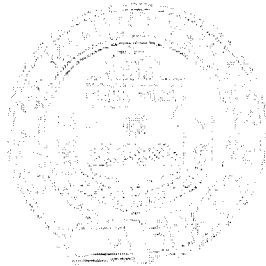


City of Mount Vernon, New York

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



Meeting Agenda - Final

Wednesday, February 25, 2026

7:00 PM

**CITY COUNCIL CHAMBERS
CITY HALL**

City Council

*NICOLE BONILLA, MBA
City Clerk*

*JORDAN A. RIULLANO, JD
Deputy City Clerk*

**A REGULAR MEETING OF THE CITY OF THE MOUNT VERNON CITY COUNCIL
HELD ON WEDNESDAY, FEBRUARY 25, 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

The Grace

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 / Office of the Mayor: 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
2. Department of Public Works: An Ordinance Granting a One (1) Year Leave of Absence to Dwayne A. Jones, who Currently Serve as the Assistant Supervisor within the Department of Public Works

3. Board of Water Supply: An Ordinance Authorizing Attendance of Two (2) Board of Water Supply Employees at the 2026 Young Professionals Summit in Charlotte, North Carolina
4. City Council: Local Law No. ___ - 2026 - A Local Law Amending Section 265 of Chapter 490 of the Laws of 1922, as amended, being the Charter of the City of Mount Vernon, New York, entitled "Liability of City in Actions for Damages or Injuries to Person or Property"
5. City Clerk: A Resolution Amending Resolution No. 9 Adopted by the City Council on February 11, 2026, 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

6. Fire Department: An ordinance Authorizing the Mayor to Accept Two (2) Pierce Sabre 1,500 GPM Fire Pumpers Funded through the HUD Community Development Block Grant Program and provided by the Urban Renewal Agency

To the Council:

FINANCE AND PLANNING

7. Department of Planning and Community Development: An Ordinance Authorizing the Release of a Request for Proposals (RFP) for Professional Consulting Services to Prepare a Comprehensive Update to the City of Mount Vernon Zoning Ordinance

OTHER BUSINESS/CLOSING COMMENTS

**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

- **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.

Vote Taken: February 25, 2026
 Boxhill: Yea Gleason: Yea
 Turnquest-Jones: Yea Wallace: Yea
 Thompson: Yea Ordinance Adopted

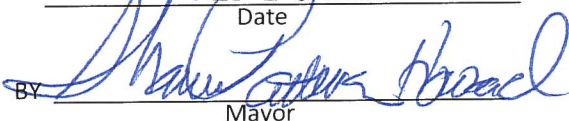
APPROVED AS TO FORM


 Assistant Corporation Counsel

APPROVED

FEB 26 2026

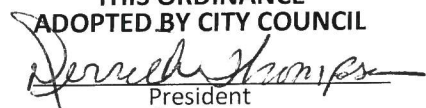
Date


 Mayor



Councilperson

**THIS ORDINANCE
 ADOPTED BY CITY COUNCIL**


 President

ATTEST:


 City Clerk

2

AN ORDINANCE GRANTING A ONE (1) YEAR LEAVE OF ABSENCE TO DWAYNE A. JONES, WHO CURRENTLY SERVES AS THE ASSISTANT SUPERVISOR WITHIN THE DEPARTMENT OF PUBLIC WORKS

Whereas, in correspondence dated January 14, 2026, the Commissioner of the Department of Public Works formally requested authorization to grant a one (1) year leave of absence to Dwayne A. Jones from his position as Assistant Supervisor within the Department of Public Works, effective February 23, 2026, through February 22, 2027, for the purpose of serving as the Acting Commissioner within the Department of Public Works; and

Whereas, Mr. Dwayne A. Jones currently serves as Assistant Supervisor within the Department of Public Works of the City of Mount Vernon; and

Whereas, a vacancy exists in the position of Acting Commissioner within the Department of Public Works; and

Whereas, it is in the best interests of the City to grant Mr. Jones a temporary leave of absence from his civil service title in order to serve as Acting Commissioner within the Department of Public Works; and

Whereas, Mr. Jones is a member of the Civil Service Employees Association (CSEA), and his leave of absence shall be granted in accordance with the terms and provisions of his applicable CSEA Union Contract; and

Whereas, the requested leave of absence shall be for a period of one (1) year, commencing February 23, 2026, and ending February 22, 2027.

This Ordinance shall be known as the "Leave of Absence – Dwayne A. Jones Ordinance."

Section 1. Authorization of Leave of Absence. The City Council hereby authorizes and grants a one (1) year leave of absence to Mr. Dwayne A. Jones from his position as Assistant Supervisor within the Department of Public Works, effective February 23, 2026, through February 22, 2027, for the purpose of serving as Acting Commissioner within the Department of Public Works.

Section 2. Rights and Benefits. During the period of such leave, Mr. Jones shall retain the rights, status, and benefits provided under the applicable Civil Service Law and the terms and conditions of his CSEA Union Contract, subject to applicable laws, rules, and regulations.

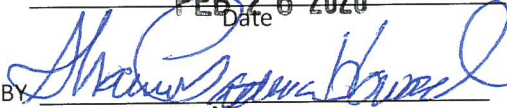
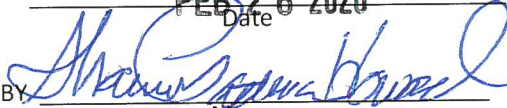
Section 3. Reversion to Title. Upon the expiration of the leave of absence, or earlier termination thereof, Mr. Jones shall be entitled to return to his position of Assistant Supervisor, subject to the provisions of Civil Service Law and the applicable collective bargaining agreement.

Section 4. Effective Title. This ordinance shall take effect immediately upon adoption by the City Council.

APPROVED AS TO FORM

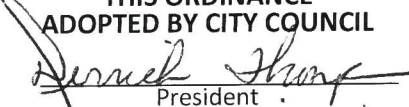

Assistant Corporation Counsel

APPROVED

FEB 26 2026
Date

BY 
Mayor


Councilperson

THIS ORDINANCE ADOPTED BY CITY COUNCIL


President

ATTEST:

City Clerk

Vote Taken: February 25, 2026
Boxhill: Yea Gleason: Yea
Turnquest-Jones: Yea Wallace: Yea
Thompson: Yea Ordinance Adopted

2

3

**AN ORDINANCE AUTHORIZING ATTENDANCE OF
TWO (2) BOARD OF WATER SUPPLY EMPLOYEES
AT THE 2026 YOUNG PROFESSIONALS SUMMIT
IN CHARLOTTE, NORTH CAROLINA**

Whereas, in correspondence dated February 11, 2026, the Commissioner of the Board of Water Supply formally requested authorization for two (2) employees of the Board of Water Supply to attend the 2026 Young Professionals Summit to be held in Charlotte, North Carolina, from March 22, 2026, through March 25, 2026; and

Whereas, the Board of Water Supply of the City of Mount Vernon is committed to ensuring the continued professional development and training of its employees to enhance operational efficiency, regulatory compliance, infrastructure modernization, and public service; and

Whereas, the 2026 Young Professionals (YP) Summit is a premier workshop designed for emerging leaders in the water and wastewater industry, providing advanced training in leadership development, industry best practices, and technical expertise; and

Whereas, the Summit will be held in Charlotte from March 22 through March 25, 2026; and

Whereas, attendance at the Summit directly aligns with the City's ongoing initiatives, including but not limited to the Lead Service Line Replacement Program, Cross Connection Control and Backflow Prevention Program, regulatory compliance efforts, infrastructure modernization, operational efficiency, and community engagement; and

Whereas, the Summit offers professional development sessions, collaboration with senior leadership regarding sector trends, risks, and opportunities, hands-on experience with water and wastewater tools, and interactive small-group problem-solving opportunities; and

Whereas, the registration fee for the Summit is Three Hundred Dollars (\$300.00) per attendee; and

Whereas, the total expenses for registration, hotel accommodations, travel, and incidentals for two (2) employees shall not exceed Five Thousand Dollars (\$5,000.00); and

Whereas, funding for said expenses is available in Budget Code 001-581-581001, Staff Development & Training;

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

Section 1. Authorization of Attendance. The City Council hereby authorizes two (2) employees of the Board of Water Supply to attend the 2026 Young Professionals Summit to be held in Charlotte, North Carolina, from March 22, 2026, through March 25, 2026.

Section 2. Authorization of Expenditures. The City Council hereby authorizes expenditures for registration fees in the amount of \$300.00 per attendee and further authorizes reimbursement for reasonable and necessary expenses related to hotel accommodations, travel, and incidentals, provided that the total cost for both attendees shall not exceed Five Thousand Dollars (\$5,000.00).

FEB 25 2026

3

Section 3. Funding Source. All authorized expenditures shall be charged to Budget Code 001-581-581001, Staff Development & Training.

Section 4. Compliance. All travel and reimbursement shall be conducted in accordance with the City of Mount Vernon's policies, procedures, and applicable procurement and travel regulations.

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

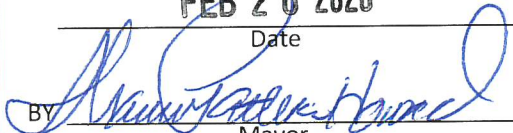
Vote Taken: February 25, 2026

Boxhill: Yea Gleason: Yea
Turnquest-Jones: Yea Wallace: Yea
Thompson: Yea Ordinance Adopted

APPROVED AS TO FORM

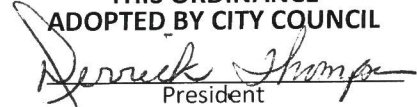

Assistant Corporation Counsel

APPROVED
FEB 26 2026

Date

BY _____
Mayor


Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL


President

ATTEST:

City Clerk

4

LOCAL LAW NO. 9 - 2026

A LOCAL LAW AMENDING SECTION 265 OF CHAPTER 490 OF THE LAWS OF 1922, AS AMENDED, BEING THE CHARTER OF THE CITY OF MOUNT VERNON, NEW YORK, ENTITLED "LIABILITY OF CITY IN ACTIONS FOR DAMAGES OR INJURIES TO PERSON OR PROPERTY"

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, as follows:

Section 1. Section 265 of Article XVIII of Chapter 490 of the Laws of 1922, being the Charter of the City of Mount Vernon, entitled "Liability of City in actions for damages or injuries to person or property," is hereby amended to read as follows:

§ 265. Liability of City in actions for damages or injuries to person or property.

No civil action shall be maintained against the City for damages or injuries to person or property sustained in consequence of any street, highway, city tree, bridge, culvert, sidewalk, crosswalk, curb, sanitary sewer or storm drains, public parking lot or parking garage being defective, out of repair, unsafe, dangerous or obstructed unless, previous to the occurrence resulting in such damages or injury, written notice of the defective, unsafe, dangerous or obstructed condition of said street, highway, city tree, bridge, culvert, sidewalk, crosswalk, curb, sanitary sewer or storm drains, public parking lot or parking garage was actually given to the Commissioner of Public Works and that there was a failure or neglect within a reasonable time after the receipt of such notice to repair or remove the defect, danger or obstruction complained of. No such action shall be maintained for damages or injuries to the person or property sustained solely in consequence of the existence of snow or ice upon any sidewalk, crosswalk, street, highway, bridge, culvert, city tree, public parking lot or parking garage unless written notice thereof relating to the particular place was actually given to the Commissioner of Public Works, and there was a failure or neglect to cause such snow or ice to be removed, or the place otherwise made reasonably safe within a reasonable time after the receipt of such notice.

The City shall not be liable in a civil action for damages or injuries to person or property or invasion of personal or property rights of any name or nature whatsoever, whether casual or continuing, arising at law or in equity, alleged to have been caused or sustained, in whole or in part, by or because of any omission of duty, wrongful act, fault, neglect, misfeasance or negligence on the part of the City, or any of its agents, officers or employees unless a written notice of claim shall have been made and served in compliance with Section 50-e of the General Municipal Law, nor unless an action shall be commenced thereon within one year after the happening of such accident or injury or the occurrence of such act, omission, fault or neglect but no action shall be commenced to recover upon or enforce any such claim against the City until the expiration of three months after the service of said notice. The Mayor of said City may, within the period of three months from the time of the presentation of any claims against the City, require the claimant to be sworn before him with relation to such claim, and when so sworn, to swear orally as to any facts relating to the justice of such claim. Nothing contained in this section shall be held to repeal or modify or waive any existing requirement or statute of limitations which is applicable to these classes of actions but, on the contrary, shall be held to be additional requirements to the right to maintain such action, nor shall anything herein contained be held to modify any existing rule of law relative to the question of contributory negligence, nor to impose upon the City any greater duty or obligation than it shall keep its streets and public places in a reasonably safe condition for public use and travel.

5

**A RESOLUTION AMENDING RESOLUTION NO. 9
ADOPTED BY THE CITY COUNCIL ON FEBRUARY 11,
2026, ESTABLISHING STANDARD WORKDAYS AND
REPORTING GUIDELINES FOR ELECTED AND
APPOINTED OFFICIALS**

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

Section 1. The Chart in Section 3 of Ordinance No. 9 adopted by the City Council on February 11, 2026, entitled "AN ORDINANCE ESTABLISHING STANDARD WORKDAYS AND REPORTING GUIDELINES FOR ELECTED AND APPOINTED OFFICIALS," is hereby amended as follows:

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.

5

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:

Name:	Title:	Standard Workday	Term:	Record of Activities
Shawyn Patterson-Howard	Mayor	7.0	01/01/2024-12/31/2027	30.51
Darren Morton	Comptroller	7.0	01/01/2022-12/31/2025	<u>22.30</u> [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

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.

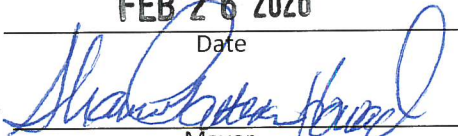
New Matter Underlined
 Deleted Matter in Brackets []

Vote Taken: February 25, 2026
 Boxhill: Yea Gleason: Yea
 Turnquest-Jones: Yea Wallace: Abst
 Thompson: Yea Ordinance Adopted

APPROVED AS TO FORM


 Assistant Corporation Counsel

APPROVED
 FEB 26 2026

Date
 BY 
 Mayor


 Councilperson

THIS ORDINANCE
 ADOPTED BY CITY COUNCIL


 President

ATTEST:

 City Clerk

6

**AN ORDINANCE AUTHORIZING THE MAYOR TO
ACCEPT TWO (2) PIERCE SABRE 1,500 GPM FIRE
PUMPERS FUNDED THROUGH THE HUD COMMUNITY
DEVELOPMENT BLOCK GRANT PROGRAM AND
PROVIDED BY THE URBAN RENEWAL AGENCY**

Whereas, in correspondence dated February 5, 2026, the Commissioner of the Fire Department formally requested that the City Council authorize the Mayor to accept the acquisition of two (2) Pierce Sabre 1,500 GPM fire pumpers from the Urban Renewal Agency, at a total cost not to exceed \$1,799,500.00, with funding provided through the HUD Community Development Block Grant Program; and

Whereas, the City of Mount Vernon is committed to ensuring the safety, health, and welfare of its residents through the provision of effective fire protection and emergency response services; and

Whereas, the City of Mount Vernon Fire Department requires modern and reliable fire apparatus in order to maintain appropriate response capabilities and to replace aging equipment; and

Whereas, the Urban Renewal Agency of the City of Mount Vernon ("URA") has made available two (2) Pierce Sabre fire pumpers, each with a 1,500-gallon-per-minute pumping capacity (collectively, the "Fire Apparatus"), at a total cost not to exceed One Million Seven Hundred Ninety-Nine Thousand Five Hundred Dollars (\$1,799,500.00); and

Whereas, the Fire Apparatus will be paid for using funds from the United States Department of Housing and Urban Development ("HUD") Community Development Block Grant ("CDBG") program, in accordance with all applicable federal, state, and local laws and regulations; and

Whereas, upon delivery and acceptance, title to the Fire Apparatus shall vest in the City of Mount Vernon, and the Fire Apparatus shall become the property of the City; and

Whereas, once titled to the City of Mount Vernon, all maintenance, operational, and related costs associated with the Fire Apparatus shall be the responsibility of the City of Mount Vernon; and

Whereas, the City Council has reviewed the attached resolution and supporting documentation and finds that acceptance of the Fire Apparatus is in the best interests of the City of Mount Vernon and its residents;

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

Section 1. Authorization to Accept Fire Apparatus. The Mayor is hereby authorized to accept two (2) Pierce Sabre 1,500 GPM fire pumpers from the Urban Renewal Agency at a total cost not to exceed \$1,799,500.00, funded through the HUD Community Development Block Grant program.

Section 2. Ownership and Title. Upon receipt and acceptance, title to the Fire Apparatus shall be vested in the City of Mount Vernon, and the Fire Apparatus shall become the sole property of the City.

Section 3. Maintenance and Operational Responsibility. The City of Mount Vernon shall assume full responsibility for all maintenance, operational, insurance, and related costs associated with the Fire Apparatus upon transfer of title.

6

**AN ORDINANCE AUTHORIZING THE RELEASE
OF A REQUEST FOR PROPOSALS (RFP) FOR
PROFESSIONAL CONSULTING SERVICES TO
PREPARE A COMPREHENSIVE UPDATE TO THE
CITY OF MOUNT VERNON ZONING ORDINANCE**

Whereas, in correspondence dated February 17, 2026, the Commissioner of the Department of Planning and Community Development formally requested authorization to prepare and release a Request for Proposals (RFP) for professional consulting services to prepare a comprehensive update to the City of Mount Vernon Zoning Ordinance; and

Whereas, the City Council of the Mount Vernon recognizes the importance of maintaining a modern, legally defensible, and user-friendly Zoning Ordinance that advances the health, safety, and general welfare of the community; and

Whereas, in November 2025, following a multi-year, two-phase planning process that included extensive public engagement, technical analysis, and intergovernmental coordination, the City adopted its first Comprehensive Plan since 1968 (the "Comprehensive Plan"); and

Whereas, the Comprehensive Plan establishes a long-term vision for land use, housing, economic development, transportation, sustainability, environmental resilience, and community character, with an emphasis on transit-oriented development, equity, and sustainable growth; and

Whereas, implementation of the Comprehensive Plan requires a comprehensive modernization and restructuring of the City's existing Zoning Ordinance to ensure consistency with the adopted vision and contemporary planning standards; and

Whereas, the Department of Planning and Community Development has determined that the services of a qualified and experienced professional planning consultant are necessary to assist in preparing a comprehensive update to the Zoning Ordinance; and

Whereas, the scope of services will include, but not be limited to, a full diagnostic review of the existing Zoning Ordinance; development of updated zoning districts; preparation of use tables, dimensional standards, design guidelines, and administrative procedures; and completion of technical analyses including buildout studies, redevelopment feasibility assessments, infrastructure capacity evaluations, and land-use scenario modeling; and

Whereas, the selected consultant will be responsible for managing and facilitating a robust public and stakeholder engagement process to ensure transparency and meaningful community participation; and

Whereas, the consultant shall also prepare and coordinate all required environmental review pursuant to the State Environmental Quality Review Act (SEQRA), including preparation of a Generic Environmental Impact Statement (GEIS), addressing potential impacts on transportation, infrastructure, schools, municipal services, historic resources, and environmental sustainability; and

Whereas, funding for such consulting services is available in the adopted 2026 City Budget under Contracted Outside Services Budget Line 8020.405; and

Whereas, the City Council desires to authorize the release of a Request for Proposals (RFP) in accordance with the City's procurement policies, including publication through OpenGov and appropriate public notice in The Journal News (LoHud), to ensure compliance with applicable laws and transparency in the procurement process.

7

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

Section 1. Authorization to Release Request for Proposals. The City Council hereby authorizes the Department of Planning and Community Development to prepare and release a Request for Proposals (RFP) for professional consulting services to prepare a comprehensive update to the City of Mount Vernon Zoning Ordinance.

Section 2. Scope of Services. The RFP shall solicit proposals from qualified planning consultants to perform, at a minimum, the following services:

- 1. Conduct a comprehensive diagnostic review of the existing Zoning Ordinance;
2. Draft updated zoning districts, use tables, dimensional standards, design standards, and administrative procedures;
3. Conduct citywide and neighborhood-level analyses, including buildout studies, redevelopment feasibility assessments, infrastructure capacity evaluations, and land-use scenario modeling;
4. Manage and facilitate a comprehensive public and stakeholder engagement process;
5. Prepare and coordinate all required environmental review documentation pursuant to SEQRA, including a Generic Environmental Impact Statement (GEIS); and
6. Provide best-practice guidance to support equitable development, environmental resilience, multimodal transportation access, economic vitality, and long-term growth management.

Section 3. Procurement Process. The release of the RFP shall be conducted in accordance with the City's established procurement procedures. The RFP shall be published through OpenGov, and appropriate public notice shall be placed in The Journal News (LoHud) to ensure broad public awareness and compliance with applicable requirements.

Section 4. Funding. Funding for the consulting services authorized herein shall be paid from the Contracted Outside Services Budget Line 8020.405 as adopted in the 2026 City Budget.

Section 5. 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, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section, or part thereof directly involved in the controversy in which such judgment shall have been rendered.

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

Vote Taken: February 25, 2026
Boxhill: Yea Gleason: Yea
Turnquest-Jones: Yea Wallace: Yea
Thompson: Yea Ordinance Adopted

APPROVED AS TO FORM

[Signature]
Assistant Corporation Counsel

APPROVED FEB 26 2026

[Signature]
Date
Mayor

[Signature]
Councilperson

THIS ORDINANCE ADOPTED BY CITY COUNCIL

[Signature]
President

ATTEST:

[Signature]
City Clerk

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