

City of Mount Vernon, New York

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



Meeting Minutes

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

Led by Councilman Wallace

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).

PRESENTATIONS

The Grace

Timothy Marshall - Vice President Corporation Counsel since 1997

Janet J. Giris, Esq. - Partner

DelBello Donnellan Weingarten Wise & Wiederkehr, LLP

Council Comments:

Councilman Boxhill: Thanked the presenters for coming out. Discussed the additional cost to the city for services such as garbage pick up which will be supplemented by the tax payers.

Janet: We will be providing socioeconomic stats

Councilman Wallace: read a statement aloud (said he would submit the written document to the law department so it can be FOIL'd), then spoke about his objections to the projects affordable housing criteria. How many children are expected to attend the school district?

Janet: as we proceed we will provide that income. There are generative models we use. We do not have that information right now. This project goes in line with the city's comprehensive plan. There is a housing crisis in the county and as the adopted comprehensive plan speaks on the addition of affordable housing and there will be a range between 40 - 90% of median income, \$47K for a studio and \$153K for a 3 bedroom.

Councilman Turnquest - Jones: explained that the use of PILOTs causes distress to residents; however, PILOTs can be tailored to meet the needs of the municipality. She spoke on her time at NYCOM and

the discussions of the crisis of affordable housing, food, utilities and other amenities.

Councilman Gleason: expressed that this project started when she was council president and is in support of this project and this is for the community and she appreciates the reinvestment into the community. Fully supports the project and the commitment to beautify the community and that it is consistent with the area.

Council President Thompson: spoke on his statements from Monday's meeting and how all income housing is affordable housing, but not all affordable housing is low income. Welcomed children in the community because there had to be three schools closed because of decreased enrollment which is a loss of state funding as well. Stated that he is in full support of the project, however, there needs to be additional discussion on how the increased services will be paid for continuously so that our single family home tax payers are not carrying the load. Spoke on the next step is that the City Council is to be lead agency and that is a better standing than the planning department because they only make sure you follow the rules but the council can negotiate more for the community. This is a multiple use development, office space and parking and municipal space for the city government.

Janet: requested additional guidance as they are beyond the 30 day notification as declaration.

PUBLIC COMMENT

1.) Cynthia Crenshaw - 8:24 pm

Spoke on the renaming of a street after Cecil H. Parker near the Parker School

Council Response:

Councilman Wallace: implored her to complete the process

Councilwoman Gleason: work with the clerk on the application process

Councilman Boxhill: The clerk will provide her with the information on how to apply for street renaming

Councilwoman Turnquest - Jones: should be brought out of the basement and to the library

2.) Bonnie Rose Steinberg - 8:28 pm NO SHOW

3.) Mitsugi Reid-White - 8:28 pm NO SHOW

4.) Devaron King - 8:28 pm NO SHOW

5.) Wilma Frank - 8:28 pm

Spoke on the business of housing in Mount Vernon and is in favor of housing taxes. Also explaining roof situation

Council Response:

Councilman Wallace: thankful that the process went well especially before the snow but will continue to work with the Buildings Department on improvements

Councilwoman Gleason: thanked her for coming out and thanked her for the update and that everything worked out. She also read a statement from DC Mamak.

Councilwoman Turnquest - Jones: thanked her for coming out

6.) Shez Darden - 8:34 pm VIRTUAL

Spoke on Mount Vernon's rapid infrastructure and expansion programs

Council Response:

Councilman Wallace: spoke on the involvement and requested additional information from Civil Service Commissioner

Councilwoman Gleason: Thanked the speaker for her comments

Councilwoman Turnquest - Jones: Thanked the speaker for her comments

7.) Commissioner Debbie Burrell - Butler - 8:37 pm VIRTUAL

Spoke on Mount Vernon's rapid infrastructure and expansion programs

Council Response:

Councilman Wallace: did correct a past statement to clarify that there are not enough programs and spoke on his observance of the youth bureau programs in action and complemented her and how the grant writing is needed because almost all the funding comes from grants

Councilwoman Gleason: also requested the information

Councilman Boxhill: requested the information in an email because it has been said that there is nothing for the youth to do and I can rebut those statements

Councilwoman Turnquest - Jones: spoke on the Mount Vernon youths that were in Albany Feb 3 and speaking with Senator Bailey and were having a conversation with the senator.

8.) Pastor Stephen Pogue - **SPOKE DURING "THE GRACE" PRESENTATION**

9.) Bishop Collie Edwards - **SPOKE DURING "THE GRACE" PRESENTATION**

10.) Bishop Troy D Cohen - **SPOKE DURING "THE GRACE" PRESENTATION**

11.) Timothy Marshall - **SPOKE DURING "THE GRACE" PRESENTATION**

12.) Michael Figuerou - 8:43 pm

Spoke as a retired Fire Fighter who is now disabled and retired, requesting support from council for a 207-a

Council Response:

Councilman Wallace: spoke with mayor and comptroller on the issue and how this has been to a hearing
Councilwoman Gleason: As this is a personal matter, not sure how council can support but wished him luck

Councilman Boxhill: this is in litigation and we can speak offline and thanked him for his service

Councilwoman Turnquest - Jones: echoed the sentiments of Councilman Boxhill and thanked him for his service.

13.) Imani Lawrence - 8:46 pm

Spoke on her continued conversation on surveillance and data protections. Also her past emails send to Council

Council Response:

Councilman Wallace: Went to Police Department and addressed his concerns along with Geoff Munroe and visited the command center and the county will observe as well.

Councilwoman Gleason: The county executive said that they do not store camera images on a cloud it is a physical storage. I will get clarity from the county executive

Councilman Boxhill: Thanked the speaker for her comments and diligence with obtaining information

Councilwoman Turnquest - Jones: requested the speaker s written comments

2.) Mayor Patterson - Howard

****RESCINDED****

REFERRAL SESSION

Roll Call administered by City Clerk Nicole Bonilla

PRESENT: Council President Derrick Thompson, Pro Tempore Jaevon Boxhill, Acting Pro Tempore Cathlin Gleason, Councilmember Cynthia Turnquest-Jones, and Councilmember Andre Wallace

ABSENT: None

REPORTS OF STANDING COMMITTEES AND ACTION THEREON**To the Council:**

The LEGISLATION AND PUBLIC WORKS Committee recommends for **ADOPTION** the following entitled legislation:

1. **TMP**
-1913

Code: LPW

Attachments: [City Council Referral Letter - Chief of Infrastructure - February 9 2026](#)
[Chief of Infrastructure and Capital Improvements Specs](#)

Moved: Councilwoman Gleason, Seconded by Councilman Boxhill

On the question: none.

Response: Pat Rosamonda (PR): spoke on the position and it was created at the request of former Department of Public Works (DPW) Commissioner Bush to consolidate two positions for DPW and Water Dept for EPA. The job was created, reviewed and approved at the meeting in February. Once legislation is approved, it will be posted on the city website for the required 10 business days. Hiring will be completed by the administration. The civil service is not involved in the hiring process.

Councilman Wallace - addressed the specifications and qualifications from the state

PR - sample specifications I obtained varied by municipality in Westchester County: some required an engineering degree, but others accepted municipal in-service work in lieu of an engineering degree and required specialized qualifications. The title of Chief was a better selection than Director.

Council President Thompson - I did research on the state level, and it did not require an engineering degree, especially if the municipality has an engineer on staff.

Councilman Wallace - requested the letter that the state recommended this person

Councilwoman Turnquest - Jones to Pat - Was this approved at the county level
PR - this job is for an administrator like the DFS job specification. It is recommended for an engineer but there is wording that they work alongside the city engineer

Council President Thompson - read the letter aloud from Department of Public Works.

Councilman Wallace - is this going to be open competitive?

PR - yes. That is the process. That is a requirement and that is why it was graded through CSEA, it is a competitive title that could be subject to an exam. We can go to the state (NY State Civil Service) for an exemption.

Councilman Wallace - who has that ability?

PR- our local civil service office would hold a public hearing to request a competitive class exemption due to high confidentiality, then it would become an at-will position.

Councilman Wallace - I will be on top of this hiring although standards were lowered

CP Thompson - all jobs are posted publicly

Councilman Boxhill - the state gave us a lot of money and there has been a lot of work and more work is needed I want to see the progress

Councilwoman Gleason - I disagree with Councilman Wallace, the standards were not lowered

Councilman Wallace - there may be different specifications and some do say engineering degree.

CP Thompson - So an engineering degree is not required

adopted

Aye: Council President Thompson, Pro Tempore Boxhill, Acting Pro Tempore Gleason, Councilmember Turnquest-Jones, and Councilmember Wallace

Nay: None

Absent: None

2. [TMP-1958](#)

Code: LPW

Attachments: [Dwayne Jones - Leave of Absence - Acting Commissioner](#)

Moved: Councilwoman Gleason, Seconded by Councilman Boxhill

On the question: none.

Response: none.

adopted

Aye: Council President Thompson, Pro Tempore Boxhill, Acting Pro Tempore Gleason, Councilmember Turnquest-Jones, and Councilmember Wallace

Nay: None

Absent: None

3. [TMP-1953](#)

Code: LPW

Attachments: [Referral Letter - 02112026](#)
[Supporting Doc - 02112026](#)

Moved: Councilwoman Gleason, Seconded by Councilman Boxhill

On the question: none.

Response: Councilwoman Turnquest - Jones: Who decides who goes?

Council President Thompson: the commissioner decides and councilwoman gleason will get that info to you in the morning.

adopted

Aye: Council President Thompson, Pro Tempore Boxhill, Acting Pro Tempore Gleason, Councilmember Turnquest-Jones, and Councilmember Wallace

Nay: None

Absent: None

4. [TMP](#)
[-1940](#)

Code: LPW

Attachments: [LOCAL LAW NO. OF 2026 - AMENDING SECTION 265 OF CHAPTER 490 ENTITLED LIABILITY OF CITY IN ACTIONS FOR DAMAGES OR INJURIES TO PERSON OR PROPERTY \(THIS IS A LOCAL LAW FOR 2026\) - Copy](#)

Moved: Councilwoman Gleason, Seconded by Councilman Boxhill

On the question: none.

Response: none.

adopted

Aye: Council President Thompson, Pro Tempore Boxhill, Acting Pro Tempore Gleason, Councilmember Turnquest-Jones, and Councilmember Wallace

Nay: None

Absent: None

5. [TMP](#)
[-1977](#)

Code: LPW

Attachments: [Amended Resolution Standard Work Day and ROA 2025](#)

Moved: Councilwoman Gleason, Seconded by Councilman Boxhill

On the question: none.

Response: Councilman Wallace: Abstain - I was not here during the discussions of this.

adopted

Aye: Council President Thompson, Pro Tempore Boxhill, Acting Pro Tempore Gleason, and Councilmember Turnquest-Jones

Nay: None

Absent: None

Abstain: Councilmember Wallace

To the Council:

The HUMAN RESOURCES Committee recommends for ADOPTION the following entitled legislation:

No Items

To the Council:

The PUBLIC SAFETY AND CODES Committee recommends for ADOPTION the following entitled legislation:

6. [TMP-1939](#)

Code: PSC

Attachments: [Agenda Letter 2-5-26](#)
[FDMV Grant Acceptance Letter \(HUD CDBG\)](#)
[2026 Resolution 2 Fire Apparatus Pumpers](#)

Moved: Councilman Wallace, Seconded by Councilman Boxhill

On the question: none.

Response: Councilwoman Turnquest -Jones: Shout out to Commissioner Holt on the detailing and what he has been sending.

adopted

Aye: Council President Thompson, Pro Tempore Boxhill, Acting Pro Tempore Gleason, Councilmember Turnquest-Jones, and Councilmember Wallace

Nay: None

Absent: None

To the Council:

The FINANCE AND PLANNING Committee recommends for ADOPTION the following entitled legislation:

7. [TMP-1960](#)

Code: FP

Attachments: [2026 Zoning Ordinance RFP Referral Letter 2.17.2026](#)

Moved: Councilwoman Gleason, Seconded by Councilman Boxhill

On the question: none.

Response: Councilman Wallace: Is this zoning for the entire city?

Councilman Boxhill: yes

Councilman Wallace: Will this amend the Comprehensive plan?

Councilman Boxhill: No, it is to change zoning to reflect the Comprehensive plan

adopted

Aye: Council President Thompson, Pro Tempore Boxhill, Acting Pro Tempore Gleason, Councilmember Turnquest-Jones, and Councilmember Wallace

Nay: None

Absent: None

OTHER BUSINESS/CLOSING COMMENTS

Councilwoman Gleason: Spoke on an upcoming event

Motion to Adjourn

Moved: Councilwoman Turnquest - Jones, Seconded by Councilman Wallace

approved

Aye: Council President Thompson, Pro Tempore Boxhill, Acting Pro Tempore Gleason, Councilmember Turnquest-Jones, and Councilmember Wallace

Nay: None

Absent: None

There being no further business, the meeting was adjourned at 9:48 pm.

Jordan Riullano, JD
Deputy City Clerk