)(m), (F)(1)(s), to add “Health clubs and fitness centers” as a principal permitted use in the NB Neighborhood Business, OB Office Business, DB Downtown Business, CB Commercial Business, LI-7.5 Landscaped Industrial, LI-15 Landscaped Industrial, and I Industry Districts, as follows:

- A. District NB Neighborhood Business.
 - (1) Permitted principal uses.
 - (s) Health clubs and fitness centers.
- B. District OB Office Business.
 - (1) Permitted principal uses.
 - (m) Health clubs and fitness centers.
- C. District DB Downtown Business.
 - (1) Permitted principal uses.
 - (p) Health clubs and fitness centers.
- D. District CB Commercial Business.
 - (1) Permitted principal uses.
 - (z) Health clubs and fitness centers.
- E. District LI-7.5, LI-15 Landscaped Industrial.
 - (1) Permitted principal uses.
 - (m) Health clubs and fitness centers.
- F. District I Industry.
 - (1) Permitted principal uses.
 - (s) Health clubs and fitness centers.

Section 5. The “Permitted uses” table set forth in Section 267-27.3(D), shall be amended to add “Health clubs and fitness centers” as a principal permitted use in the DTOAD Downtown Transit Oriented Arts District, to be listed under the “Commercial Uses” heading in the first column, after “Satellite Earth Stations or Dish Antennas (when accessory to principal use),” and before the heading for “Accessory Uses,” as follows:

| | |
|----------------------------------|---|
| Health Clubs and Fitness Centers | P |
|----------------------------------|---|

17

17

Section 6. 267 Attachment 3, Off-Street Parking and Loading Space Requirements, shall be amended to revise the reference to "Health clubs," and change it to "Health clubs and fitness centers."

Section 7. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

Section 8. Effective Date. This ordinance shall take effect upon review and adoption by the City Council.

Vote Taken As Follows: 9/24/2025

Boxhill: Yea Gleason: Yea

Poteat: Yea Thompson: Yea

Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

SEP 25 2025

Date

BY

Mayor

Page 3

(4932-7025-4423, v. 4)

[Signature]
Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

President

ATTEST:

[Signature]
City Clerk

17

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF MOUNT VERNON ADOPTING AN
ORDINANCE AMENDING THE CITY CODE TO
EXTEND THE EXPIRATION OF APPROVALS
FROM THE CITY'S LAND USE BOARDS**

WHEREAS, the City Council of the City of Mount Vernon proposes to amend Chapter 10 (Architectural Review Board) and Chapter 267 (Zoning) of the Code of the City of Mount Vernon to extend the expiration of approvals from the City's Land Use Boards from two years to 30 months after the issuance of a building permit; and

WHEREAS, although one- and two-family residential projects can typically be completed within the presently allotted two years after receiving a building permit, anticipated changes to the City's zoning after the completion of the comprehensive plan will likely lead to more multi-family or commercial projects, which have the potential to take longer to construct; and

WHEREAS, requiring applicants to return to multiple boards for approval extensions creates additional cost and burden for applicants and adds to the workload of the City's volunteer boards and the staff that serve them, and the City Council finds that it is necessary and desirable, as a matter of public policy, to allow applicants an additional six months (for a total of 30) to complete their construction projects and to help applicants avoid these extra costs, while still requiring construction to be completed within a reasonable timeframe; and

WHEREAS, the City Council, in conjunction with its Staff, prepared a draft "Ordinance to Amend Chapter 10 (Architectural Review Board) and Chapter 267 (Zoning) of the Code of the City of Mount Vernon to Extend the Expiration of Approvals from the City's Land Use Boards from Two Years to 30 Months" ("Code Amendment"); and

WHEREAS, the Code Amendment is classified as a Type II Action under the New York State Environmental Quality Review Act and its implementing regulations, 6 N.Y.C.R.R. Part 617 ("SEQRA"), and no further review is required in accordance with SEQRA; and

WHEREAS, at a meeting of the City Council held August 13, 2025, the City Council scheduled a Public Hearing on the Code Amendment for September 10, 2025; and

WHEREAS, the City Council referred the Code Amendment to the Corporation Counsel and Planning Board, as well as the Westchester County Planning Board, for their respective reviews and reports; 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 August 25, 2025, August 29, 2025, and September 2, 2025; and

WHEREAS, by letter dated September 8, 2025, the Westchester County Planning Board issued its recommendations with respect to the Code Amendment pursuant to Sections 239-1 and m of the General Municipal Law and Section 277.61 of the County Administrative Code; and

WHEREAS, as noted by the Westchester County Planning Board, although the clear and stated intent of the Code Amendment is to extend the expiration of all approvals from the City's Land Use Boards, the draft Code Amendment as initially drafted inadvertently omitted a reference to extending approvals set forth in Section 267-33A of the City Code, which pertains to special use permits, from two years to 30 months, which is a nonmaterial change that has been corrected in the Code Amendment annexed hereto;

WHEREAS, by memorandum dated September 10, 2025, the Planning Board of the City of Mount Vernon issued its comments with respect to the Code Amendment; and

SEP 24 2025

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within 30 months from the date of issue. Such time limits shall be tolled by any judicial proceedings to review the approving agency's decision.

Section 3. Section 267-36(D), Expiration, of Chapter 267 (Zoning) of the City of Mount Vernon Code, shall be amended to delete reference to "two years" and replace said reference with "30 months," as follows:

D. Expiration. Unless otherwise specifically set forth by the Planning Board in connection with its approval of a site plan, such approval shall expire if a building permit is not 2 4903-1649-6233, v. 2 issued within one year from the date of approval and if all construction work is not completed within 30 months of the date of issue of such permit. Upon application to the Planning Board, extensions totaling a maximum of 12 months may be granted to each of these time periods, for appropriate cause. Such time limits shall be tolled by any judicial proceedings to review the Board's decision.

Section 4. Section 267-49, Expiration, of Chapter 267 (Zoning) of the City of Mount Vernon Code, shall be amended to delete reference to "two years" and replace said reference with "30 months," as follows:

§ 267-49 Expiration. A variance granted under this chapter shall automatically expire if a building permit for construction in accordance with the plans for which such variance was granted has not been issued within one year of the date of the variance and if all construction is not completed within 30 months of the date of issuance of the building permit, or if both have not occurred within such other time limits as may be established by the Board of Appeals in connection with its decision. Such time limits shall be tolled by any judicial proceedings to review the Board's decision.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

Section 6. Effective Date. This ordinance shall take effect upon review and acceptance by the City Council.

Vote Taken As Follows: 9/24/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

SEP 25 2025
Date

BY

Mayor

Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

President

ATTEST:

City Clerk

18

**AN ORDINANCE TO AMEND CHAPTER 10
(ARCHITECTURAL REVIEW BOARD) AND CHAPTER
267 (ZONING) OF THE CODE OF THE CITY OF MOUNT
VERNON TO EXTEND THE EXPIRATION OF APPROVALS
FROM THE CITY'S LAND USE BOARDS FROM
TWO YEARS TO 30 MONTHS**

WHEREAS, the City of Mount Vernon has determined that it is in the best interest of the City and its residents to amend Chapter 10 (Architectural Review Board) and Chapter 267 (Zoning) of the Code of the City of Mount Vernon to extend the expiration of approvals from the City's Land Use Boards from two years to 30 months after the issuance of a building permit ("Code Amendment"); and

WHEREAS, although one- and two-family residential projects can typically be completed within the presently allotted two years after receiving a building permit, anticipated changes to the City's zoning after the completion of the comprehensive plan will likely lead to more multi-family or commercial projects, which have the potential to take longer to construct; and

WHEREAS, requiring applicants to return to multiple boards for approval extensions creates additional cost and burden for applicants and adds to the workload of the City's volunteer boards and the staff that serve them, and allowing applicants an additional six months (for a total of 30) to complete their construction projects will help applicants avoid these extra costs, while still requiring construction to be completed within a reasonable timeframe; and

WHEREAS, having determined that the adoption of the proposed Code Amendment is a Type II action under the State Environmental Quality Review Act and its implementing regulations at 6 N.Y.C.R.R. Part 617 (collectively, "SEQRA") for which no further review is required in accordance with SEQRA, the City Council desires to amend Chapter 10 (Architectural Review Board) and Chapter 267 (Zoning) to extend the expiration of approvals from the City's Land Use Boards from two years to 30 months after the issuance of a building permit.

NOW, THEREFORE, the City of Mount Vernon, in City Council convened, does hereby ordain, and enact:

Section 1. Section 10-8(E), Expiration, of Chapter 10 (Architectural Review Board) of the City of Mount Vernon Code, shall be amended to delete reference to "two years" and replace said reference with "30 months," as follows:

E. Expiration. Unless otherwise specifically set forth by the Architectural Review Board in connection with its approval of a certificate of appropriateness, such approval shall expire if a building permit is not issued within one year from the date of approval and if all construction work is not completed within 30 months of the date of issue of such permit. Upon application to the Architectural Review Board, extensions totaling a maximum of 12 months may be granted to each of these time periods for appropriate cause. Such time limits shall be tolled by any judicial proceedings to review the Architectural Review Board's decision.

Section 2. Section 267-33(A), Expiration, of Chapter 267 (Zoning) of the City of Mount Vernon Code, shall be amended to delete reference to "two years" and replace said reference with "30 months," as follows:

A. Expiration. A special permit shall be deemed to authorize only the specific use identified in the permit and, unless other provisions are specifically set forth by the approving agency, the special permit shall expire if said use shall cease for more than one year for any reason, or if substantial construction, in accordance with the special permit, has not been completed

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WHEREAS, the Public Hearing was duly held at City Hall on September 10, 2025, 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 Mount Vernon Planning Board's and Westchester County Planning Board's recommendations, and 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; and NOW, THEREFORE, BE IT

RESOLVED, the City Council hereby adopts and enacts the Code Amendment entitled "Ordinance to Amend Chapter 10 (Architectural Review Board) and Chapter 267 (Zoning) of the Code of the City of Mount Vernon to Extend the Expiration of Approvals from the City's Land Use Boards from Two Years to 30 Months," a copy of which is attached hereto and made a part hereof; and BE IT FURTHER

RESOLVED, that the City Clerk is directed to (i) file a copy of this Resolution with the City Clerk, (ii) file a copy of this Resolution with the Planning Board, and (iii) file a copy of this Resolution with the Westchester County Planning Board pursuant to GML Section 239-m within thirty (30) days hereof; and BE IT FURTHER

RESOLVED, that this Resolution shall take effect immediately.

Vote Taken As Follows: 9/24/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

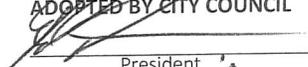
APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED
SEP 25 2025
Date

BY Mayor

18


Councilperson
THIS ORDINANCE
ADOPTED BY CITY COUNCIL

President

ATTEST:

City Clerk

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT VERNON DESIGNATING ITSELF AS LEAD AGENCY FOR THE ENVIRONMENTAL REVIEW OF THE ENVISION MOUNT VERNON COMPREHENSIVE PLAN, REFERRING THE COMPREHENSIVE PLAN TO THE CITY CORPORATION COUNSEL, CITY PLANNING BOARD, AND WESTCHESTER COUNTY PLANNING BOARD, AND SCHEDULING A PUBLIC HEARING

WHEREAS, in 2022, recognizing the need to update the 1968 Comprehensive Plan, and in accordance with New York General City Law (“GCL”) Section 28-a, the City Council appointed a Comprehensive Plan Advisory Committee (“Committee”), comprised of a diverse group of community stakeholders, for the purposes of assisting City staff and a consultant team with preparing a new Comprehensive Plan for the City entitled Envision Mount Vernon (“Draft Plan”);

WHEREAS, following an extensive Community Engagement Process, which involved numerous conversations with the community, meetings, working sessions, interviews, roundtables, public workshops, and digital engagement, the Committee, City staff, and the City’s consultant team prepared the Draft Plan; and

WHEREAS, the City Council is appreciative of its staff and consultants’ efforts, and is also grateful to the Mount Vernon community-at-large for participating in the planning process; and

WHEREAS, a copy of the Draft Plan can be viewed in the office of the City Clerk, or online at: <https://www.envisionmtvernon.com>; and

WHEREAS, the Draft Plan is classified as a Type I 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, the proposed action will not require permits and approvals from any other local, regional, State, or Federal agencies prior to adoption, and coordinated SEQRA review is, therefore, not required;

WHEREAS, the City Council desires to designate itself as Lead Agency for the review of the Draft Plan under SEQRA pursuant to 6 N.Y.C.R.R. Section 617.6(b)(1); and

WHEREAS, pursuant to Section 28-a(6)(a) of the GCL, the City Council desires to refer the Draft Plan to the City Planning Board for its review and recommendation prior to its adoption; and

WHEREAS, the City Council is also required to refer the Draft Plan to the Westchester County Planning Board pursuant to Section 28-a(6)(b) of the GCL, and Section 239-m of the New York General Municipal Law (“GML”); and

WHEREAS, the City Council is desirous of scheduling a Public Hearing on the Draft Plan for October 8, 2025, at 7:00 p.m. and on October 14, 2025, at 6:00 p.m., pursuant to Section 28-a(7) of the GCL; and **BE IT FURTHER**

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby designates itself as Lead Agency for review of the Draft Plan under SEQRA pursuant to 6 N.Y.C.R.R. Section 617.6(b)(1); and **BE IT FURTHER**

RESOLVED, that the City Council authorizes the City Clerk to refer the Draft Plan to the Planning Board for its review and recommendations pursuant to Section 28-a(6)(a) of the GCL; and **BE IT FURTHER**

RESOLVED, that the City Council authorizes the City Clerk to refer the Draft Plan to the Westchester County Planning Board in accordance with Section 28-a(6)(b) of the GCL, and Section 239-m of the GML; and **BE IT FURTHER**

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RESOLVED, that the City Council shall hold a Public Hearing on the Draft Plan on October 8, 2025, at 7:00 p.m. and on October 14, 2025, at 6:00 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 Draft Plan, and written comments on the Draft Plan are requested, and will be accepted by the City Council up to ten (10) days following the close of the Public Hearing; and BE IT FURTHER

RESOLVED, that the City Clerk shall arrange to fulfill the notice requirements for the Public Hearing pursuant to Section 28-a(7) of the GCL; and BE IT FURTHER

RESOLVED, that this Resolution shall take effect immediately.

Vote Taken As Follows: 9/24/2025

Boxhill: Yea Gleason: Yea

Poteat: Yea Thompson: Yea

Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

SEP 25 2025

Date

BY

Mayor

19

Councilperson

THIS ORDINANCE ADOPTED BY CITY COUNCIL

President

ATTEST:

City Clerk

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AN ORDINANCE AUTHORIZING THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT STAFF TO ATTEND THE OPENGOV PERMITTING & LICENSING USER GROUP EVENT

Whereas, in correspondence dated September 16, 2025, the Commissioner of the Department of Planning & Community Development formally requested authorization to send the staff members named below to attend the OpenGov Permitting & Licensing User Group Event on Wednesday, October 1, 2025, in Huntington, New York; and

Whereas, the Department of Planning and Community Development has requested approval for staff attendance at the OpenGov Permitting & Licensing User Group Event scheduled for Wednesday, October 1, 2025, in Huntington, New York; and

Whereas, this full-day, in-person event is designed exclusively for OpenGov municipal leaders to exchange best practices, strengthen regional connections, and explore advancements in OpenGov’s permitting and licensing solutions, including customer panels, product training, networking opportunities, and a preview of upcoming features; and

Whereas, participation in this event will enhance the Department’s capacity to modernize permitting and licensing processes, promote inter-municipal collaboration, and support Mount Vernon’s goals of improving service delivery and operational efficiency; and

Whereas, the event is free to attend, and any incidental costs, including travel and meals, will be covered under the Department’s approved training budget, A8021.451; and

Whereas, the staff members proposed to attend are:

- **Lukas Herbert** – Assistant Commissioner
- **William Hyland** – Senior Planner
- **Maria Pace** – Land Use Boards Secretary;

Now, Therefore, Be It Resolved That

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

Section 1. Authorization Granted. The City Council hereby authorizes the Department of Planning and Community Development to send the above-named staff members to attend the OpenGov Permitting & Licensing User Group Event on Wednesday, October 1, 2025, in Huntington, New York.

Section 2. Funding. No registration fee shall be incurred for attendance at this event. Any incidental expenses, including travel and meals, shall be paid from the Department’s training budget account A8021.451, as previously allocated.

Section 3. Purpose and Benefit. Attendance at this event is deemed to be in the best interest of the City of Mount Vernon as it will strengthen the Department’s knowledge of permitting and licensing systems, improve customer service, and foster regional partnerships with other municipalities utilizing OpenGov systems.

Section 4. Effective Date. This Ordinance shall take effect immediately upon adoption by the City Council and subsequent approval by the Board of Estimate & Contract.

Vote Taken As Follows: 9/24/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM


Assistant Corporation Counsel

APPROVED

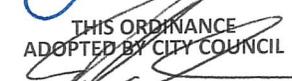
SEP 25 2025
Date

BY


Mayor


Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL


President

ATTEST:


City Clerk

**AN ORDINANCE AUTHORIZING THE TEMPORARY
STREET CLOSURE AND COMMUNITY EVENT
APPROVAL FOR “FRENCHY DAY” ON
SATURDAY, SEPTEMBER 27, 2025**

Whereas, in correspondence dated September 8, 2025, Melissa Cardany on behalf of the Frenchy Day Committee, formally requested authorization to hold a community fundraiser and block party at 226 South Fourth Avenue, Mount Vernon, NY, on Saturday, September 27, 2025, between the hours of 10:00 a.m. and 6:00 p.m., in honor of Michael “Frenchy” Bonéy, a beloved member of the local motorcycle community who passed away in 2023; and

Whereas, Frenchy Day serves as an annual gathering of family, friends, neighbors, local businesses, and community members to celebrate Michael Bonéy’s contributions while raising funds to support meaningful community initiatives; and

Whereas, this event has received the support of local residents and business owners along the affected block, is expected to draw approximately 100–150 attendees, and will include music, raffles, food donated by local businesses, and family-friendly activities; and

Whereas, the organizers have committed to ensuring a safe and respectful event by providing insurance coverage, notifying impacted neighbors and businesses, coordinating volunteers for setup, safety, and cleanup, and securing attendance by multiple civil service members—including police, fire, and corrections personnel—to assist in maintaining public safety; and

Whereas, the Department of Public Works has reviewed the request, expressed no objections, and has agreed to post No Parking signs 72 hours in advance and to provide barricades for the temporary street closure on South Fourth Avenue between East Third Street and East Fourth Street; and

Whereas, the City Council finds that approving Frenchy Day promotes community engagement, unity, and the celebration of local heritage and service; **Now, Therefore, Be It Resolved That**

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

Section 1. Authorization of Event. The City Council hereby authorizes the organizers of Frenchy Day to hold a community fundraiser and block party at 226 South Fourth Avenue, Mount Vernon, NY, on Saturday, September 27, 2025, between the hours of 10:00 a.m. and 6:00 p.m., in honor of Michael “Frenchy” Bonéy.

Section 2. Compliance with City Requirements. The organizers shall:

- (a) Provide proof of insurance coverage and any required permits or site diagrams prior to the event.
- (b) Ensure all music and activities comply with applicable City noise ordinances and regulations.
- (c) Provide sufficient volunteers to assist with setup, crowd management, and cleanup, ensuring the area is restored to its original condition.
- (d) Notify all affected residents and businesses in advance of the event.

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Section 3. Department of Public Safety Support. The Mount Vernon Police Department recommends the following:

(a) That two (2) police officers be assigned on an overtime basis, with all associated costs to be borne by the event organizer. Additionally, the patrol car and supervising sector should provide special attention to the event.

(b) That the patrol supervisor be authorized to assign additional officers on an overtime basis, if necessary, with all costs likewise to be paid by the event organizer.

Section 4. Department of Public Works Support. The Department of Public Works shall:

(a) Temporarily close South Fourth Avenue, between East Third Street and East Fourth Street, on the date and during the hours specified in Section 1.

(b) Post "No Parking" signs at least seventy-two (72) hours prior to the event and place barricades to secure the street closure.

Section 5. Fire Department Support. The Mount Vernon Fire Department shall provide necessary assistance to ensure public safety and support for this community event.

Section 6. Effective Date. This ordinance shall take effect immediately upon passage and approval by the City Council and only upon the filing of documents in the office of the City Clerk of Mount Vernon.

Vote Taken As Follows: 9/24/2025

Boxhill: Yea Gleason: Yea

Poteat: Yea Thompson: Yea

Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

SEP 25 2025

Date

BY

Mayer

Cublin Gleason

Councilperson

THIS ORDINANCE ADOPTED BY CITY COUNCIL

President

Micole Bonilla

City Clerk

22

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MOUNT VERNON, NEW YORK,
HONORING MARVIN CHURCH FOR HIS
OUTSTANDING LEADERSHIP AND SERVICE**

Whereas, **MARVIN CHURCH** has cultivated a distinguished career spanning government, banking, transportation, real estate, community development, housing, and energy—managing more than \$25 billion in real estate transactions and serving in notable leadership positions, including Associate Commissioner of Transportation for the Commonwealth of Massachusetts and Transportation Commissioner for Westchester County, New York; and

Whereas, Mr. Church has demonstrated unwavering commitment to sustainable energy and community advancement through his service as Regional Director of the New York State Division of Community Renewal, where he administered \$66 million in critical programs, and through his work with NYSERDA and Con Edison to promote clean energy solutions such as solar power, heat pumps, and clean heating initiatives; and

Whereas, in 2021, Marvin Church co-founded *Environmental Leaders of Color (ELOC)* with Dr. Diana Kaye Williams, an organization dedicated to fostering climate and environmental education for economically disadvantaged high school students in Westchester County—impacting more than 600 students to date; and

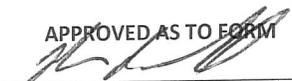
Whereas, Mr. Church and ELOC are meeting the urgent challenge of climate change by equipping students with knowledge of its impacts, strategies for mitigation, and pathways to sustainable solutions, while inspiring them to pursue STEM and environmental careers that are often underrepresented in the schools and communities most affected; and

Whereas, Mr. Church’s lifelong dedication to public service, environmental justice, and equitable community development continues to create opportunities for young people and neighborhoods to thrive amid today’s climate challenges; and

Whereas, the City Council of Mount Vernon proudly recognizes and applauds Marvin Church for his invaluable contributions to advancing environmental education, expanding clean energy access, and empowering the next generation of leaders; **Now, Therefore, Be It**

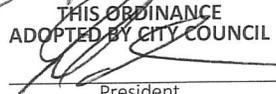
Resolved, that the City Council of Mount Vernon hereby honors and commends **MARVIN CHURCH** for his extraordinary leadership, vision, and service in promoting climate education, sustainability, and environmental justice, and declares this day in his name in recognition of his lasting impact on our community.

Vote Taken As Follows: 9/24/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED
SEP 25 2025
Date

BY _____ Mayor


Councilperson
THIS ORDINANCE
ADOPTED BY CITY COUNCIL

President
ATTEST:

City Clerk

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A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, NEW YORK, HONORING DR. DIANE KAYE WILLIAMS

Whereas, Dr. Diane Kaye Williams has dedicated more than three decades to serving marginalized communities through her work in healthcare, advocacy, and environmental justice, and currently leads Adopt Clean Energy in Mount Vernon and New Rochelle as part of NYSERDA's Clean Heating and Cooling Campaign; and

Whereas, Dr. Williams is the co-founder of Environmental Leaders of Color (ELOC), an organization committed to promoting climate and environmental education among high school students in Westchester County, with a particular focus on those most vulnerable to the effects of climate change; and

Whereas, the work of Dr. Williams and ELOC addresses the urgent need for climate change education—emphasizing understanding its impacts, implementing effective mitigation strategies, and developing sustainable solutions that empower the next generation of leaders; and

Whereas, statistics reveal that high school students in the county's most climate-impacted areas are not taking the recommended number of STEM or environmental courses under state education guidelines, underscoring the importance of Dr. Williams's tireless efforts to close this educational gap; and

Whereas, through education, advocacy, and innovative programming—such as the award-winning "Don't Strain Your Drain" campaign—Dr. Williams has consistently demonstrated a steadfast commitment to equipping young people and communities with the knowledge and tools necessary to confront climate change and build a more sustainable future; and

Whereas, the City Council of Mount Vernon recognizes the invaluable contributions of Dr. Diane Kaye Williams in advancing climate education, fostering environmental stewardship, and uplifting youth within our community and beyond; Now, Therefore, Be It

Resolved, that the City Council of Mount Vernon hereby honors and commends DR. DIANE KAYE WILLIAMS for her exceptional leadership, advocacy, and dedication to promoting environmental education and climate justice, and hereby declares this day in recognition of her outstanding service to the City of Mount Vernon and the broader region.

Vote Taken As Follows: 9/24/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM
[Signature]
Assistant Corporation Counsel

APPROVED
SEP 25 2025
Date
[Signature]
BY Mayor

[Signature]
Councilperson
THIS ORDINANCE
ADOPTED BY CITY COUNCIL
[Signature]
President
ATTEST:
[Signature]
City Clerk

**AN ORDINANCE AUTHORIZING THE PUBLIC
RELEASE OF RFQ NO. 08.25 FOR PROFESSIONAL
ENGINEERING AND MANAGEMENT SERVICES FOR
THE REHABILITATION OF CITY-OWNED STRUCTURES**

Whereas, in correspondence dated September 17, 2025, the Commissioner of the Department of Public Works formally requested authorization and approval for the public release of RFQ No. 08.25 – *Professional Services Engineering and Management Services for the Rehabilitation of City-Owned Structures*; and

Whereas:

1. The City of Mount Vernon, through its Department of Public Works (DPW), has expended American Rescue Plan Act (ARPA) funds to conduct comprehensive engineering analyses on major City-owned structures, identifying architectural, mechanical, electrical, plumbing, and other deficiencies; and

2. The resulting Conditions Assessment Reports classify deficiencies into:

- **Level 1 (Immediate Repairs – Critical/Immediate):** Urgent stabilization and life-safety needs, including water infiltration control, damaged masonry, urgent roof/envelope repairs, structural shoring, hazardous mechanical/electrical conditions, and hazardous material remediation or abatement;
- **Level 2 (Near-Term Repairs – Priority):** Significant system and envelope upgrades such as roof replacement, masonry restoration, window and door replacement, HVAC/electrical modernization, plumbing upgrades, structural reinforcement, and ADA accessibility improvements to bring facilities into code compliance; and
- **Level 3 (Long-Term Repairs and Enhancements – Important/Necessity):** Broader capital improvements, including interior renovations, modernization of building systems, energy-efficiency upgrades, and adaptive reuse enhancements to extend building life and improve community functions; and

3. The City recognizes the urgent need to address these deficiencies to ensure the safety, accessibility, and long-term viability of public facilities; and

4. The City further seeks to establish a prequalified list of engineering firms to provide **Professional Services Engineering and Management** to implement rehabilitation projects effectively and in compliance with applicable codes, standards, and funding requirements; and

5. The City is committed to promoting equitable participation by certified Minority and Women-Owned Business Enterprises (MWBE) in all procurement processes.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
THE CITY OF MOUNT VERNON, NEW YORK, AS FOLLOWS:**

Section 1. Authorization to Release RFQ No. 08.25. The City Council hereby authorizes and directs the Department of Public Works to publicly release RFQ No. 08.25 – *Professional Services Engineering and Management Services for the Rehabilitation of City-Owned Structures* – in substantially the form attached hereto.

Section 2. Scope of Services. The RFQ shall seek qualified firms to perform services, including, but not limited to:

- (a) Serve as the City’s primary project representative during all rehabilitation phases, coordinating activities and ensuring timely implementation of City directives.

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(b) Develop and maintain project schedules, monitor milestones, anticipate risks, and recommend corrective actions.

(c) Manage procurement and contract administration for contractors, subcontractors, and independent Construction Inspectors, ensuring compliance and audit readiness.

(d) Oversee budget management, including cost control, expenditure verification, and reporting in compliance with state and federal requirements.

(e) Facilitate coordination among project participants, including City staff, contractors, inspectors, and design professionals.

(f) Monitor construction quality, safety, and compliance with codes, standards, and funding requirements.

(g) Ensure all work addresses deficiencies identified in the Conditions Assessment Reports, including:

- Roof and building envelope systems
- Masonry and structural stabilization
- Hazardous material abatement
- Mechanical, electrical, and plumbing systems
- Windows, doors, and accessibility upgrades
- Code compliance improvements

(h) Provide written progress reports, risk assessments, and budget/schedule updates to the City.

(i) Oversee project closeout, verifying submission of warranties, as-built drawings, manuals, inspection reports, and proper facility turnover.

(j) Procure, supervise, and coordinate independent Construction Inspectors, ensuring alignment with project scope and schedule.

(k) Maintain inspection records as part of the official project file for transparency and accountability.

Section 3. MWBE Participation. The RFQ shall explicitly encourage participation of certified Minority and Women Business Enterprises (MWBE) in accordance with the City's equity and inclusion goals and applicable procurement policies.

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

Vote Taken As Follows: 9/24/2025

Boxhill: Yea Gleason: Yea

Poteat: Yea Thompson: Yea

Browne: Abstain Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

SEP 25 2025

Date

BY

Mayor

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Cathleen Gleason
Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

President

ATTEST: *Mickelson*
City Clerk

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AN ORDINANCE AUTHORIZING A TWO-YEAR AGREEMENT WITH COUNTY EXCAVATING, LLC FOR VARIOUS PUBLIC WORKS / CONSTRUCTION EQUIPMENT RENTALS, WITH A ONE-YEAR RENEWAL OPTION

Whereas, in correspondence dated September 15, 2025, the Commissioner of the Department of Public Works formally requested authorization for the Mayor to execute a contract with County Excavating, LLC for "Various Public Works / Construction Equipment Rentals," designating County Excavating, LLC as the lowest responsive and responsible bidder in accordance with the evaluated bid matrix attached hereto and incorporated by reference; and

Whereas, the Department of Public Works ("DPW") publicly advertised and received sealed bids for "Various Public Works / Construction Equipment Rentals," with a competitive bid opening held on August 19, 2025; and

Whereas, three firms—Zonzini Pipeline Inc., Fred A. Cook, Jr., Inc., and County Excavating, LLC—submitted complete bid packages, which were evaluated for responsiveness, responsibility, and cost-effectiveness in accordance with procurement requirements; and

Whereas, the bid evaluation determined that County Excavating, LLC submitted the lowest responsive and responsible bid, offering the most cost-effective pricing profile to meet the City's operational needs for construction equipment rentals; and

Whereas, it is in the best interest of the City of Mount Vernon to authorize a two (2) year agreement, with an additional one (1) year renewal option exercisable at the City's sole discretion, to ensure timely access to essential construction equipment at competitive rates; Now, Therefore, Be It Resolved That

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

Section 1. – Authorization of Contract Award. The City Council hereby awards the contract for "Various Public Works / Construction Equipment Rentals" to County Excavating, LLC, as the lowest responsive and responsible bidder, consistent with the evaluated bid matrix attached hereto and made a part of this ordinance.

Section 2. – Term and Renewal. The Mayor is authorized to execute a two (2) year agreement with County Excavating, LLC, with one (1) additional one-year renewal option, exercisable at the City's sole discretion under the same terms and conditions, subject to the approval of the Corporation Counsel as to form.

Section 3. Funding and Payments. Encumbrances and payments under this agreement shall be made from approved Operating and/or Capital fund lines, not to exceed budgeted appropriations for each fiscal year, as determined by the Comptroller.

Section 4. Non-Exclusivity. This award is non-exclusive, and the City retains the right to utilize other contracts, intermunicipal agreements, or emergency procurements when determined to be in the City's best interest.

Section 5. Effective Date. This ordinance shall take effect immediately upon adoption by the City Council and subsequent approval by the Board of Estimate & Contract.

Vote Taken As Follows: 9/24/2025
Boxhill: Abstain Gleason: Yea
Poteat: Abstain Thompson: Yea
Browne: Yea Ordinance Not Adopted

APPROVED AS TO FORM

[Signature]
Assistant Corporation Counsel

APPROVED

SEP 27 2025
Date

[Signature]
BY Mayor

[Signature]
Councilperson

THIS ORDINANCE ADOPTED BY CITY COUNCIL

[Signature]
President

ATTEST: [Signature]
City Clerk

25

SEP 24 2025

NOT
ADOPTED

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**AN ORDINANCE AUTHORIZING AND
APPROVING THE CITY OF MOUNT VERNON
HONORARY STREET CO-NAMING POLICY**

Whereas, in correspondence dated September 22, 2025, the City Council President formally requested authorization for the City Council to establish guidelines and procedures for the honorary co-naming of City streets in recognition of individuals, organizations, or events that have demonstrated exceptional and enduring contributions to the City of Mount Vernon; and

Whereas, the City of Mount Vernon recognizes that certain individuals, organizations, and historic events have made meaningful and lasting contributions to the civic, cultural, and social life of the community; and

Whereas, honorary street co-naming provides a meaningful way to publicly recognize such contributions while preserving the integrity and navigational clarity of the City's official street naming system; and

Whereas, the City Council seeks to establish a clear, fair, and transparent process for considering requests for honorary street co-naming, preventing an overwhelming volume of requests, and maintaining consistent standards for approval; and

Whereas, this policy will ensure that such honors are intentional, respectful, and reflective of Mount Vernon's diverse history and values; **Now, Therefore, Be It Resolved That**

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

Section 1. Purpose. To establish a clear, fair, and efficient process for the honorary co-naming of streets in the City of Mount Vernon that recognizes individuals and organizations with meaningful connections to the city, while maintaining the integrity and distinction of the honor.

Section 2. Definitions:

Honorary Street Co-Naming: The ceremonial naming of a street or portion of a street in honor of a person or organization. The honorary name is added to existing signage and does not alter official addresses or emergency service designations.

Section 3. Eligibility Criteria

A. Individuals must meet the following criteria:

1. Demonstrated significant and positive contributions to the City of Mount Vernon through civic, community, educational, political, cultural, military, or humanitarian achievements.

2. Must have either:

a. Resided in Mount Vernon for at least ten (10) years, preferably with a connection to the street proposed for co-naming;

b. Maintained a documented, substantial connection to the City of Mount Vernon (e.g., through employment, service, leadership or consistent engagement) for at least ten (10) years.

NOT
ADOPTED

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3. Must be deceased for at least two (2) years, unless the Council grants an exception due to:

- a. Death resulting from tragedy or public service; or
- b. Extraordinary local or national contributions recognized by the community.

B. Organizations must:

- 1. Have been established and operating in Mount Vernon for at least 25 years;
- 2. Have made enduring contributions to the civic, cultural, or economic life of the city.

Section 4. Initiating a Co-Naming Request.

A. For Community-Initiated Requests, applicants must:

- 1. Submit a completed application and \$50 processing fee to the City Clerk no later than four (4) weeks prior to a scheduled City Council meeting. If there is an expedited request the processing fee increases to \$100. All application fees are non-refundable, regardless of the outcome.
- 2. Include a detailed biography and justification for the honoree.
- 3. Provide a map identifying the exact location of the requested co-naming.
- 4. Submit a petition meeting one of the following thresholds:
 - a. 60% of adjacent property owners along the proposed street segment; or
 - b. 50 signatures from Mount Vernon residents, with at least 25 residing or operating businesses within a 3-block radius of the proposed location.

B. Council-Initiated Requests:

- 1. May be made by any Council Member via written resolution/referral letter that includes a statement of justification outlining the honoree's contributions and relevance to the community and the location.

Section 5. Review and Approval Process.

- 1. The City Clerk shall review applications for completeness and place them on the legislative agenda.
- 2. The City Council will vote on each proposed co-naming at a Regular Meeting.
- 3. A majority vote of the full City Council is required for approval.
- 4. If an application is denied, the prospective honoree will not be considered for two (2) years from the date of the denial.
- 5. Each application will be considered on its own merit, without regard to precedence.

Section 6. Signage and Implementation.

- 1. Honorary signage will be installed beneath the existing street sign.
- 2. The Department of Public Works will coordinate fabrication and installation.

NOT ADOPTED

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3. The cost of signage and installation shall be paid by the applicant for a community-initiated request

Section 7. General Guidelines, Limits, and Duration.

1. The City will approve no more than five (5) honorary co-namings per calendar year unless waived by a two-thirds vote of the Council.

2. Honorary co-namings shall remain in effect for 25 years, after which they may be renewed by Council resolution.

3. An application to co-name a street for an individual already honored in a similar fashion will be discouraged by the City Council.

4. In general, the street to be co-named will be the street closest to the residence of the prospective honoree, or the place with which they are most closely associated. Multiple naming of the same street is discouraged.

5. The City Council may rescind a co-naming, by majority vote, if the honoree is later found to have engaged in conduct contrary to the values of the city or if warranted by public interest.

Section 8. Effective Date. This policy shall take effect immediately upon adoption by the Mount Vernon City Council.

APPROVED AS TO FORM


Assistant Corporation Counsel

APPROVED

Date

BY _____
Mayor

Councilperson

**THIS ORDINANCE
ADOPTED BY CITY COUNCIL**

President

ATTEST:

City Clerk

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