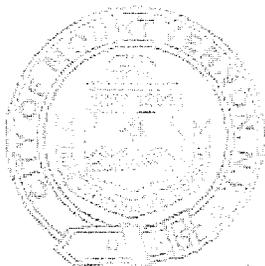


# **City of Mount Vernon, New York**

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



## **Meeting Agenda - Final**

**Wednesday, February 11, 2026**

**7:00 PM**

**CITY COUNCIL CHAMBERS  
CITY HALL**

### **City Council**

***NICOLE BONILLA, MBA***  
*City Clerk*

***JORDAN A. RIULLANO, JD***  
*Deputy City Clerk*

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**A REGULAR MEETING OF THE CITY OF THE MOUNT VERNON CITY COUNCIL  
HELD ON WEDNESDAY, FEBRUARY 11, 2026.**

**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:** Derrick Thompson, President

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

**CALL TO ORDER / PLEDGE OF ALLEGIANCE**

Council President Derrick Thompson 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 Thompson explained the 3-minute-plus-1 public comment rule. He 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).

**AWARDS / PRESENTATIONS**

**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 Public Works: An Ordinance Amending Chapter 140 - Garbage, Rubbish and Refuse, Article I - Garbage and Rubbish Collection, §140-6 entitled Penalties for Offenses of the Code of the City of Mount Vernon
2. Department of Public Works: An Ordinance Amending Chapter 140-24 of the Code of the City of Mount Vernon Relating to Unauthorized Dumping; Fines
3. Department of Public Works: An Ordinance Amending Article I - Preservation of Good Order, Chapter 191 - Peace and Good Order, §191-3(D) - Littering; Fine of the Code of the City of Mount Vernon to Revise the Fine Schedule for Littering Violations
4. Department of Public Works: An Ordinance Amending Article VIII - Street and Sidewalk Obstructions, §227-38 - Permit Required; Exception - Penalty Provision Added) of the Code of the City of Mount Vernon

5. Department of Public Works: An Ordinance Amending Chapter 227, §227-55 of the Code of the City of Mount Vernon (Driving Vehicles Over Sidewalks - Added Penalty Provision)
6. Department of Public Works: An Ordinance Amending Chapter 227, §227-56 of the City Code of the City of Mount Vernon, entitled "Removal of Snow and Ice"

**HELD**

City Council: A Local Law Amending the City Charter to Codify the Positions of Chief of Staff and Deputy Chief of Staff within the Office of the Mayor

**HELD**

City Council: A Local Law Amending the City Charter Regarding the Composition of the Capital Projects Board

9. City Clerk: A Resolution Establishing the Standard Workdays and Reporting Guidelines for Elected and Appointed Officials

**To the Council:**

#### HUMAN RESOURCES

**No Items**

**To the Council:**

#### PUBLIC SAFETY AND CODES

10. City Council: Local Law No. \_\_ of 2026 - A Local Law Amending the Vehicle and Traffic Law Authorizing the City of Mount Vernon to Establish a Traffic-Control Signal Photo Monitoring Demonstration Program

**To the Council:**

#### FINANCE AND PLANNING

**HELD**

Department of Planning and Community Development: An Ordinance Authorizing the Collection of Parking Fee-In-Lieu Payments Associated with Parking Variances Pending the Adoption of a New Zoning Ordinance

12. Real Estate Committee: An Ordinance Rescinding the Recommendation for the Sale of Certain City-Owned Property Located at 328 South 1st Avenue, Mount Vernon, New York - (Parcel ID: 169.31.3120.01)
13. Real Estate Committee: An Ordinance Authorizing the Sale and Conveyance of City-Owned Property Located at 328 South 1st Avenue, Mount Vernon, New York - (Parcel ID: 169.31.3120.01)
14. City Council: A Local Law Authorizing the Amendment of the City Charter Regarding Budget Schedule

- 15. City Council: Local Law No. \_\_ of 2026 - A Local Law Amending Article XV of the Charter of the City of the City of Mount Vernon to Establish an Installment Payment Plan for Delinquent Property Taxes

**ADD-ON**

**LEGISLATION AND PUBLIC WORKS**

- 16. Department of Public Works: An Ordinance Authorizing the Transfer and Consolidation of One (1) Senior Account Clerk Position and One (1) Secretary Position into the Title of Assistant Commissioner of Public Works, Amending the 2026 Fiscal Year Salary Schedule, and Granting a Leave of Absence

**HELD**

Department of Public Works / Office of the Mayor: An Ordinance Authorizing the Transfer of the Title of Chief of Infrastructure and Capital Improvements, Amending the 2026 Fiscal Year Budget, and Providing for Funding and Salary Adjustment

- 18. Department of Public Works: An Ordinance Authorizing the Transfer of One (1) Code Enforcement Officer Position to the Title of Code Enforcement Coordinator within the Department of Public Works, Approving a Budget Transfer, Amending the 2026 Fiscal Year Salary Schedule, and Granting a Leave of Absence

**OTHER BUSINESS/CLOSING COMMENTS**

FEB 11 2026

AN ORDINANCE AMENDING CHAPTER 140 –  
GARBAGE, RUBBISH AND REFUSE, ARTICLE I –  
GARBAGE AND RUBBISH COLLECTION,  
§140-6 - PENALTIES FOR OFFENSES OF THE  
CODE CITY OF MOUNT VERNON

WHEREAS, in correspondence dated January 29, 2026, the Commissioner of the Department of Public Works formally requested authorization to amend Chapter 140, §140-6 of the Code of the City of Mount Vernon, the existing penalty provision in its entirety, and to adopt new language in its place; and

WHEREAS, Chapter 140 of the Code of the City of Mount Vernon governs the regulation of garbage, rubbish, refuse, and related receptacles within the City; and

WHEREAS, §140-6 of said Chapter currently provides for a broad fine range for violations, without distinguishing penalties based on repeat offenses; and

WHEREAS, the Department of Public Works has determined that a defined, graduated penalty structure will promote consistency in enforcement and enhance compliance with the City's sanitation regulations; and

WHEREAS, establishing escalating penalties for repeat violations will provide clear notice to violators and support the effective administration of the Code;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON:

**Section 1. Amendment of City Code.** Chapter 140, §140-6 of the Code of the City of Mount Vernon is hereby amended to delete the existing penalty provision in its entirety and to adopt the following new language in its place.

**Section 2. Repeal of Existing Language.** The following language of Chapter 140, §140-6 is hereby repealed:

[Any person who shall violate any of the provisions of this article or rules promulgated by the Commissioner pursuant to this article shall, on conviction thereof, be subject to a fine of not less than one hundred dollars (\$100) nor more than one thousand dollars (\$1,000).]

**Section 3. Adoption of New Penalty Schedule.** Chapter 140, §140-6 shall be amended to read as follows:

**§140-6. Penalties.** Any person who shall violate any provision of this article or any rule promulgated by the Commissioner pursuant to this article shall, upon conviction, be subject to the following fines:

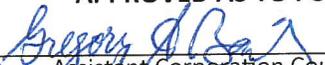
- (1) **First offense:** One hundred dollars (\$100);
- (2) **Second offense:** Five hundred dollars (\$500);
- (3) **Third and each subsequent offense:** One thousand dollars (\$1,000).

**Section 4. Severability.** If any clause, sentence, paragraph, subdivision, section, or part of this ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof.

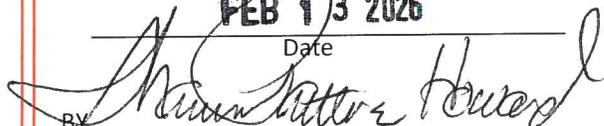
**Section 5. Effective Date.** This amendment shall take effect immediately upon adoption by the City Council and subsequent approval by the Board of Estimate & Contract.

New Matter Underlined  
Deleted Matter in Brackets [ ]

APPROVED AS TO FORM

  
Assistant Corporation Counsel

APPROVED  
FEB 13 2026

  
BY \_\_\_\_\_  
Mayor



\_\_\_\_\_  
Councilperson

THIS ORDINANCE  
ADOPTED BY CITY COUNCIL

  
President

ATTEST:  
  
City Clerk

Vote Was Taken As Follows: 02/11/2026  
Gleason: Yea Thompson: Yea  
Turnquest-Jones: Yea Wallace: Yea  
Boxhill: Yea  
Resolution: Adopted

2

**AN ORDINANCE AMENDING CHAPTER 140-24  
OF THE CODE OF THE CITY OF MOUNT VERNON  
RELATING TO UNAUTHORIZED DUMPING; FINES**

**WHEREAS**, in correspondence dated January 29, 2026, the Commissioner of the Department of Public Works formally requested authorization to amend Chapter 140, §140-24 of the Code of the City of Mount Vernon, relating to unauthorized dumping; fines provision, and to adopt new language in its place; and

**WHEREAS**, Chapter 140 of the Code of the City of Mount Vernon governs the regulation of garbage, rubbish, refuse, and related enforcement provisions; and

**WHEREAS**, §140-24 of the City Code addresses unauthorized dumping and establishes penalties for violations thereof; and

**WHEREAS**, the Department of Public Works has reviewed enforcement outcomes and field conditions related to illegal dumping within the City; and

**WHEREAS**, field experience has demonstrated that revisions to the existing penalty provisions are warranted in order to strengthen deterrence, clarify enforcement, and support effective prosecution of unauthorized dumping violations; and

**WHEREAS**, the Department of Public Works has recommended the adoption of a clear, graduated penalty schedule for violations of §140-24;

**NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mount Vernon as follows:**

Section 1. Amendment of City Code. Chapter 140, §140-24 of the Code of the City of Mount Vernon is hereby amended to delete the existing penalty provision in its entirety and to adopt the following new language in its place.

Section 2. Repeal of Existing Language. The following language of Chapter 140, §140-24 is hereby repealed:

[Any person who violates the provisions of this section shall be liable for a fine of not less than \$5,000 nor more than \$20,000. In addition, every owner of a dump truck or other vehicle shall be liable for a fine of not less than \$1,500 nor more than \$10,000 for each offense of unlawful dumping described in §140-24 by any person using or operating the same in the business of such owner or otherwise, with the permission, express or implied of such owner.]

**Section 1. Amendment to Chapter 140-24 (Unauthorized Dumping; Fines).** Chapter 140, §140-24 of the Code of the City of Mount Vernon is hereby amended by repealing the existing penalty language in its entirety and replacing it with the following:

**§140-24. Unauthorized Dumping — Penalties.** Any person who violates the provisions of this section shall be liable for the following fines:

- (1) First offense: Ten Thousand Dollars (\$10,000);
- (2) Second offense: Fifteen Thousand Dollars (\$15,000);
- (3) Third and each subsequent offense: Twenty Thousand Dollars (\$20,000).

In addition, every owner of a dump truck or other vehicle shall be liable for a fine of not less than One Thousand Five Hundred Dollars (\$1,500) nor more than Ten Thousand Dollars (\$10,000) for each offense of unlawful dumping described in this section §140-24 by any person using or operating such vehicle in the business of such owner or otherwise, with the permission, express or implied, of such owner.

2

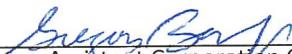
**Section 2. Severability.** If any clause, sentence, paragraph, subdivision, or part of this ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part thereof directly involved in the controversy.

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

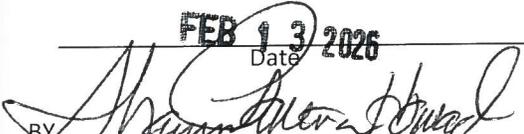
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Vote Was Taken As Follows: 02/11/2026  
Gleason: Yea Thompson: Yea  
Turnquest-Jones: Yea Wallace: Yea  
Boxhill: Yea  
Resolution: Adopted

APPROVED AS TO FORM

  
Assistant Corporation Counsel

APPROVED

  
Date: FEB 13 2026  
Mayor



Councilperson

THIS ORDINANCE  
ADOPTED BY CITY COUNCIL

  
President

ATTEST:  
  
City Clerk

3

**AN ORDINANCE AMENDING ARTICLE I –  
PRESERVATION OF GOOD ORDER, CHAPTER  
191 – PEACE AND GOOD ORDER, §191-3(D) – LITTERING,  
FINE OF THE CODE OF THE CITY OF MOUNT VERNON TO  
REVISE THE FINE SCHEDULE FOR LITTERING VIOLATIONS**

**WHEREAS**, in correspondence dated January 29, 2026, the Commissioner of the Department of Public Works formally requested authorization to amend Article I – Preservation of Good Order, Chapter 191 – Peace and Good Order, §191-3(D) – Littering, Fine of the Code of the City of Mount Vernon, the existing penalty provision in its entirety, and to adopt new language in its place; and

**WHEREAS**, Chapter 191 of the Code of the City of Mount Vernon regulates littering and the maintenance of public and private property in order to protect public health, safety, and welfare; and

**WHEREAS**, §191-3(D) of the City Code currently establishes a single fine range for violations of the City’s littering prohibitions; and

**WHEREAS**, the Department of Public Works has reviewed recent enforcement activity and determined that a graduated fine structure tied to repeat offenses would more effectively deter ongoing littering violations; and

**WHEREAS**, the proposed amendment maintains the existing prohibitions against littering and modifies only the penalty provisions associated with violations; and

**WHEREAS**, the City Council finds that adopting a graduated fine schedule will promote compliance, enhance enforcement consistency, and reduce repeated negative impacts on streets, sidewalks, and public spaces;

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

**Section 1. Amendment of City Code.** Article I – Preservation of Good Order, Chapter 191 – Peace and Good Order, §191-3(D) – Littering, Fine of the Code of the City of Mount Vernon is hereby amended to delete the existing penalty provision in its entirety and to adopt the following new language in its place.

**Section 2. Repeal of Existing Language.** The following language of Chapter 191, §191-3(D) 6 is hereby repealed:

[Any person violating any provision of Subsection A,B, or C shall be guilty of a violation of this chapter, which shall be punishable by a fine of not less than \$250 nor more than \$2,500.] - [Added 11-12-1987, approved 11-13-1987; amended 2-9-2005; approved 2-10-2005]

**Section 3. Amendment to City Code.** Chapter 191, §191-3(D) of the Code of the City of Mount Vernon is hereby amended by deleting the existing penalty provision in its entirety and replacing it with the following:

§191-3(D) - Penalties. Any person violating any provision of Subsection A, B, or C of this section shall be subject to the following fines:

- (1) First offense: Two hundred fifty dollars (\$250.00);
- (2) Second offense: One thousand dollars (\$1,000.00);
- (3) Third and each subsequent offense: Two thousand five hundred dollars (\$2,500.00).

3

**Section 4. Severability.** If any clause, sentence, paragraph, section, or part of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section, or part thereof directly involved in the controversy.

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

New Matter Underlined  
Deleted Matter in Brackets [ ]

Vote Was Taken As Follows: 02/11/2026  
Gleason: Yea Thompson: Yea  
Turnquest-Jones: Yea Wallace: Yea  
Boxhill: Yea  
Resolution: Adopted

APPROVED AS TO FORM

Bryan A. Bair  
Assistant Corporation Counsel

APPROVED

FEB 13 2026  
Date

Thomas Peter Howard  
BY Mayor

Cathie Gleason

Councilperson

THIS ORDINANCE  
ADOPTED BY CITY COUNCIL

Derrick Thompson  
President

ATTEST: Nicole Bonella  
City Clerk

FEB 11 2026

4

**AN AMENDMENT TO THE CODE OF THE CITY  
OF MOUNT VERNON AMENDING ARTICLE VIII –  
STREET AND SIDEWALK OBSTRUCTIONS,  
§227-38 – PERMIT REQUIRED, EXCEPTION**

**WHEREAS**, in correspondence dated January 29, 2026, the Commissioner of the Department of Public Works formally requested authorization to amend Chapter 227, §227-38 (Permit Required; Penalty Provision Added) of the Code of the City of Mount Vernon concerning permits for the obstruction or occupation of public streets and sidewalks; and

The Department of Public Works respectfully submits for Council consideration a proposed ordinance amending Chapter 227, §227-38 of the City Code of the City of Mount Vernon concerning permits for the obstruction or occupation of public streets and sidewalks.

**WHEREAS**, Chapter 227, §227-38 of the City Code requires any person to obtain a written permit from the Commissioner prior to obstructing, encumbering, or occupying any public street, highway, or sidewalk area, subject to a limited exception for City-authorized urban beautification programs; and

**WHEREAS**, the current language of §227-38 does not include a specific penalty provision for violations of this permit requirement; and

**WHEREAS**, the absence of a clear penalty provision has created ambiguity and limited the effectiveness of enforcement efforts; and

**WHEREAS**, the Department of Public Works recommends the addition of a defined penalty provision to ensure consistent enforcement while leaving the underlying permit requirement and existing exception language unchanged;

**NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mount Vernon as follows:**

**Section 1. Amendment of City Code.** Chapter 227, §227-38 of the Code of the City of Mount Vernon is hereby amended to delete the existing penalty provision in its entirety and to adopt the following new language in its place.

**Section 2. Repeal of Existing Language.** The following language of Chapter 227, §227-38 is hereby repealed:

[No person shall obstruct, encumber or occupy in any manner or for any purposes whatsoever any public street, highway or sidewalk area without first obtaining therefor from the Commissioner a written permit. No permit shall be required, however, for the placing of floral pieces along public thoroughfares in conjunction with any urban beautification program authorized by the City, except that such authorization for the placing of said items must be obtained from the City Council.]

**Section 3. Amendment to City Code Chapter 227, §227-38.** Chapter 227, §227-38 of the City Code of the City of Mount Vernon is hereby amended by adding the following penalty provision to read as follows:

Any person who violates this section by obstructing, encumbering, or occupying a public street, highway, or sidewalk area without the required permit shall be subject to a fine of five hundred dollars (\$500) for each offense. Each day the violation continues shall constitute a separate offense.

All other provisions of §227-38, including the permit requirement and existing exception for City-authorized urban beautification programs, shall remain in full force and effect.

4

4

**Section 4. Severability.** If any clause, sentence, paragraph, or part of this ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, or part thereof directly involved in the controversy in which such judgment shall have been rendered.

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

New Matter Underlined  
Deleted Matter in Brackets [ ]

Vote Was Taken As Follows: 02/11/2026  
Gleason: Yea Thompson: Yea  
Turnquest-Jones: Yea Wallace: Yea  
Boxhill: Yea  
Resolution: Adopted

APPROVED AS TO FORM

Gregory Bair  
Assistant Corporation Counsel

APPROVED

**FEB 13 2026**  
Date

Norm Walter Howe  
Mayor

Cathleen Gleason

Councilperson

THIS ORDINANCE  
ADOPTED BY CITY COUNCIL

Derrick Thompson  
President

ATTEST:

Michelle Boullia  
City Clerk

4

5

**AN ORDINANCE AMENDING CHAPTER 227,  
§227-55 OF THE CITY CODE OF THE CITY OF  
MOUNT VERNON (DRIVING VEHICLES OVER  
SIDEWALKS – ADDED PENALTY PROVISION)**

**WHEREAS**, in correspondence dated January 29, 2026, the Commissioner of the Department of Public Works formally requested authorization to amend Chapter 227, §227-55 (Driving Vehicles Over Sidewalks – added penalty provision) of the Code of the City of Mount Vernon concerning permits for the obstruction or occupation of public streets and sidewalks; and

**WHEREAS**, Chapter 227 of the Code of the City of Mount Vernon regulates traffic and the use of public streets and sidewalks; and

**WHEREAS**, §227-55 of the City Code prohibits the driving of vehicles upon or over sidewalks or flag walks except where expressly authorized by permit or where such sidewalk forms part of an authorized driveway; and

**WHEREAS**, §227-55 currently contains operational and enforcement language but does not include a specific penalty provision within the section itself; and

**WHEREAS**, the absence of a fixed penalty within §227-55 has created inconsistency in enforcement and uncertainty as to the consequences of violations; and

**WHEREAS**, the Department of Public Works has recommended that a clear, fixed penalty be added to §227-55 to promote consistent enforcement, enhance deterrence, and provide clear notice to the public; and

**WHEREAS**, the proposed amendment retains the existing regulatory language of §227-55 in full and adds a specific fine applicable to violations of that section;

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

**Section 1. Amendment to City Code Chapter 227, §227-55 (Driving Vehicles Over Sidewalks).** Chapter 227, §227-55 of the Code of the City of Mount Vernon is hereby amended by adding a new penalty provision at the end of the section, to read as follows:

**§227-55. Driving vehicles over sidewalks.** -- *[Existing language to remain unchanged]*

No person shall at any time drive any vehicle, whether operated by gasoline, electricity, or steam, upon or over any sidewalk or flag walk without first obtaining a permit in writing from the Commissioner of Public Works. This section shall not apply to any driving upon any sidewalk or flag walk which forms part of any authorized driveway leading from any street to the abutting property.

The physical presence of any motor vehicle on any lot or parcel of land abutting a public street, which lot or parcel of land has no driveway leading from any adjoining property or no authorized curb cut abutting said parcel or lot of land, shall be presumptive evidence that the said motor vehicle was driven thereon by the owner of said vehicle under his direction or by his consent in violation of Subsection A of this section. Any person violating this section shall be punishable in accordance with Article II, Chapter 1 of the Code.

5

**Section 2. Amendment to City Code Chapter 227, §227-55.** §227-55 of the City Code of the City of Mount Vernon is hereby amended by adding the following provision to read as follows:

Any person who violates this section by driving or permitting a vehicle to be driven over a sidewalk area without lawful authorization or a required permit shall be subject to a fine of two hundred fifty dollars (\$250) for each offense. Each occurrence shall constitute a separate offense.

**Section 3. Severability.** If any clause, sentence, paragraph, subdivision, or part of this ordinance or its application shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part thereof directly involved in the controversy.

**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.

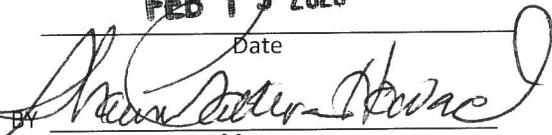
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Vote Was Taken As Follows: 02/11/2026  
Gleason: Yea Thompson: Yea  
Turnquest-Jones: Yea Wallace: Yea  
Boxhill: Yea  
Resolution: Adopted

APPROVED AS TO FORM

  
Assistant Corporation Counsel

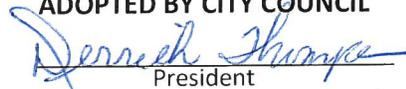
APPROVED  
FEB 13 2026

Date  
  
Mayor



Councilperson

THIS ORDINANCE  
ADOPTED BY CITY COUNCIL

  
President

ATTEST:  
  
City Clerk

5

6

AN ORDINANCE AMENDING CHAPTER 227, §227-56 OF THE CITY CODE OF THE CITY OF MOUNT VERNON, ENTITLED "SIDEWALK MAINTENANCE; REMOVAL OF SNOW AND ICE"

(Sidewalk Maintenance; Removal of Snow and Ice — Penalty Provision)

WHEREAS, Chapter 227, §227-56 of the City Code of the City of Mount Vernon establishes the responsibility of owners and lessees of property abutting public streets to maintain adjoining sidewalks in a safe and sanitary condition, including the timely removal of snow and ice; and

WHEREAS, Section 227-56 currently relies upon the general penalty provisions of the City Code for enforcement, rather than including a specific penalty within the section itself; and

WHEREAS, the Department of Public Works has determined that the addition of a clearly stated penalty within Section 227-56 will promote consistent enforcement and provide clear notice of the consequences for noncompliance; and

WHEREAS, the proposed amendment does not alter the substantive maintenance or snow and ice removal requirements set forth in Section 227-56, but solely adds a fixed penalty provision; and

WHEREAS, the City Council finds that the proposed amendment is in the best interest of the health, safety, and welfare of the residents of the City of Mount Vernon;

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

Section 1. Amendment to City Code Chapter 227, §227-56. Chapter 227, §227-56 of the City Code of the City of Mount Vernon is hereby amended to add the following penalty provision, to read as follows:

§227-56 - Sidewalk maintenance; removal of snow and ice.

Every owner or lessee of any premises abutting on any street shall keep the contiguous sidewalks free from dirt, filth, weeds, or other obstructions or encumbrances and shall also maintain the contiguous sidewalk in good condition, free from any defects or other dangerous conditions, and perform all repairs necessary thereto. Said owner or lessee shall have the further duty of causing the entire area of such sidewalks in front of such premises to be cleared of snow and ice within 12 hours after such snowfall has ceased or ice has formed. Whenever any ice forms upon such sidewalk, it shall be the duty of such owner or lessee to place thereon sufficient sifted ashes, sand, or salt to prevent persons from slipping until such ice shall be wholly removed.

Any owner or lessee who violates the provisions of this section shall be subject to a fine of two hundred fifty dollars (\$250) for each offense. Each day that the violation continues after the required compliance period shall constitute a separate offense.

Section 2. Severability. If any clause, sentence, paragraph, subdivision, or part of this ordinance or its application shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part thereof directly involved in the controversy.

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.

New Matter Underlined
Deleted Matter in Brackets [ ]

APPROVED AS TO FORM

Signature of Assistant Corporation Counsel

APPROVED

FEB 13 2026

Date

Signature of Mayor

Signature of Councilperson

Councilperson

THIS ORDINANCE ADOPTED BY CITY COUNCIL

Signature of President

President

ATTEST:

Signature of City Clerk

City Clerk

Vote Was Taken As Follows: 02/11/2026
Gleason: Yea Thompson: Yea
Turnquest-Jones: Yea Wallace: Yea
Boxhill: Yea
Resolution: Adopted

6

7

HELD

LOCAL LAW NO. \_\_\_ OF 2025

A LOCAL LAW AMENDING THE MOUNT VERNON CITY CHARTER TO CODIFY THE POSITIONS OF CHIEF OF STAFF AND DEPUTY CHIEF OF STAFF WITHIN THE OFFICE OF THE MAYOR

BE IT ENACTED by the City Council of the City of Mount Vernon, in the County of Westchester, as follows:

Section 1. Title. This Local Law shall be known and may be cited as:

"A Local Law Amending the Mount Vernon City Charter to Codify the Positions of Chief of Staff and Deputy Chief of Staff in the Office of the Mayor."

Section 2. Legislative Findings and Intent. The City Council hereby finds and declares that it is in the best interest of the City of Mount Vernon to modernize and professionalize the administrative structure of the Office of the Mayor.

Establishing the positions of Chief of Staff and Deputy Chief of Staff within the City Charter ensures that executive functions are managed efficiently, that departmental coordination and oversight are strengthened, and that the City's governance framework reflects contemporary standards of municipal administration.

Accordingly, the purpose of this Local Law is to formally codify the roles, duties, and qualifications of the Chief of Staff and Deputy Chief of Staff within the Mayor's Office to enhance continuity, accountability, and the effective delivery of City services.

Section 3. Amendment to Article VI of the Mount Vernon City Charter.

Article VI of the Mount Vernon City Charter, entitled "Mayor," is hereby amended to include a new section, to read as follows:

§ 62 - Secretary and assistants.

The Mayor shall appoint a Secretary and such other assistants as may be prescribed by the Board of Estimate and Contract.

§ 62.1 - Chief of Staff and Deputy Chief of Staff.

(a) Establishment of Position. There is hereby established the position of Chief of Staff within the Office of the Mayor. The Chief of Staff shall be appointed by, and serve at the pleasure of, the Mayor, consistent with the provisions of the City of Mount Vernon Charter.

(b) Duties and Responsibilities. The Chief of Staff shall be a confidential executive employee and shall assist the Mayor in the overall administration, coordination, and oversight of City government operations. Under the general direction of the Mayor, the Chief of Staff shall:

- 1. Provide executive leadership, policy guidance, and operational management in support of the Mayor's goals and public service objectives;
2. Coordinate and oversee the activities of City departments, boards, and commissions as directed by the Mayor;
3. Organize, supervise, and control staff activities within the Office of the Mayor and other assigned functional areas to maximize productivity and effective implementation of policy initiatives;
4. Manage and direct special projects, intergovernmental relations, public affairs initiatives, and administrative functions.

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including conducting research and drafting reports, procedures, and policy recommendations;

5. Serve as a principal liaison between the Mayor and executive-level public officials, elected officials, department heads, representatives of the business community, the media, interest groups, and the public;

6. Exercise direct managerial control over assigned staff and operational functions; and

7. Perform such additional duties as may be delegated by the Mayor or required by law.

**(c) Confidentiality and Executive Authority.** The work of the Chief of Staff involves highly sensitive matters requiring discretion, judgment, and responsiveness consistent with the Mayor's philosophy and policy direction. The Chief of Staff shall do related work as required.

**(d) Minimum Qualifications.** The Chief of Staff shall possess a bachelor's degree from an accredited college or university, with preference for advanced study in public administration, business administration, law, or a related field. Equivalent experience in executive leadership, public administration, or municipal management may be considered in lieu of formal education.

#### **§ 62.2 - Deputy Chief of Staff.**

**(a) Establishment of Position.** There is hereby established the position of Deputy Chief of Staff within the Office of the Mayor. The Deputy Chief of Staff shall be appointed by, and serve at the pleasure of, the Mayor.

**(b) Duties and Responsibilities.** The Deputy Chief of Staff shall assist the Mayor and the Chief of Staff in performing administrative, managerial, and policy-related functions. The Deputy Chief of Staff shall:

1. Provide programmatic, administrative, and policy support to advance the objectives and initiatives of the Mayor;

2. Conduct policy research and analysis and assist in the development and implementation of governmental programs and initiatives;

3. Coordinate intergovernmental relations and serve as a liaison with other governmental entities, agencies, and stakeholders, as assigned;

4. Manage and oversee a diverse range of tasks and projects of moderate to high complexity, exercising sound judgment and organizational skill;

5. Act on behalf of the Chief of Staff during the Chief of Staff's absence or as otherwise delegated by the Mayor; and

6. Perform such other related duties as may be required.

**(c) Reporting Authority.** The Deputy Chief of Staff shall report to the Mayor and the Chief of Staff and shall perform duties in a manner consistent with the Mayor's vision and policy direction.

**(d) Minimum Qualifications.** The Deputy Chief of Staff shall possess a bachelor's degree from an accredited college or university, with demonstrated experience in organizational management, government operations, policy administration, or a related field.

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HELD

(e) Duties and Responsibilities. The Chief of Staff and Deputy Chief of Staff shall exercise such powers and perform such duties as may be prescribed by the Mayor, the Charter, and applicable ordinances, to ensure the efficient administration and effective delivery of City services.

(f) Administrative Oversight. The Chief of Staff and Deputy Chief of Staff shall function as senior administrative officers of the Office of the Mayor, responsible for ensuring continuity, accountability, and alignment of departmental operations with the policy direction of the Mayor and the laws of the City of Mount Vernon.

**Section 4. Statement of Purpose.**

The purpose of this amendment is to:

- Codify the Chief of Staff and Deputy Chief of Staff positions within the City Charter;
- Provide clear statutory authority for senior administrative leadership within the Mayor's Office;
- Define minimum professional qualifications for key executive roles;
- Enhance coordination and oversight of City departments and operations; and
- Strengthen continuity and accountability in municipal governance.

**Section 5. Effective Date.** This Local Law shall take effect immediately upon filing with the Secretary of State in accordance with the provisions of the Municipal Home Rule Law of the State of New York.

New Matter Underlined  
Deleted Matter in Brackets [ ]

APPROVED AS TO FORM

*Gregory Albo*  
Assistant Corporation Counsel

APPROVED

\_\_\_\_\_ Date

BY \_\_\_\_\_ Mayor

\_\_\_\_\_  
Councilperson

**THIS ORDINANCE  
ADOPTED BY CITY COUNCIL**

\_\_\_\_\_  
President

ATTEST:

\_\_\_\_\_  
City Clerk

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FIELD

## LOCAL LAW NO. \_\_\_ OF 2025

**A LOCAL LAW AMENDING ARTICLE VII-A, § 86-b  
OF THE MOUNT VERNON CITY CHARTER REGARDING  
THE COMPOSITION OF THE CAPITAL PROJECTS BOARD**

**BE IT ENACTED** by the City Council of the City of Mount Vernon, in the County of Westchester, State of New York, as follows:

**Section 1. Legislative Findings and Intent.** The City Council finds that the efficient and transparent management of capital projects is essential to the health, safety, and economic vitality of the City of Mount Vernon. The Capital Projects Board plays a central role in reviewing, prioritizing, and coordinating the City's capital investments.

To enhance oversight, broaden representation, and strengthen coordination across departments and branches of City government, it is the intent of this Local Law to amend Article VII-A, § 86-b of the City Charter to restructure the composition of the Capital Projects Board.

This amendment ensures that key City departments and elected officials are represented in the capital planning process, thereby fostering improved collaboration, accountability, and alignment of infrastructure priorities.

**Section 2. Amendment to the Mount Vernon City Charter, Article VII-A, § 86-b**

**Section 86-b. Capital Projects Board (Amended Composition)**

The existing text of § 86-b of the Mount Vernon City Charter is hereby amended to read as follows:

**§ 86-b. Capital Projects Board.**

1. **Composition.** The Capital Projects Board shall consist of seven (7) voting members appointed by the Mayor in the following manner:

- (a) Two (2) members of the City Council (both appointed by the Mayor);
- (b) The Commissioner of Public Works;
- (c) The Commissioner of Buildings;
- (d) The Commissioner of Planning;
- (e) The Commissioner of Water; and
- (f) One (1) member from the Land Use Boards (Planning Board, Zoning Board of Appeals, or Architectural Review Board).

2. **Ex Officio Members.** The Comptroller and the City Engineer shall serve as ex officio, non-voting members of the Board.

3. **Chairperson.** The Mayor shall designate one of the voting members to serve as Chairperson of the Board.

4. **Terms of Office.** The terms of appointment for voting members shall expire concurrently with the term of the Mayor. Vacancies occurring other than by expiration shall be filled for the unexpired term by the Mayor.

5. **Voting Powers.** The voting powers of the Board shall be exercised by a majority of the voting members in office, excluding ex officio members.

6. **Compensation.** Ex officio members shall serve without additional compensation. Other members shall serve without pay but may receive actual and necessary expenses incurred in the performance of their duties.

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**Section 3. Purpose and Rationale.**

This amendment shall:

- Broaden representation and expertise by including departmental commissioners and a land use representative whose areas of responsibility directly inform the City's infrastructure and capital planning.
- Enhance accountability and legislative oversight through the inclusion of two members of the City Council as voting participants.
- Preserve financial and technical review through the participation of the Comptroller and City Engineer as ex officio members.
- Promote strategic alignment and interdepartmental collaboration in the planning and prioritization of capital projects.
- Ensure effective governance by maintaining clear voting procedures, leadership designation, and term alignment with the Mayor's administration.

**Section 4. Effective Date.** This Local Law shall take effect immediately upon filing with the Secretary of State in accordance with the Municipal Home Rule Law.

New Matter Underlined  
Deleted Matter in Brackets [ ]

APPROVED AS TO FORM

Gregory A. Baird  
Assistant Corporation Counsel

APPROVED

\_\_\_\_\_  
Date

BY \_\_\_\_\_  
Mayor

\_\_\_\_\_  
Councilperson

**THIS ORDINANCE  
ADOPTED BY CITY COUNCIL**

\_\_\_\_\_  
President

ATTEST:

\_\_\_\_\_  
City Clerk

8

**A RESOLUTION ESTABLISHING STANDARD WORKDAYS AND REPORTING GUIDELINES FOR ELECTED AND APPOINTED OFFICIALS**

**WHEREAS**, the City of Mount Vernon participates in the New York State and Local Retirement System (NYSLRS); and

**WHEREAS**, NYSLRS requires participating employers to establish standard workdays for elected and appointed officials in order to properly report service credit; and

**WHEREAS**, the New York State Comptroller’s Office, through the NYSLRS Pension Integrity Bureau, requires employers to adopt a formal resolution identifying such standard workdays and the method of reporting time worked; and

**WHEREAS**, the City of Mount Vernon maintains records of activities and/or recertifications of records of activities for elected and appointed officials as submitted to and maintained by the City Clerk; and

**WHEREAS**, the City Council desires to formally establish standard workdays and authorize reporting to NYSLRS based upon those records in compliance with applicable law and regulations;

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

**Section 1. Purpose.** This Resolution establishes the standard workdays and reporting guidelines for elected and appointed officials of the City of Mount Vernon for purposes of reporting service credit to the New York State and Local Retirement System.

**Section 2. Reporting Method.** The City of Mount Vernon shall report to the New York State and Local Retirement System Pension Integrity Bureau either:

- a Record of Activities, or
- a Recertification of the Record of Activities,

based upon records maintained by and submitted to the City Clerk.

**Section 3. Standard Workdays and Records of Activities.** The following officials are hereby assigned the indicated standard workdays, terms of office, and records of activities, and such information is authorized to be reported to NYSLRS:

<b>Name:</b>	<b>Title:</b>	<b>Standard Workday</b>	<b>Term:</b>	<b>Record of Activities</b>
Shawyn Patterson-Howard	Mayor	7.0	01/01/2024-12/31/2027	30.51
Darren Morton	Comptroler	7.0	01/01/2022-12/31/2025	20.00
Danielle Browne	City Council Member	6.0	01/01/22 – 12/31/2025	16.62
Edward Poteat	City Council Member	6.0	01/01/22 – 12/31/2025	4.78
Derrick Thompson	City Council Member	6.0	01/01/24 – 12/31/2027	13.67
Cathlin Gleason	City Council Member	6.0	01/01/22 – 12/31/2025	17.33
Jaevon Boxhill	City Council Member	6.0	01/01/24 – 12/31/2027	13.17

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**Section 4. Authorization.** The City Clerk is hereby authorized and directed to submit this Resolution and all required documentation to the New York State and Local Retirement System Pension Integrity Bureau.

**Section 5. Effective Date.** This Resolution shall take effect immediately upon adoption by the City Council.

Vote Was Taken As Follows: 02/11/2026

Gleason: Yea Thompson: Yea  
Turnquest-Jones: Yea Wallace: Abstain  
Boxhill: Yea  
Resolution: Adopted

APPROVED AS TO FORM

*Gregory A. Baird*  
Assistant Corporation Counsel

APPROVED

FEB 13 2026  
Date

*Thomas J. Hoenes*  
BY Mayor

*Cathleen Gleason*

Councilperson

THIS ORDINANCE  
ADOPTED BY CITY COUNCIL

*Derrick Thompson*  
President

ATTEST:

*Michelle Bonilla*  
City Clerk

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LOCAL LAW NO. 6 OF 2026

**A LOCAL LAW AMENDING THE VEHICLE AND TRAFFIC LAW AUTHORIZING THE CITY OF MOUNT VERNON TO ESTABLISH A TRAFFIC CONTROL SIGNAL PHOTO MONITORING DEMONSTRATION PROGRAM**

**BE IT ENACTED** by the City Council of the City of Mount Vernon, in regular session convened, as follows:

**Section 1. Title.** This Local Law shall be known and may be cited as “A Local Law to Amend the Vehicle and Traffic Law in Relation to Authorizing the City of Mount Vernon to Establish a Traffic-Control Signal Photo Monitoring Demonstration Program.”

**Section 2. Legislative Findings and Purpose.**

**WHEREAS**, the City Council of the City of Mount Vernon hereby finds that the violation of traffic-control signals poses a significant threat to the health, safety, and welfare of children, pedestrians, and the general public. The Council further finds that traffic-control signal photo-monitoring systems have been shown to be an effective tool for deterring violations of traffic control signals and improving traffic safety.

**WHEREAS**, the purpose of this Local Law is to authorize the City of Mount Vernon, subject to applicable provisions of state law, to establish and operate a Traffic-Control Signal Photo Monitoring Demonstration Program in order to enhance traffic safety, deter violations of traffic-control signals, and protect vulnerable roadway users.

**Section 3. Authority.** This Local Law is adopted pursuant to the authority granted to municipalities under the New York State Constitution, the Municipal Home Rule Law, and, to the extent applicable, the Vehicle and Traffic Law, including any special legislation authorizing demonstration programs for traffic-control signal photo monitoring systems.

**NOW, THEREFORE, BE IT ENACTED** by the City Council of the City of Mount Vernon as follows:

Section 1. The vehicle and traffic law is amended by adding a new section 256-7.1 to read as follows:

§256-7.1. Owner liability for failure of operator to comply with traffic-control indications; Mt. Vernon.

A. Notwithstanding any other provision of law, the Department of Public Safety is hereby authorized and empowered to establish a demonstration program imposing monetary liability on the owner of a vehicle for failure of an operator thereof to comply with traffic-control indications in accordance with the provisions of this section. The third-party contractor for purposes of implementation of such program shall be authorized to install and operate traffic-control signal photo violation-monitoring devices at no more than 25 intersections at any one time.

B. Such demonstration program shall utilize necessary technologies to ensure, to the extent practicable, that photographs produced by such traffic-control

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signal photo violation-monitoring systems shall not include images that identify the driver, the passengers, or the contents of the vehicle; provided, however, that no notice of liability issued pursuant to this section shall be dismissed solely because a photograph or photographs allow for the identification of the contents of a vehicle, provided that the City of Mount Vernon has made a reasonable effort to comply with the provisions of this subsection.

C. The owner of a vehicle shall be liable for a penalty imposed pursuant to this section if such vehicle was used or operated with the permission of the owner, express or implied, in violation of Subdivision (d) of § 1111 of the New York State Vehicle and Traffic Law, (hereinafter Vehicle and Traffic Law) and such violation is evidenced by information obtained from a traffic-control signal photo violation-monitoring system; provided, however, that no owner of a vehicle shall be liable for a penalty imposed pursuant to this section where the operator of such vehicle has been convicted of the underlying violation of Subdivision (d) of § 1111 of the Vehicle and Traffic Law.

D. Notwithstanding any other provision of this section, no owner of a vehicle shall be subject to a monetary fine imposed pursuant to this section if the operator of such vehicle was operating such vehicle without the consent of the owner at the time such operator failed to obey a traffic-control indication. For purposes of this subsection, there shall be a presumption that the operator of such vehicle was operating such vehicle with the consent of the owner at the time such operator failed to obey a traffic-control indication.

E. For purposes of this section, "owner" shall mean any person, corporation, partnership, firm, agency, association, lessor, or organization who at the time of the issuance of a notice of violation in which a vehicle is operated:

- 1) Is the beneficial or equitable owner of such vehicle; or
- 2) Has title to such vehicle; or
- 3) Is the registrant or co-registrant of such vehicle, which is registered with the Department of Motor Vehicles of the State of New York or any other state, territory, district, province, nation, or other jurisdiction; or
- 4) Uses such vehicle in its vehicle-renting and/or leasing business; or

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5) Is an owner of such vehicle as defined by § 128 or Subdivision (a) of § 2101 of the Vehicle and Traffic Law.

F. For purposes of this section, "traffic-control signal photo violation-monitoring system" shall mean a device installed to work in conjunction with a traffic-control signal which, during operation, automatically produces two or more photographs, two or more microphotographs, a videotape or other recorded images of each vehicle at the time it is used or operated in violation of Subdivision (d) of § 1111 of the Vehicle and Traffic Law.

G. A certificate, sworn to or affirmed by a technician employed by the Traffic Engineer, or a facsimile thereof, based upon inspection of photographs, microphotographs, videotape or other recorded images produced by a traffic-control signal photo violation-monitoring system, shall be prima facie evidence of the facts contained therein. Any photographs, microphotographs, videotape or other recorded images evidencing such a violation shall be available for inspection in any proceeding to adjudicate the liability for such violation imposed pursuant to this section.

H. An owner liable for a violation of Subdivision (d) of § 1111 of the Vehicle and Traffic Law pursuant to this section shall be liable for monetary penalties in accordance with a schedule of fines and penalties to be promulgated by the Traffic Violations Bureau. The liability of the owner pursuant to this section shall not exceed \$50 for each violation; provided, however, that such Office may provide for an additional penalty not in excess of \$25 for each violation for the failure to respond to a notice of liability within the prescribed time period. Such Office shall adjudicate liability imposed by this section.

I. An imposition of liability under this section shall not be deemed a conviction as an operator and shall not be made part of the operating record of the person upon whom such liability is imposed, nor shall it be used for insurance purposes in the provision of motor vehicle insurance coverage.

J. A notice of liability shall be sent by first class mail to each person alleged to be liable as an owner for a violation of Subdivision (d) of § 1111 of the Vehicle and Traffic Law pursuant to this section. Personal service on the owner shall not be required. A manual or automatic record of mailing prepared in the ordinary course of business shall be prima facie evidence of the facts contained therein.

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1) Prior to the violation, the lessor has filed with the Office and paid the required filing fee in accordance with the provisions of § 239 of the Vehicle and Traffic Law; and

2) Within 37 days after receiving notice from the Office of the date and time of a liability, together with the other information contained in the original notice of liability, the lessor submits to the Office the correct name and address of the lessee of the vehicle identified in the notice of liability at the time of such violation, together with such other additional information contained in the rental lease or other contract document, as may be reasonably required by the Office pursuant to regulations that may be promulgated for such purpose.

3) Failure to comply with Subsection Q(1) or (2) of this section shall render the owner liable for the penalty prescribed in this section.

4) Where the lessor complies with the provisions of this subsection, the lessee of such vehicle on the date of such violation shall be deemed to be the owner of such vehicle for purposes of this section, shall be subject to liability for such violation pursuant to this section and shall be sent a notice of liability pursuant to Subsection H of this section.

R. Nothing in this section shall be construed to limit the liability of an operator of a vehicle for any violation of Subdivision (d) of § 1111 of the Vehicle and Traffic Law.

S. It shall be a defense to any prosecution for a violation of Subdivision (d) of § 1111 of the Vehicle and Traffic Law pursuant to this section that such traffic-control indications were malfunctioning at the time of the alleged violation.

T. Advance warning signs.

1) Advance warning signs notifying motorists that traffic control signal violation-monitoring devices are being utilized within the City of Mount Vernon must be identified by appropriate advance warning signs conspicuously posted at portals to the City in a manner approved by the City of Mount Vernon Traffic Engineering Department.

2) Pursuant to the New York State Vehicle and Traffic Law, the City of Mount Vernon Department of Public Safety shall utilize sign R10-18 contained in the Federal Highway Administration's Manual of Uniform Traffic Control Devices (MUTCD) as the advance warning sign for placement in the City of Mount Vernon.

3) Pursuant to the MUTCD, the advance warning sign, MUTCD sign R10-18, shall measure approximately 36 inches by 24 inches and shall read "Traffic Laws Photo Enforced" and appear as follows:

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K. A notice of liability shall contain the name and address of the person alleged to be liable as an owner for a violation of Subdivision (d) of § 1111 of the Vehicle and Traffic Law pursuant to this section, the registration number of the vehicle involved in such violation, the location where such violation took place, the date and time of such violation and the identification number of the camera which recorded the violation or other document locator number.

L. The notice of liability shall contain information advising the person charged of the manner and the time in which he or she may contest the liability alleged in the notice. Such notice of liability shall also contain a warning to advise the persons charged that failure to contest in the manner and time provided shall be deemed an admission of liability and that a default judgment may be entered thereon.

M. The notice of liability shall be prepared and mailed by the Traffic Violations Bureau.

N. If an owner receives a notice of liability pursuant to this section for any time period during which the vehicle was reported to the Police Department as having been stolen, it shall be a valid defense to an allegation of liability for a violation of Subdivision (d) of § 1111 of the Vehicle and Traffic Law pursuant to this section that the vehicle had been reported to the police as stolen prior to the time the violation occurred and had not been recovered by such time. For purposes of asserting the defense provided by this subsection, it shall be sufficient that a certified copy of the police report on the stolen vehicle be sent by first class mail, return receipt requested, to such Office.

O. If the owner liable for a violation of Subdivision (d) of § 1111 of the Vehicle and Traffic Law pursuant to this section was not the operator of the vehicle at the time of the violation, the owner may maintain an action for indemnification against the operator.

P. An appeal of an adjudication of liability pursuant to this section may be taken in accordance with this article.

Q. An owner who is a lessor of a vehicle to which a notice of liability was issued pursuant to Subdivision H of this section shall not be liable for the violation of Subdivision (d) of § 1111 of the Vehicle and Traffic Law, provided that:

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4) The advance warning signs shall be in place as soon as practicable at no less than the following locations selected by the City of Mount Vernon Traffic Engineering Department:

- a) The north border with the Town of Eastchester and the Village of Bronxville.
- b) The east border with the Village of Pelham and the Village of Pelham Manor.
- c) The west border with the City of Yonkers.
- d) The south border with the City of New York.

**Section 4. Effective Date.** This act shall take effect immediately.

New Matter Underlined  
Deleted Matter in Brackets [ ]

Vote Was Taken As Follows: 02/11/2026  
 Gleason: Yea Thompson: Yea  
 Turnquest-Jones: Yea Wallace: Yea  
 Boxhill: Nay  
 Resolution: Adopted

APPROVED AS TO FORM

*Gregory A. Bailey*  
Assistant Corporation Counsel

APPROVED  
FEB 17 2026

*Shawn Carter*  
Mayor

*[Signature]*  
Councilperson

THIS ORDINANCE  
ADOPTED BY CITY COUNCIL

*Derrick Thompson*  
President

ATTEST:  
*Michele Bonulla*  
City Clerk

11  
HELD

**AN ORDINANCE AUTHORIZING THE  
COLLECTION OF PARKING FEE-IN-LIEU  
PAYMENTS ASSOCIATED WITH PARKING  
VARIANCES PENDING THE ADOPTION OF  
A NEW ZONING ORDINANCE**

**Whereas**, in correspondence dated February 4, 2026, the Commissioner of the Department of Planning and Community Development formally requested authorization for the collection of parking fee-in-lieu payments associated with parking variances granted under the City's zoning code, including but not limited to §267.40, Attachment 3.1; and

**Whereas**, the City of Mount Vernon has adopted a Comprehensive Plan that establishes goals to encourage sustainable development, transit-oriented growth, housing choice, and economic vitality; and

**Whereas**, the Department of Planning and Community Development has identified inconsistencies between the goals of the adopted Comprehensive Plan and the City's existing zoning code, particularly with respect to off-street parking requirements and associated fee-in-lieu provisions; and

**Whereas**, the current zoning code requires payment of parking fee-in-lieu fees pursuant to §267.40, Attachment 3.1, which mandates two (2) parking spaces per dwelling unit for multi-residential developments, without differentiation based on unit size, location, or proximity to public transit; and

**Whereas**, Mount Vernon is unique among neighboring municipalities in applying a uniform parking requirement of two (2) spaces per dwelling unit regardless of dwelling size, resulting in studio and one-bedroom units being subject to the same parking requirements as larger units; and

**Whereas**, this requirement has led to a substantial number of development proposals seeking parking variances from the Zoning Board of Appeals, including approximately forty-four percent (44%) of all Zoning Board of Appeals submittals in 2025; and

**Whereas**, under the current zoning framework, parking fee-in-lieu payments are required following approval of a parking variance by the Zoning Board of Appeals and prior to the issuance of a certificate of occupancy; and

**Whereas**, the enforcement of parking fee-in-lieu payments has historically been inconsistent, resulting in fairness concerns, delays in land use approvals, and undue financial burdens on small- and medium-sized property owners; and

**Whereas**, parking fee-in-lieu amounts for current development proposals frequently range between Fifty Thousand Dollars (\$50,000) and Two Hundred Fifty Thousand Dollars (\$250,000), rendering many otherwise compliant and beneficial projects financially infeasible, particularly smaller developments of fewer than twenty (20) dwelling units; and

**Whereas**, the requirement to seek variances for parking standards that are widely anticipated to be modified under future zoning regulations imposes unnecessary procedural burdens, slows project review, and discourages new development; and

**Whereas**, the City has committed, through its Consolidated Plan submitted to the U.S. Department of Housing and Urban Development, to affirmatively further fair housing choice in compliance with the Fair Housing Act of 1964 and related laws; and

**Whereas**, housing choice includes the availability of a range of housing types, including smaller rental buildings and developments that may not be able to accommodate the current parking requirements without variances; and

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HELD

**Whereas**, the City is in the process of preparing a new zoning ordinance that is expected to reintroduce parking fee-in-lieu provisions aligned with lower, more realistic parking ratios reflective of unit size, location, and transit access; and

**Whereas**, the City Council finds that suspending the collection of parking fee-in-lieu payments on a temporary basis will advance the goals of the Comprehensive Plan, promote equitable development, and avoid unnecessary hardship pending adoption of the new zoning ordinance;

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

**Section 1. Suspension of Parking Fee-In-Lieu Payments.** The collection of parking fee-in-lieu payments associated with parking variances granted under the City's zoning code, including but not limited to §267.40, Attachment 3.1, is hereby suspended.

**Section 2. Applicability.** This suspension shall apply to all development applications requiring parking variances that receive approval from the Zoning Board of Appeals during the suspension period, including applications pending at the time this Ordinance takes effect, provided that no parking fee-in-lieu payment has already been collected.

**Section 3. Duration of Suspension.** The suspension established by this Ordinance shall remain in effect until the earlier of:

- A. The adoption of a new zoning ordinance by the City Council; or
- B. Twenty-four (24) months from the effective date of this Ordinance, unless extended by further legislative action of the City Council.

**Section 4. No Refunds.** Nothing herein shall be construed to authorize the refund of any parking fee-in-lieu payments collected prior to the effective date of this Ordinance.

**Section 5. Severability.** If any provision of this Ordinance is held to be invalid or unenforceable by a court of competent jurisdiction, such determination shall not affect the validity of the remaining provisions.

**Section 6. Effective Date.** This Ordinance shall take effect immediately upon adoption by the City Council and subsequent approval by the Board of Estimate and Contract.

APPROVED AS TO FORM

*Gregory A. Boyle*  
Assistant Corporation Counsel

APPROVED

\_\_\_\_\_ Date

BY \_\_\_\_\_ Mayor

~~\_\_\_\_\_~~  
Councilperson

**THIS ORDINANCE  
ADOPTED BY CITY COUNCIL**

\_\_\_\_\_  
President

ATTEST:

\_\_\_\_\_  
City Clerk

12

**AN ORDINANCE RESCINDING THE  
RECOMMENDATION FOR THE SALE OF  
CERTAIN CITY-OWNED REAL PROPERTY  
LOCATED AT 328 SOUTH 1ST AVENUE, MOUNT  
VERNON, NEW YORK (PARCEL ID: 169.31.3120.01)**

**Whereas**, in correspondence dated February 2, 2026, the Secretary of the Real Estate Committee formally requested that the City Council rescinds and nullifies any prior recommendation, authorization, or approval to convey the City-owned real property located at 328 South 1st Avenue, Mount Vernon, New York, Parcel ID: 169.31.3120.01, to Alonzo Webb of Webb Development Services Corp. for the sum of \$200,000.00; and

**Whereas**, the City of Mount Vernon is the owner of certain real property located at 328 South 1st Avenue, Mount Vernon, New York, identified on the City Tax Map as Parcel ID: 169.31.3120.01 (the "Property"); and

**Whereas**, the Property was acquired by the City through foreclosure due to the non-payment of real property taxes; and

**Whereas**, by letter dated November 21, 2025, the Mayor requested that the City Council consider and approve authorization to convey the Property to Alonzo Webb of Webb Development Services Corp. for the total sum of \$200,000.00 (Two Hundred Thousand Dollars); and

**Whereas**, subsequent review confirmed that the proposed purchase price of \$200,000.00 did not constitute the next-highest bid for the Property; and

**Whereas**, this discrepancy resulted from an inadvertent system-related miscalculation affecting the bid evaluation process; and

**Whereas**, all documentation and circumstances relating to this error were reviewed by the City Council Real Estate Committee at its meeting held on January 30, 2026; and

**Whereas**, the Real Estate Committee, by unanimous vote, approved a recommendation to rescind the prior recommendation for sale of the Property; and

**Whereas**, by letter dated February 2, 2026, the Mayor formally requested that the City Council rescind the prior recommendation authorizing the conveyance of the Property;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON:**

**Section 1. Rescission of Prior Recommendation.** The City Council hereby rescinds and nullifies any prior recommendation, authorization, or approval to convey the City-owned real property located at 328 South 1st Avenue, Mount Vernon, New York, Parcel ID: 169.31.3120.01, to Alonzo Webb of Webb Development Services Corp. for the sum of \$200,000.00.

**Section 2. No Authorization to Convey.** No conveyance, transfer, or disposition of the Property shall occur pursuant to the rescinded recommendation, and any such action previously contemplated is hereby deemed void and of no further force or effect.

**Section 3. Authority to Take Administrative Action.** The Mayor, Corporation Counsel, and all other appropriate City officials are hereby authorized to take any and all administrative actions necessary to effectuate the intent of this Ordinance.

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**Section 4. Severability.** If any provision of this Ordinance is held to be invalid or unenforceable by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining provisions.

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

Vote Was Taken As Follows: 02/11/2026  
Gleason: Yea Thompson: Yea  
Turnquest-Jones: Yea Wallace: Yea  
Boxhill: Yea  
Resolution: Adopted

APPROVED AS TO FORM

*Brecon A. Bass*  
Assistant Corporation Counsel

*J. S. Kell*  
Councilperson

THIS ORDINANCE  
ADOPTED BY CITY COUNCIL

*Derrick Thompson*  
President

APPROVED

FEB 13 2026

Date

*Montana Howard*  
By Mayor

ATTEST:

*Melissa Bonilla*  
City Clerk

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13

**AN ORDINANCE AUTHORIZING THE SALE  
AND CONVEYANCE OF CITY-OWNED PROPERTY  
LOCATED AT 328 SOUTH 1ST AVENUE, MOUNT  
VERNON, NEW YORK (PARCEL ID: 169.31.3120.01)**

**Whereas**, in correspondence dated February 2, 2025, the Secretary of the Real Estate Committee formally requested that the City Council authorize the sale and conveyance of the City-owned real property located at 328 South 1st Avenue, Mount Vernon, New York, identified as Parcel ID: 169.31.3120.01, to Jeannette Garcia; and

**Whereas**, the City of Mount Vernon is the owner of certain real property located at 328 South 1st Avenue, Mount Vernon, New York, designated on the City Tax Map as Parcel ID: 169.31.3120.01 (the "Property"); and

**Whereas**, the City, through its established disposition and bidding process, solicited bids for the sale of the Property in accordance with applicable law and municipal procedures; and

**Whereas**, a prior recommendation concerning the disposition of the Property was subsequently determined to have resulted from an inadvertent system-related miscalculation; and

**Whereas**, upon discovery of said miscalculation, the information relating to the Property and the submitted bids was reviewed by the City's Real Estate Committee on January 30, 2026; and

**Whereas**, following such review, the Real Estate Committee, by unanimous vote, confirmed Jeannette Garcia as the next highest responsible bidder who was found to be in full compliance with the bidding process; and

**Whereas**, the Real Estate Committee has recommended that the City convey the Property to Jeannette Garcia for the total purchase price of \$250,000.00 (Two Hundred Fifty Thousand Dollars); and

**Whereas**, the City Council finds that the sale of the Property under the terms recommended is in the best interests of the City of Mount Vernon;

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

**Section 1. Authorization to Sell Property.** The City Council hereby authorizes the sale and conveyance of the City-owned real property located at 328 South 1st Avenue, Mount Vernon, New York, identified as Parcel ID: 169.31.3120.01, to Jeannette Garcia.

**Section 2. Purchase Price.** The authorized sale shall be for a total purchase price of \$250,000.00 (Two Hundred Fifty Thousand Dollars), payable in accordance with the terms and conditions approved by the City.

**Section 3. Authorization to Execute Documents.** The Mayor is hereby authorized and directed to execute any and all deeds, contracts, closing documents, and other instruments necessary or incidental to effectuate the sale and conveyance of the Property, with approval as to form by the Corporation Counsel.

**Section 4. Compliance with Law.** The sale and conveyance authorized herein shall be subject to all applicable federal, state, and local laws, rules, regulations, and policies governing the disposition of municipal real property.



LOCAL LAW NO. 7 OF 2025

**A LOCAL LAW AUTHORIZING THE AMENDMENT OF THE CITY CHARTER REGARDING THE BUDGET SCHEDULE**

**BE IT ENACTED** by the City Council of the City of Mount Vernon, in regular session convened, as follows:

**Section 1. Title.** This enactment shall be known as “A Local Law Amending the Charter of the City of Mount Vernon to Establish a Revised Budget Schedule and Procedures.”

**Section 2. Purpose.** The purpose of this Local Law is to improve the City’s annual budget process by establishing a clear, transparent, and inclusive schedule that enhances collaboration among the Mayor, the Board of Estimate and Contract (BOE), the Comptroller, and the City Council. The revised process introduces the use of a Draft Annual Estimate (“DAE”) as a working document to promote early review, feedback, and public engagement prior to final budget adoption.

**Section 3. Amendment to the City Charter.** The Charter of the City of Mount Vernon is hereby amended to establish a revised budget schedule and procedures, which shall read as follows:

**Section 4. Budget Schedule.**

**A. Department Submissions.** On or before August 31 of each fiscal year, all Department Heads shall submit proposed departmental budgets to the Mayor’s Office.

**B. Submission of Draft Annual Estimate (DAE).** At the first regularly scheduled September meeting of the Board of Estimate and Contract (BOE), and no later than September 16, the Mayor shall submit a Draft Annual Estimate (“DAE”) to the BOE.

1. The DAE shall serve solely as a working document and shall not be subject to a BOE vote.

2. Upon submission, the DAE shall be referred to the Comptroller and to the City Council for review and comment.

**C. Comptroller’s Review and Fiscal Statement.** By October 15, the Comptroller shall issue public statements detailing the City’s reserves, health and dental insurance costs, retirement and pension obligations, delinquent school tax reserves, and any other items necessary for financial analysis of the estimate.

By the same date, both the Comptroller and the City Council Finance Committee shall submit written comments and recommendations regarding the DAE.

**D. Presentation of Proposed Annual Estimate.** At the last regularly scheduled October meeting of the BOE, the Proposed Annual Estimate shall be presented.

1. The BOE shall, at this meeting, set the date for the required public hearing.

2. Public notice of the hearing shall be issued by the next business day.

3. The public hearing shall be held no later than November 19.

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**E. Adoption by the Board of Estimate and Contract.** No later than November 23, the BOE shall vote on and adopt the Proposed Annual Estimate and refer it to the City Council for consideration.

**F. City Council Public Hearing and Adoption.**

1. No later than **December 5**, the City Council shall establish and hold a public hearing on the Proposed Annual Estimate on the next available business day.

2. Within **seven (7) calendar days** following the public hearing, the City Council shall vote to adopt the **Final Annual Budget**.

**Section 5. Implementation and Oversight.** All officers, departments, and agencies of the City of Mount Vernon shall comply with the provisions of this Local Law and the amended Charter schedule. The Department of Finance shall provide administrative support and coordination to ensure the timely execution of each stage of the budget process.

**Section 6. Effective Date.** This Local Law shall take effect upon its adoption by the City Council and approval by the Board of Estimate and Contract and shall apply beginning with the preparation and adoption of the Fiscal Year 2026 Budget and for all subsequent fiscal years.

New matter underlined  
Deleted matter in brackets [ ]

Vote Was Taken As Follows: 02/11/2026  
Gleason: Nay Thompson: Yea  
Turnquest-Jones: Yea Wallace: Yea  
Boxhill: Yea  
Resolution: Adopted

APPROVED AS TO FORM

Breson A. Bates  
Assistant Corporation Counsel

J. S. Byrd  
Councilperson

THIS ORDINANCE  
ADOPTED BY CITY COUNCIL

Derrick Thompson  
President

APPROVED  
FEB 17 2026

Shawn Peter Burns  
Mayor

ATTEST:  
M. Cole Bonella  
City Clerk

14

LOCAL LAW NO. 8 OF 2026

**A LOCAL LAW AMENDING ARTICLE XV OF THE  
CHARTER OF THE CITY OF MOUNT VERNON TO  
ESTABLISH AN INSTALLMENT PAYMENT PLAN  
FOR DELINQUENT PROPERTY TAXES**

**BE IT ENACTED** by the City Council of the City of Mount Vernon, in regular session convened, as follows:

**Section 1. Title.** This enactment shall be known as “A Local Law Amending Article XV of the Charter of the City of Mount Vernon to Establish an Installment Payment Plan for Delinquent Property Taxes”, is hereby amended to read as follows:

**NOW, THEREFORE**, it is the intent of the City Council of the City of Mount Vernon to amend the Tax Law to effectuate the purposes set forth in this Local Law.

The tax law is amended by adding a new section 240.1 to read as follows

**§ 240.1. Installment payment of eligible delinquent taxes.**

1. The City Council of the City of Mount Vernon is hereby authorized and empowered to enact and amend a local law providing for the installment payment of eligible delinquent taxes. Such installment payment of eligible delinquent taxes shall commence upon the signing of an agreement between the enforcing officer and the eligible owner. The agreement shall be kept on file in the office of the enforcing officer.
2. The first payment required for an installment plan must be at least 10% of the delinquent taxes, assessments, or other charges, rather than the previous 25%.
3. The installment plans are subject to specific durations: a maximum of 10 years for seniors earning 40% or less of the area median income, 5 years for residential property owners, and 3 years for all other property owners.
4. The installment plans must provide flexibility for monthly or quarterly payments.
5. A property owner shall not be eligible to enter into an agreement pursuant to this section where:
  - (a) there is a delinquent tax lien on the same property for which the application is made or on another property owned by such person and such delinquent tax lien is not eligible to be made part of the agreement pursuant to this section;
  - (b) such person is the owner of another parcel within the tax district on which there is a delinquent tax lien, unless such delinquent tax lien is eligible to be and is made part of the agreement pursuant to this section;
  - (c) such person was the owner of property on which there existed a delinquent tax lien and which lien was foreclosed within three years of the date on which an application is made to execute an agreement pursuant to this section; or
  - (d) such person defaulted on an agreement executed pursuant to this section within three years of the date on which an application is made to execute an agreement pursuant to this section.
6. A property owner shall be eligible to enter into an agreement pursuant to this section no earlier than thirty days after the delivery of the return of unpaid taxes to the enforcing officer.

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7. The amount due under an installment agreement shall be the eligible delinquent taxes plus the interest that is to accrue on each installment payment up to and including the date on which each payment is to be made. The agreement shall provide that the amount due shall be paid, as nearly as possible, in equal amounts on each payment due date. Each installment payment shall be due on the last day of the month in which it is payable.
8. Interest and penalties. Interest on the total amount of eligible delinquent taxes, less the amount of the down payment made by the eligible owner, if any is required, shall be that amount as determined pursuant to the applicable sections of this chapter, or such other law as may be applicable. The rate of interest in effect on the date the agreement is signed shall remain constant during the period of the agreement. If an installment is not paid on or before the date it is due, interest shall be added at the applicable rate for each month or portion thereof until paid. In addition, if an installment is not paid by the end of the fifteenth calendar day after the payment due date, a late charge of five percent of the overdue payment shall be added.
9. Waiver of interest and penalties for certain eligible deployed military members. The City of Mount Vernon may waive interest, penalties, and fees as would otherwise be imposed pursuant to this section, provided that:
- (a) the financial hardship was caused in substantial part by the owner's having been ordered to active military duty in the United States armed forces, including the reserve components of such armed forces;
  - (b) the deployment lasted for at least six contiguous months, or the owner was killed in action during such activation; and
10. Default
- (a) The eligible owners shall be deemed to be in default of the agreement upon:
    - (i) non-payment of any installment within thirty days from the payment due date;
    - (ii) non-payment of any tax, special ad valorem levy or special assessment which is levied subsequent to the signing of the agreement by the tax district, and which is not paid prior to the receipt of the return of unpaid taxes by the enforcing officer; or
    - (iii) default of the eligible owner on another agreement made and executed pursuant to this section.
  - (b) In the event of a default, the tax district shall have the right to require the entire unpaid balance, with interest and late charges, to be paid in full. The tax district shall also have the right to enforce the collection of the delinquent tax lien pursuant to the applicable sections of law, special tax act, charter, or local law.
  - (c) Where an eligible owner is in default and the tax district does not either require the eligible owner to pay in full the balance of the delinquent taxes or elect to institute foreclosure proceedings, the tax district shall not be deemed to have waived the right to do so.

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11. Notification of potential eligible owners.

(a) Within forty-five (45) days after receiving the return of unpaid taxes from the collecting officer, or as soon thereafter as is practicable, the enforcing officer shall notify, by first-class mail, all potential eligible owners of their possible eligibility to make installment payments on such tax delinquencies. The enforcing officer shall add one dollar to the amount of the tax lien for such mailing if the local law provides for such a charge.

(b) The failure to mail any such notice, or the failure of the addressee to receive the same, shall not in any way affect the validity of taxes or interest prescribed by law with respect thereto.

(c) The enforcing officer shall not be required to notify the eligible owner when an installment is due.

12. Where an installment agreement so provides, the lien or liens to which the agreement relates may be sold to the state of New York municipal bond bank agency, or a tax lien entity created thereby, pursuant to title five of this article. In case of such a sale, the rights and duties of the tax district under the agreement shall be assumed by the tax lien purchaser. The tax lien purchaser shall continue to allow the owner or owners to make installment payments in the amounts and at the times specified in the agreement, as they did prior to the sale to the tax lien purchaser. However, such payments shall be made to the tax lien purchaser or its tax collection agent, rather than to the tax district, unless the tax district and the tax lien purchaser have agreed otherwise.

13. The provisions of this section shall not affect the tax lien against the property except that the lien shall be reduced by the payments made under an installment agreement, and that the lien shall not be foreclosed during the period of installment payments, provided that such installment payments are not in default.

**Section 2. Implementation and Oversight.** All officers, departments, and agencies of the City of Mount Vernon shall comply with the provisions of this Local Law. The Department of Finance shall provide administrative support and coordination to ensure the timely collection of delinquent property taxes.

**Section 3. Effective Date.** This act shall take effect immediately; provided, however, that the provisions of this act shall expire ten years after such effective date, when upon such date the provisions of this act shall be deemed repealed.

New Matter Underlined  
Deleted Matter in Brackets [ ]

Vote Was Taken As Follows: 02/11/2026  
Gleason: Yea Thompson: Yea  
Turnquest-Jones: Yea Wallace: Yea  
Boxhill: Yea  
Resolution: Adopted

APPROVED AS TO FORM

*Gregory D. Bailey*  
Assistant Corporation Counsel

APPROVED  
FEB 17 2026

*Kevin J. Hurd*  
Date  
Mayor

*D. J. Bill*  
Councilperson

THIS ORDINANCE  
ADOPTED BY CITY COUNCIL

*Derrick Thompson*  
President

ATTEST:  
*M. DeBouille*  
City Clerk

16

**AN ORDINANCE AUTHORIZING THE TRANSFER  
AND CONSOLIDATION OF ONE (1) SENIOR ACCOUNT  
CLERK POSITION AND ONE (1) SECRETARY POSITION  
INTO THE TITLE OF ASSISTANT COMMISSIONER  
OF PUBLIC WORKS, AMENDING THE 2026 FISCAL  
YEAR SALARY SCHEDULE, AND GRANTING  
A LEAVE OF ABSENCE**

**Whereas**, in correspondence dated February 5, 2026, the Commissioner of the Department of Public Works formally requested authorization for the transfer and consolidation of one (1) Senior Account Clerk position and one (1) Secretary position within the Department of Public Works into a single position titled Assistant Commissioner of Public Works, effective February 9, 2026, subject to approval by the Board of Estimate; and

**Whereas**, the Department of Public Works currently maintains authorized positions for one (1) Senior Account Clerk and one (1) Secretary within the Commissioner's Office; and

**Whereas**, the Department of Public Works continues to manage increasing administrative and financial complexity, including expanded compliance obligations, enhanced financial controls, interdepartmental coordination, extended operations, and emergency response responsibilities; and

**Whereas**, the Commissioner of Public Works has determined that consolidating the roles, duties, and responsibilities of the Senior Account Clerk and Secretary into a single executive-level administrative position will improve workflow efficiency, transparency, accountability for sensitive administrative and fiscal functions, and strategic support to the Commissioner; and

**Whereas**, the proposed consolidated position shall be titled Assistant Commissioner of Public Works; and

**Whereas**, sufficient funding exists within the Department of Public Works 2026 Fiscal Year adopted salary budget to support the creation of the Assistant Commissioner of Public Works position without the need for a transfer of funds; and

**Whereas**, the 2026 Fiscal Year adopted salary lines include:

- **Secretary** – Account A1490.101, Commissioner's Office (Salaries and Wages), \$60,000; and
- **Senior Account Clerk** – Account A1490.101, Commissioner's Office (Salaries and Wages), \$78,540; and

**Whereas**, there is a remaining balance of \$122,554.84 within said salary lines sufficient to fund the proposed Assistant Commissioner of Public Works position; and

**Whereas**, the Assistant Commissioner of Public Works position shall be established at Grade 14 in accordance with the applicable CSEA Union agreement; and

**Whereas**, Ms. Lomari Payne currently serves as Senior Account Clerk and is qualified to fulfill the responsibilities of Assistant Commissioner of Public Works; and

**Whereas**, Ms. Lomari Payne is a member of Teamsters Local 456 and is eligible, pursuant to the applicable collective bargaining agreement, to receive a leave of absence to serve in a higher title; and

**Whereas**, the requested transfer and consolidation are proposed to be effective **February 9, 2026**, subject to approval by the City Council and authorization by the Board of Estimate;

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NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON:

Section 1. Authorization of Position Transfer and Consolidation. The City Council hereby authorizes the transfer and consolidation of one (1) Senior Account Clerk position and one (1) Secretary position within the Department of Public Works into a single position titled Assistant Commissioner of Public Works, effective February 9, 2026, subject to approval by the Board of Estimate.

Section 2. Budget Determination. The City Council finds that sufficient funds exist within the Department of Public Works 2026 Fiscal Year adopted salary budget and that no transfer of funds is required to effectuate this Ordinance.

Section 3. Salary Amendment. The City Council hereby amends the 2026 Fiscal Year salary schedule as follows:

- Secretary – New Salary: \$1.00
Senior Account Clerk – New Salary: \$1.00
Assistant Commissioner of Public Works – New Salary: \$104,150.70, Grade 14, CSEA Union

Section 4. Leave of Absence. The City Council hereby grants Ms. Lomari Payne a one (1) year leave of absence from the civil service title of Senior Account Clerk in order to serve as Assistant Commissioner of Public Works, effective February 9, 2026, through February 8, 2027, in accordance with the Teamsters Local 456 collective bargaining agreement.

Section 5. Board of Estimate Authorization. This Ordinance shall be submitted to the Board of Estimate for approval and authorization as required by law.

Section 6. Severability. If any provision of this Ordinance is held invalid by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining provisions.

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

Vote Was Taken As Follows: 02/11/2026
Gleason: Yea Thompson: Yea
Turnquest-Jones: Yea Wallace: Yea
Boxhill: Yea
Resolution: Adopted

APPROVED AS TO FORM

[Signature]
Assistant Corporation Counsel

[Signature]
Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

[Signature]
President

ATTEST: [Signature]
City Clerk

APPROVED

FEB 13 2026

Date

[Signature]
Mayor

16

17  
HELD

**AN ORDINANCE AUTHORIZING THE TRANSFER OF THE TITLE OF DPW DEPUTY COMMISSIONER (ADMINISTRATIVE) TO CHIEF OF INFRASTRUCTURE AND CAPITAL IMPROVEMENTS, AMENDING THE 2026 FISCAL YEAR BUDGET, AND PROVIDING FOR FUNDING AND SALARY ADJUSTMENT**

**Whereas**, in correspondence dated February 10, 2026, the Commissioner of the Department of Public Works formally requested authorization to defund and transfer the title of DPW Deputy Commissioner (Administrative) from the Department of Public Works to the Office of the Mayor, and reclassified as Chief of Infrastructure and Capital Improvements, effective February 9, 2026; and

**Whereas**, the City of Mount Vernon recognizes the increasing complexity, scale, and regulatory oversight associated with infrastructure planning, capital improvement implementation, utility rehabilitation, grant administration, consent decree compliance, and long-term asset management; and

**Whereas**, the position of DPW Deputy Commissioner (Administrative), currently funded in part through the New York State Environmental Facilities Corporation (EFC), has historically supported administrative and capital-related initiatives within the Department of Public Works; and

**Whereas**, the evolving operational and regulatory demands facing the City require centralized executive leadership and direct oversight of infrastructure and capital improvement initiatives across departments and related agencies; and

**Whereas**, the Mayor has determined that the establishment of a Chief of Infrastructure and Capital Improvements within the Office of the Mayor will enhance coordination, ensure compliance with Federal, State, and local mandates, and provide executive-level oversight of capital projects and infrastructure systems, including direct operational authority extending to the Board of Water Supply; and

**Whereas**, the proposed Chief of Infrastructure and Capital Improvements shall serve as the City's senior executive responsible for the planning, coordination, execution, and oversight of all infrastructure and capital-related projects across the Department of Public Works and the Board of Water Supply; and

**Whereas**, the funding structure for this position has been strategically developed to minimize impact on the City's General Operating Budget through EFC reimbursement, Board of Water Supply participation, and departmental cost savings;

**NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mount Vernon, New York, as follows:**

**Section 1. Transfer and Reclassification of Title.** The title of DPW Deputy Commissioner (Administrative) is hereby defunded and transferred from the Department of Public Works to the Office of the Mayor, and reclassified as Chief of Infrastructure and Capital Improvements, effective February 9, 2026.

The Chief of Infrastructure and Capital Improvements shall report to and serve under the general direction and supervision of the Mayor and shall exercise executive oversight over all City infrastructure and capital improvement initiatives, including coordination with and operational authority as assigned over the Board of Water Supply.

**Section 2. Budget Transfer – 2026 Fiscal Year.** The City Council hereby authorizes the following 2026 Fiscal Year budget transfers:

- A. Transfer of Salary Appropriations**
  - **From:** A1490.101G – DPW Commissioner's Office (Salaries & Wages) – \$117,229
  - **To:** A1210.101G – Office of the Mayor (Salaries & Wages) – \$117,229

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HELD

- **From:** A1490.101 – DPW Commissioner’s Office (Salaries & Wages) – \$14,132
- **To:** A1210.101G – Office of the Mayor (Salaries & Wages) – \$14,132

These transfers reflect the movement of funding associated with the former DPW Deputy Commissioner (Administrative) position to the Office of the Mayor.

**Section 3. Salary Amendment and Funding Structure.** The annual salary for the newly established Chief of Infrastructure and Capital Improvements shall be set at \$175,147.29, Grade 16, in accordance with the CSEA Salary Scale as established by the Department of Human Resources.

Funding for said salary shall be allocated as follows:

1. **Sixty-Seven Percent (67%) – \$117,229**  
To be reimbursed through eligible administrative funding from the New York State Environmental Facilities Corporation (EFC).
2. **Twenty-Five Percent (25%) – \$43,787**  
To be funded by the Board of Water Supply pursuant to a Memorandum of Agreement, with revenues accepted into Budget Line **A2816 – Water Fund Transfer In.**
3. **Eight Percent (8%) – \$14,132**  
To be funded through the Department of Public Works Budget Code **A1490.101**, derived from cost savings associated with the defunding of a Secretary position.

**Section 4. Defunding of Prior Title.** The title of DPW Deputy Commissioner (Administrative) is hereby defunded, and its salary allocation is reduced to \$0.00.

Simultaneously, the title of **Chief of Infrastructure and Capital Improvements** is hereby funded at an annual salary of **\$175,147.29.**

**Section 5. Authorization to Accept Transfer Funds.** The Mayor and Comptroller are hereby authorized to accept reimbursement funds from the New York State Environmental Facilities Corporation and funding transfers from the Board of Water Supply consistent with this Ordinance, and to make any accounting entries necessary to effectuate the intent of this legislation.

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

**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, and the title transfer shall be effective February 9, 2026.

APPROVED AS TO FORM

*Gregory A. Benis*  
Assistant Corporation Counsel

APPROVED

\_\_\_\_\_ Date

BY \_\_\_\_\_ Mayor

\_\_\_\_\_  
Councilperson

**THIS ORDINANCE  
ADOPTED BY CITY COUNCIL**

\_\_\_\_\_  
President

ATTEST:  
\_\_\_\_\_  
City Clerk

**AN ORDINANCE AUTHORIZING THE  
TRANSFER OF ONE (1) CODE ENFORCEMENT  
OFFICER POSITION TO THE TITLE OF CODE  
ENFORCEMENT COORDINATOR WITHIN  
THE DEPARTMENT OF PUBLIC WORKS,  
APPROVING A BUDGET TRANSFER, AMENDING  
THE 2026 FISCAL YEAR SALARY SCHEDULE,  
AND GRANTING A LEAVE OF ABSENCE**

**Whereas**, in correspondence dated February 5, 2026, the Commissioner of the Department of Public Works formally requested authorization of the transfer of one (1) Code Enforcement Officer position within the Department of Public Works to the title of Code Enforcement Coordinator, effective February 9, 2026, subject to approval by the Board of Estimate; and

**Whereas**, the City of Mount Vernon employs Code Enforcement Officers within the Department of Public Works to enforce local laws, ordinances, and public-safety regulations; and

**Whereas**, during the most recent enforcement period, the City's Code Enforcement process issued in excess of \$1.6 million in summonses and violations, representing an unprecedented level of compliance enforcement, revenue generation, and public-safety impact; and

**Whereas**, this volume and complexity of enforcement activity substantially exceeds the customary scope of an individual enforcement role and reflects responsibilities consistent with a program-level coordination position; and

**Whereas**, the Code Enforcement function now requires significant coordination among multiple intergovernmental and municipal entities, including the Department of Buildings, Police Department, Fire Department, Law Department, and the New York State Courts System; and

**Whereas**, the Commissioner of Public Works has determined that the transfer of one (1) Code Enforcement Officer position to the title of Code Enforcement Coordinator is necessary to ensure effective oversight, coordination, and accountability of enforcement operations; and

**Whereas**, funding for this action is available within the 2026 Fiscal Year adopted budget through a budget transfer within the Sanitation Department; and

**Whereas**, the current salary of \$73,818 for the Code Enforcement Officer is already budgeted within Account A8160.101 – Sanitation (Salaries and Wages); and

**Whereas**, an additional transfer of funds in the amount of \$1,586.25 is required to fully fund the Code Enforcement Coordinator position; and

**Whereas**, Mr. Jawwad Abdul-Halim is currently employed as a Code Enforcement Officer, is qualified to serve as Code Enforcement Coordinator, and is a member of Teamsters Local 456; and

**Whereas**, pursuant to the applicable collective bargaining agreement, Mr. Abdul-Halim is eligible for a leave of absence to serve in a higher title; and

**Whereas**, the requested transfer and promotion are proposed to be effective February 9, 2026, subject to approval by the City Council and authorization by the Board of Estimate;

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NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON:

Section 1. Authorization of Position Transfer. The City Council hereby authorizes the transfer of one (1) Code Enforcement Officer position within the Department of Public Works to the title of Code Enforcement Coordinator, effective February 9, 2026, subject to approval by the Board of Estimate.

Section 2. Budget Transfer Authorization. The City Council hereby authorizes the following 2026 Fiscal Year budget transfer:

- From: A8160.203 – Sanitation (Equipment)
To: A8160.101 – Sanitation (Salaries and Wages)
Amount: \$1,586.25

Section 3. Salary Amendment. The City Council hereby amends the 2026 Fiscal Year salary schedule as follows:

- Code Enforcement Officer – New Salary: \$1.00
Code Enforcement Coordinator – New Salary: \$75,069.64

Section 4. Leave of Absence. The City Council hereby grants Mr. Jawwad Abdul-Halim a one (1) year leave of absence from the civil service title of Code Enforcement Officer in order to serve as Code Enforcement Coordinator, effective February 9, 2026, through February 8, 2027, in accordance with the Teamsters Local 456 collective bargaining agreement.

Section 5. Board of Estimate Authorization. This Ordinance shall be submitted to the Board of Estimate for approval and authorization as required by law.

Section 6. Severability. If any provision of this Ordinance is held invalid by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining provisions.

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

Vote Was Taken As Follows: 02/11/2026
Gleason: Yea Thompson: Yea
Turnquest-Jones: Yea Wallace: Yea
Boxhill: Yea
Resolution: Adopted

APPROVED AS TO FORM

[Signature]
Assistant Corporation Counsel

[Signature]

Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

[Signature]
President

APPROVED
FEB 13 2026

Date

[Signature]
Mayor

ATTEST:

[Signature]
City Clerk