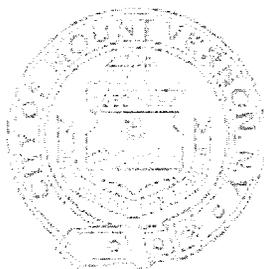


FILED
CITY CLERK
MOUNT VERNON, NY

2025 JUN 12 A 9 10

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, June 11, 2025

7:00 PM

CITY COUNCIL CHAMBERS
CITY HALL

City Council

NICOLE BONILLA, M.B.A.
City Clerk

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

**A REGULAR MEETING OF THE CITY OF THE MOUNT VERNON CITY COUNCIL
HELD ON WEDNESDAY, JUNE 11, 2025.**

Scheduled for 7:00 pm in the City Council Chambers, City Hall, Mount Vernon, New York.

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

PRESIDING: Danielle Browne, President

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

CALL TO ORDER / PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT

REFERRAL SESSION

Roll Call administered by City Clerk Nicole Bonilla

REPORTS OF STANDING COMMITTEES AND ACTION THEREON

To the Council:

LEGISLATION AND PUBLIC WORKS

1. Department of Public Works: An Ordinance Granting a One-Year Leave Of Absence to Mr. Alexis Montero to Fill the Position of Stormwater Coordinator within the Department of Public Works
2. Department of Public Works: An Ordinance of the City of Mount Vernon, New York, Establishing the Electric Vehicle (EV) Charging Infrastructure Policy to Promote Sustainable Transportation, in Compliance with the Statewide Climate Mandates, and Providing for Enforcement and Effective Date
3. Board of Water Supply: An Ordinance Authorizing a Salary Increase for the Position of Lead Service Line Coordinator within the Board of Water Supply
4. Board of Water Supply: An Ordinance Authorizing the Increase of Salary for the Lead Service Line Administrator of the Board of Water Supply

5. Department of Recreation: An Ordinance Authorizing the Amendment of Ordinance No. 4, Adopted by the City Council on April 23, 2025, Entitled "An Ordinance Authorizing and Supporting the "HIV-AIDS Awareness Walk-Breaking Stigmas One Step at a Time" to be held on Saturday, June 21, 2025" (amended solely to change the date of the event from Saturday, June 21, 2025, to Saturday, June 28, 2025)
6. Office of the City Clerk: A Resolution Designating Jeralyn Escamilla as a Marriage Clerk for the City of Mount Vernon - (pursuant to Section 15 of the Domestic Relations Law)

To the Council:

HUMAN RESOURCES

7. Department of Recreation: An Ordinance Authorizing the Partnership Between the City of Mount Vernon Department of Recreation and the New York Presbyterian Division of Community and Population Health for a Summer Youth Market Program
8. Department of Recreation: An Ordinance Authorizing the Acceptance of a Donation from the Westchester Soccer Club for a 40-Foot High Cube Storage Container for Memorial Field
9. Youth Bureau: An Ordinance Authorizing the Mayor to Enter into an Agreement with the Westchester-Putnam Workforce Development Board for the Provision of Summer Youth Employment Services
10. Youth Bureau: An Ordinance Authorizing the Mayor to Retroactively Enter into an Agreement with Barrington Irving Technical Training School (BITTS) for Aviation Industry Training Services Funded by the Westchester-Putnam Workforce Development Board - (from May 19, 2025, to July 18, 2025)

To the Council:

PUBLIC SAFETY AND CODES

11. Department of Public Safety: An Ordinance Authorizing the Mayor to Renew the Annual Maintenance Agreement Renewal with Business Electronics (iRecord) for Interview Room Recording Equipment used by the Department of Public Safety - (July 1, 2025, through June 30, 2026)

NOT ADOPTED Department of Public Safety: An Ordinance Authorizing the Mayor to Enter into a Lease Renewal Agreement with 1978 Third Avenue LLC and 11285 Av, LLC for Suite 407 Located at 6 Gramatan Avenue, Mount Vernon, New York

13. Department of Public Safety: An Ordinance Authorizing the Chief of the Department of Public Safety to Attend the 2025 International Association of Chiefs of Police (IACP) Conference in Denver, Colorado - (October 18, 2025, to October 21, 2025)

To the Council:**FINANCE AND PLANNING**

14. Department of Assessment: An Ordinance Approving the Cancellation of Delinquent Taxes and Interest for the Westchester Muslim Center, Inc., Located at 22 Brookfield Road, Mount Vernon, NY 10552 - (Tax Map ID: 165.26-2142-4)
15. Department of Assessment: An Ordinance Authorizing the Correction of Delinquent Taxes and Interest Fees for Tanya Hairston, 40 North 1st Avenue, Mount Vernon, NY 10552 - (Section 165.61, Block 1078, Lot 5)
16. Urban Renewal Agency: An Ordinance Setting a Public Hearing for the Approval of the Five-Year Consolidated Plan for 2025-2029 and the 2025 Annual Action Plan for the Department of Housing and Urban Development (HUD)

ADD-ON**FINANCE AND PLANNING**

17. City Council: An Ordinance Authorizing the Establishment of a Custodial Account for the Property Development Project Located at 55 Pondfield Parkway

LEGISLATION AND PUBLIC WORKS

18. Webb Development Services Corporation ("WDSC"): An Ordinance Approving the Site Plan and Curb Cut Metes and Bounds at 145 South Fulton Avenue -- (WDSC is located at 151 S. Macquesten Pkwy)

OTHER BUSINESS/CLOSING COMMENTS

AN ORDINANCE GRANTING A ONE-YEAR LEAVE OF ABSENCE TO MR. ALEXIS MONTERO TO FILL THE POSITION OF STORMWATER COORDINATOR WITHIN THE DEPARTMENT OF PUBLIC WORKS

Whereas, in a letter dated May 29, 2025, the Commissioner of the Department of Public Works formally requested authorization for a leave of absence for Mr. Alexis Montero from his current position as Skilled Laborer within the Department of Public Works to fulfill the position of Stormwater Coordinator; and

Whereas, Mr. Montero has demonstrated exceptional performance and dedication in his current role; and

Whereas, the position of Stormwater Coordinator within the Department of Public Works requires specialized knowledge and experience in stormwater management, which Mr. Montero possesses; and

Whereas, to temporarily fill the position of Stormwater Coordinator, Mr. Montero has requested a leave of absence from his current duties as a Skilled Laborer; and

Whereas, Mr. Montero's leave of absence shall be under the terms and conditions set forth in the Teamsters 456 Union Contract; and

Whereas, the leave of absence will allow Mr. Montero to gain valuable experience and skills that will benefit the Department of Public Works upon his return; and

Whereas, this Ordinance is in the best interests of the City of Mount Vernon and its residents; Now, Therefore, Be It Resolved That

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

Section 1. Leave of Absence Granted. Mr. Alexis Montero is hereby granted a leave of absence from his current position as Skilled Laborer within the Department of Public Works to fulfill the position of Stormwater Coordinator.

Section 2. Effective Period. The leave of absence shall be effective from June 16, 2025, through June 15, 2026, in accordance with the terms and conditions of the Teamsters 456 Union Contract.

Section 3. Terms of Leave. During the period of leave, Mr. Montero shall retain all rights and benefits as set forth in the Teamsters 456 Union Contract, and upon the conclusion of the leave, Mr. Montero shall have the right to return to his position as Skilled Laborer with the Department of Public Works.

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

APPROVED AS TO FORM

Assistant Corporation Counsel

JUN 12 2025

Date

BY

Mayor

Councilperson

THIS ORDINANCE ADOPTED BY CITY COUNCIL

President

ATTEST

City Clerk

Vote Taken As Follows: 6/11/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

2

AN ORDINANCE OF THE CITY OF MOUNT VERNON, NEW YORK, ESTABLISHING THE ELECTRIC VEHICLE (EV) CHARGING INFRASTRUCTURE POLICY TO PROMOTE SUSTAINABLE TRANSPORTATION, IN COMPLIANCE WITH STATEWIDE CLIMATE MANDATES, AND PROVIDING FOR ENFORCEMENT AND EFFECTIVE DATE

Whereas, in a letter dated May 22, 2025, the Commissioner of the Department of Public Works formally requested authorization for the City of Mount Vernon Electric Vehicle (EV) Charging Infrastructure Policy; and

Whereas, the State of New York has mandated that all new passenger vehicle sales be zero-emission by 2035, as part of its commitment to reducing greenhouse gas emissions and advancing climate justice; and

Whereas, the City of Mount Vernon is committed to achieving its own sustainability goals and recognizes the critical role of electric vehicle (EV) charging infrastructure in facilitating the transition to clean transportation; and

Whereas, statewide and regional projections indicate a dramatic increase in electric vehicle ownership within the City of Mount Vernon, requiring proactive measures to support this transition; and

Whereas, retrofitting EV infrastructure after initial construction can cost up to 75% more than installing it during the design and build phases, imposing undue financial burdens on future residents, businesses, and developers; and

Whereas, integrating EV charging infrastructure into local building and zoning standards will position Mount Vernon at the forefront of clean transportation readiness and align with New York State Energy Research and Development Authority (NYSERDA) projections and funding priorities; and

Whereas, this policy will promote environmental equity by ensuring that low- and moderate-income households in multi-unit housing developments are not left behind in the transition to zero-emission vehicles; and

Whereas, the neighboring municipalities of New Rochelle, Yonkers, and White Plains have already adopted EV infrastructure policies, highlighting the urgency for Mount Vernon to codify its standards to remain competitive and consistent with regional best practices; and

Whereas, the City Council finds that adopting the EV Charging Infrastructure Policy is in the best interest of the health, safety, and general welfare of the residents of Mount Vernon; **Now, Therefore, Be It Resolved That**

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

Section 1. Title and Purpose. This Ordinance shall be known as the “City of Mount Vernon Electric Vehicle (EV) Charging Infrastructure Policy.” The purpose of this Ordinance is to:

- A. Support the City’s sustainability goals and statewide decarbonization mandates;
- B. Ensure that new construction and major renovations include EV charging infrastructure to reduce future retrofitting costs;
- C. Promote equitable access to clean transportation infrastructure across all housing types and socioeconomic groups; and

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D. Provide a clear, consistent standard for developers, avoiding delays and ambiguity in the site plan review and approval process.

Section 2. Definitions. For the purposes of this Ordinance, the following definitions shall apply:

A. **Electric Vehicle (EV)** – A motor vehicle that is powered in whole or in part by an electric motor and draws electricity from a battery or other energy storage device.

B. **Level 2 EV Charging Station** – An electric vehicle charging station that uses 208- 240V power and provides faster charging than Level 1 charging stations.

C. **EV-Ready Space** – A parking space that has the electrical panel capacity, raceway/conduit, and wiring in place to support future installation of an EV charging station.

D. **Major Renovation** – Construction work that includes significant alteration, expansion, or reconstruction of an existing building, as determined by the Building Department.

Section 3. Applicability. This Ordinance applies to:

A. All new construction and major renovations of residential and commercial buildings that include on-site parking.

B. Single-family and small multi-family homes with dedicated driveways or garages.

Section 4. EV Charging Requirements

A. **Minimum Charging Infrastructure**

1. All applicable new construction and major renovations shall provide at least one (1) Level 2 EV charging station per ten (10) parking spaces.

2. Single-family and small multi-family homes with dedicated driveways or garages shall provide at least one (1) EV-ready space per dwelling unit.

B. **EV-Ready Infrastructure**

1. For all remaining parking spaces not equipped with active chargers, developers shall install EV-ready conduit and ensure panel capacity to accommodate future Level 2 charging.

2. Conduit and panel capacity shall be sized to support at least one (1) Level 2 charging station for every parking space.

C. **Accessibility Requirements**

1. EV charging spaces shall include ADA-compliant accessible EV charging spaces in all qualifying developments.

2. Accessible EV spaces shall include proper signage and accessible layout as required by the Building Code and applicable accessibility standards.

2

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D. Site Plan Integration

- 1. EV infrastructure shall be incorporated into the site plan review and permitting process.
- 2. Compliance shall be verified through inspection and certification before issuance of a Certificate of Occupancy.

Section 5. Waivers and Exceptions

- A. Limited waivers may be granted by the Building Department only in cases of documented technical infeasibility.
- B. All waiver requests shall be accompanied by documentation and reviewed on a case-by-case basis to encourage maximum compliance wherever practicable.

Section 6. Enforcement

- A. The Department of Buildings is designated as the enforcement agency for this Ordinance, with support from the Planning Department and Fire Marshal as needed.
- B. Penalties for non-compliance include:
 - 1. Issuance of stop work orders;
 - 2. Civil fines as provided in the Mount Vernon Municipal Code;
 - 3. Remedial measures at the City's discretion to achieve compliance.

Section 7. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 8. Effective Date. This Ordinance shall take effect and be in force immediately upon adoption by the City Council.

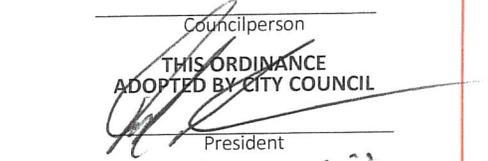
Vote Taken As Follows: 6/11/2025
 Boxhill: Yea Gleason: Yea
 Poteat: Yea Thompson: Yea
 Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

 Assistant Corporation Counsel

APPROVED
 JUN 12 2025
 Date

 BY _____ Mayor


 Councilperson
 THIS ORDINANCE
 ADOPTED BY CITY COUNCIL

 President
 ATTEST:

 City Clerk

MAY 28 2025

AN ORDINANCE AUTHORIZING A SALARY INCREASE FOR THE POSITION OF LEAD SERVICE LINE FIELD COORDINATOR WITHIN THE BOARD OF WATER SUPPLY

HELD

Whereas, in a letter dated May 16, 2025, the Commissioner of the Board of Water Supply formally requested authorization for an increase in the annual salary of the Lead Service Line Field Coordinator position within the Board of Water Supply from \$52,000 to \$67,291, corresponding to CSEA Grade 6A, Step 7, effective January 1, 2025; and

Whereas, the City of Mount Vernon has established a Lead Service Line Replacement Program to enhance public health and infrastructure resilience; and

Whereas, the position of Lead Service Line Field Coordinator plays a critical role in the implementation and oversight of this program; and

Whereas, recent Memoranda of Agreement (MOAs) under collective bargaining agreements with the Civil Service Employees Association (CSEA) and Teamsters have resulted in increased salary levels for various positions within the City of Mount Vernon; and

Whereas, equity and competitive compensation for positions performing comparable functions are essential for employee retention and program success; and

Whereas, the current annual salary for the Lead Service Line Field Coordinator is \$52,000 and does not reflect recent adjustments in comparable positions; and

Whereas, the proposed salary adjustment to \$67,291, corresponding to CSEA Grade 6A, Step 7, will ensure parity and is within the approved salary range (Grade 6A: \$54,239.05 to \$73,817.65); and

Whereas, the proposed increase has been reviewed and approved by the New York State Environmental Facilities Corporation (EFC), and sufficient funding is available from the existing \$2 million EFC grant allocated to the Lead Service Line Replacement Program; and

Whereas, this salary adjustment has been budgeted for and is contingent upon the final approval of the City Council and the Board of Estimates and Contracts; Now, Therefore, Be It Resolved That

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

Section 1. Authorization of Salary Increase. The City Council hereby authorizes and approves an increase in the annual salary of the Lead Service Line Field Coordinator position within the Board of Water Supply from \$52,000 to \$67,291, corresponding to CSEA Grade 6A, Step 7, effective January 1, 2025.

Section 2. Funding Source. The salary increase authorized under this Ordinance shall be fully funded by the New York State Environmental Facilities Corporation (EFC) grant for \$2 million, specifically allocated for the Lead Service Line Replacement Program.

Section 3. Implementation. The Commissioner of the Department of Public Works and the Board of Water Supply are authorized and directed to take all necessary administrative actions to implement this salary adjustment.

Section 4. Effective Date. This Ordinance shall take effect immediately upon approval by the City Council, subject to concurrence by the Board of Estimates and Contracts.

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED JUN 11 2025

Date

BY

Mayor

Councilperson

THIS ORDINANCE ADOPTED BY CITY COUNCIL

President

ATTEST:

City Clerk

Vote Taken As Follows: 6/11/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

MAY 28 2025

HELD

9

**AN ORDINANCE AUTHORIZING THE
INCREASE OF SALARY FOR THE
LEAD SERVICE LINE ADMINISTRATOR
OF THE BOARD OF WATER SUPPLY**

Whereas, in a letter dated May 16, 2025, the Commissioner of the Board of Water Supply formally requested authorization for the adjustment of the annual salary for the Lead Service Line Administrator within the Board of Water Supply to reflect the position's updated responsibilities and classification under the CSEA salary chart; and

Whereas, the City of Mount Vernon Board of Water Supply has reviewed the current salary for the position of Lead Service Line Administrator; and

Whereas, the Department of Human Resources, following an amendment to the Civil Service duty statement, has assessed the expanded duties and responsibilities of the position and recommended a salary adjustment; and

Whereas, the Department of Human Resources has determined that the duties and responsibilities of the Lead Service Line Administrator position are consistent with Grade 13 of the CSEA salary schedule; and

Whereas, the proposed salary increase from \$85,000 to \$102,391 annually corresponds with Grade 13, Step 9, on the CSEA salary scale (Minimum: \$71,385.08; Maximum: \$106,266.83); and

Whereas, funding for this salary adjustment will be fully covered by an existing \$2 million grant from the New York State Environmental Facilities Corporation (NYS EFC), which has reviewed and approved the increase in connection with the Lead Service Line Replacement Program; and

Whereas, this adjustment has been budgeted and is now subject to final approval by the City Council and the Board of Estimates and Contracts; **Now, Therefore, Be It Resolved That**

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

Section 1. Purpose. The purpose of this Ordinance is to authorize the adjustment of the annual salary for the Lead Service Line Administrator within the Board of Water Supply to reflect the position's updated responsibilities and classification under the CSEA salary chart.

Section 2. Salary Adjustment Authorized. Effective January 1, 2025, the annual salary for the position of Lead Service Line Administrator shall be increased from Eighty-Five Thousand Dollars (\$85,000) to One Hundred Two Thousand Three Hundred Ninety-One Dollars (\$102,391), which corresponds with Grade 13, Step 9 of the CSEA salary chart.

Section 3. Funding. The salary increase authorized in Section 2 shall be fully funded by the existing New York State Environmental Facilities Corporation (NYS EFC) grant allocated to the City of Mount Vernon for the Lead Service Line Replacement Program. No additional City funds shall be required for this adjustment.

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JUN 11 2025

4

MAY 28 2025

HELD

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Section 4. Administrative Action. The Department of Human Resources and the Board of Water Supply are hereby authorized and directed to take all necessary administrative actions to implement this salary adjustment, including any updates to payroll and Civil Service records.

Section 5. Effective Date. This Ordinance shall take effect immediately upon approval by the City Council, subject to concurrence by the Board of Estimates and Contracts.

JUN 11 2025

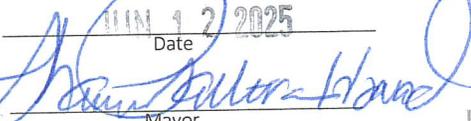
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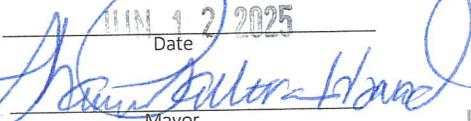
Vote Taken As Follows: 6/11/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

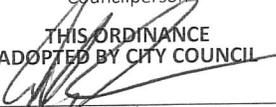

Assistant Corporation Counsel

APPROVED


Date JUN 12 2025

BY 
Mayor



Councilperson
THIS ORDINANCE
ADOPTED BY CITY COUNCIL

President

ATTEST:

City Clerk

JUN 11 2025

5

**AN ORDINANCE AUTHORIZING THE AMENDMENT
OF ORDINANCE NO. 4 ADOPTED BY THE CITY
COUNCIL ON APRIL 23, 2025, ENTITLED “AN ORDINANCE
AUTHORIZING AND SUPPORTING THE “HIV-AIDS
AWARENESS WALK – BREAKING STIGMAS ONE
STEP AT A TIME” TO BE HELD ON SATURDAY,
JUNE 21, 2025”**

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

Section 1. The first decretal paragraph, and Section 1 of Ordinance No. 4, adopted by the City Council on April 23, 2025, entitled “**AN ORDINANCE AUTHORIZING AND SUPPORTING THE “HIV-AIDS AWARENESS WALK – BREAKING STIGMAS ONE STEP AT A TIME” TO BE HELD ON SATURDAY, JUNE 21, 2025**” is hereby amended as follows:

Whereas, in a letter dated April 11, 2025, the Deputy Commissioner of the Department of Recreation requested authorization for legislation to amend Ordinance No. 4, adopted by the City Council on April 23, 2025, for said Department to coordinate and host the “HIV-AIDS Awareness Walk – Breaking Stigmas One Step at a Time” on Saturday, June [21] 28, 2025, from 11:00 a.m. to 1:00 p.m.; and

Whereas, in a letter dated June 5, 2025, the Deputy Commissioner of the Department of Recreation requested and obtained City Council authorization for the “HIV-AIDS Awareness Walk – Breaking Stigmas One Step at a Time,” to be held on Saturday, June 28, 2025, from 11:00 AM to 1:00 PM, in partnership with the City Council’s Human Resource Committee, the Westchester Community Health Center (WCHC), the Westchester Medical Center (WMC), and the Ally Care Center (ACC); and

Whereas, the City of Mount Vernon recognizes the significance of fostering public awareness, education, and compassion surrounding HIV and AIDS; and

Whereas, the Department of Recreation, in partnership with the City Council’s Human Resource Committee and the Westchester Community Health Center (WCHC), seeks to host an HIV-AIDS Awareness Walk entitled “*Breaking Stigmas One Step at a Time*”; and

Whereas, the event is intended to promote community unity, raise awareness, foster empathy, and advocate for individuals and families affected by HIV and AIDS; and

Whereas, community-based organizations in collaboration with WCHC will provide access to vital resources, educational materials, and support services during the event; and

Whereas, this initiative reflects the City’s commitment to public health, equity, inclusion, and the dismantling of social stigmas that negatively impact the lives of residents; and

Whereas, the walk will begin at Mount Vernon City Hall, proceed to Stevens Avenue, turn left, continue along Gramatan Avenue (utilizing the sidewalks), and conclude at Hartley Park; and

Whereas, the City Council acknowledges the need for logistical and safety support to ensure the event is conducted efficiently and securely for all participants; **Now, Therefore, Be It Resolved That**

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

Section 1. Amendment of Ordinance No. 4. Ordinance No. 4 adopted by the City Council on April 23, 2025, is hereby amended solely to change the date of the “HIV-AIDS Awareness Walk – Breaking Stigmas One Step at a Time” event from Saturday, June 21, 2025, to **Saturday, June 28, 2025.**

Section [1] 2. Event Authorization. The City Council hereby authorizes the Department of Recreation to coordinate and host the “HIV-AIDS Awareness Walk – Breaking Stigmas One Step at a Time” on Saturday, June [21] **28**, 2025, from 11:00 a.m. to 1:00 p.m.

Section [2] 3. Event Route. The approved walk route shall begin at Mount Vernon City Hall, proceed to Stevens Avenue, turn left, continue along Gramatan Avenue (on the sidewalk), and end at Hartley Park.

Section [3] 4. Collaborative Partnerships. The event shall be co-sponsored by the City Council’s Human Resource Committee and the Westchester Community Health Center, with additional involvement from local community-based organizations providing onsite resources and educational outreach.

Section [4] 5. Departmental Support. The following departments are hereby requested to provide support services for the event:

- **Police Department:** To provide a safety escort, manage pedestrian crossings, and ensure public safety throughout the walk.
- **Department of Public Works (DPW):** To provide necessary street barriers, manage logistical support, and oversee post-event cleanup services.

Section [5] 6. Public Engagement. The City of Mount Vernon encourages the participation of community members in the walk and supports ongoing efforts to promote HIV-AIDS awareness, reduce stigma, and enhance inclusivity and support for all residents.

Section [6] 7. Effective Date. This Ordinance shall take effect immediately upon passage and approval by the City Council.

New matter underlined
Deleted matter in brackets []

Vote Taken As Follows: 6/11/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

JUN 12 2025

Date

BY

Mayor

Councilperson

THIS ORDINANCE ADOPTED BY CITY COUNCIL

President

ATTEST:

City Clerk

JUN 11 2025

6

**A RESOLUTION DESIGNATING
JERALYN ESCAMILLA AS A MARRIAGE
CLERK FOR THE CITY OF MOUNT VERNON**

Whereas, Section 15 of the New York State Domestic Relations Law authorizes Town and City Clerks to designate Marriage Clerks to assist in the issuance and review of marriage licenses; and

Whereas, the Office of the City Clerk of the City of Mount Vernon requires additional support to ensure efficient processing and review of marriage licenses; and

Whereas, Jeralyn Escamilla, currently serving as a Records Specialist (Spanish Speaking) in the Office of the City Clerk, possesses the qualifications and experience necessary to fulfill the duties of a Marriage Clerk; and

Whereas, it is in the best interest of the City of Mount Vernon to designate Jeralyn Escamilla as a Marriage Clerk to assist the City Clerk in performing these essential functions; **Now, Therefore, Be It**

Resolved by the City Council of the City of Mount Vernon, in a regular meeting duly convened, as follows:

Section 1. Designation. Jeralyn Escamilla is hereby designated as a Marriage Clerk for the City of Mount Vernon, New York, in accordance with §15 of the Domestic Relations Law.

Section 2. Duties. As a Marriage Clerk, Jeralyn Escamilla shall be authorized to process and review marriage licenses and perform any and all duties associated with the issuance of such licenses as prescribed by law.

Section 3. Effective Date. This Resolution shall take effect immediately upon adoption by the City Council.

Vote Taken As Follows: 6/11/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED
JUN 12 2025

Date

BY

Mayor

Cathie Gleason

Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

President

ATTEST:

City Clerk

6

**AN ORDINANCE AUTHORIZING THE
PARTNERSHIP BETWEEN THE CITY OF
MOUNT VERNON DEPARTMENT OF RECREATION
AND THE NEW YORK PRESBYTERIAN DIVISION
OF COMMUNITY AND POPULATION HEALTH
FOR A SUMMER YOUTH MARKET PROGRAM**

Whereas, in correspondence dated May 22, 2025, the Deputy Commissioner of the Department of Recreation formally requested authorization from the City Council to establish a partnership between the City of Mount Vernon Department of Recreation and the New York Presbyterian Division of Community and Population Health (NYP) for the implementation of the 2025 Summer Youth Market Program; and

Whereas, the City of Mount Vernon recognizes the importance of fostering community revitalization, youth engagement, and public health initiatives within the city; and

Whereas, the Office of the Mayor, the Commissioner of Recreation, and the New York Presbyterian Division of Community and Population Health (NYP) have developed a collaborative partnership to implement a summer Youth Market Program to provide youth with valuable work experience and to advance wellness education, nutrition, and food access; and

Whereas, this partnership will enable the Mount Vernon Department of Recreation to host NYP Youth Market interns for a summer program, which will include playground activation programming and on-site wellness initiatives; and

Whereas, the collaboration is scheduled to take place during the period of June 1, 2025, through August 15, 2025, at no cost to the City of Mount Vernon, with NYP providing all supplies and support; **Now, Therefore, Be It Resolved That**

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

Section 1. Authorization and Approval. The City of Mount Vernon hereby authorizes and approves the partnership between the City of Mount Vernon Department of Recreation and the New York Presbyterian Division of Community and Population Health (NYP) for the implementation of the 2025 Summer Youth Market Program.

Section 2. Terms of the Partnership.

Under this partnership:

1. The **Mount Vernon Department of Recreation** will:
 - o Participate in at least two planning meetings with the NYP Youth Market team during the program term (June 1, 2025 – August 15, 2025).
 - o Host the Youth Market team once weekly from July 10, 2025, to August 14, 2025 (Thursdays), to support playground activation programming.

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2. **New York Presbyterian Division of Community and Population Health** will:

- o Provide guided public health work experience for interns under the supervision of the CHALK team.
- o Supervise intern implementation of playground activations in Mount Vernon.
- o Document the time and attendance of interns and provide this information to the community-based organization partners that recruited the interns.
- o Provide onboarding training for interns under NYP's SYE program.
- o Co-brand with the Mount Vernon Department of Recreation on Youth Market promotional materials and reports.
- o Provide all necessary supplies for the program.

Section 3. Program Schedule. The program term shall run from June 1, 2025, through August 15, 2025, with the following scheduled events:

- **June 2025:** Planning and coordination of collaboration.
- **July 10 – August 14, 2025:** Weekly Youth Market programming, including one day per week of playground activation by the Mount Vernon Department of Recreation.

Section 4. No Cost to the City. This partnership shall be implemented at no cost to the City of Mount Vernon. NYP shall provide all supplies, training, and supervision.

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

Vote Taken As Follows: 6/11/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

JUN 12 2025

Date

BY

Mayor

Derrick Thompson
Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

President

ATTEST: *Middlebonella*
City Clerk

AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF A DONATION FROM THE WESTCHESTER SOCCER CLUB FOR A 40-FOOT-HIGH CUBE STORAGE CONTAINER FOR MEMORIAL FIELD

Whereas, in correspondence dated June 2, 2025, the Deputy Commissioner of the Department of Recreation formally requested authorization to accept the donation of a 40-foot-high cube ground-level storage container, valued at approximately \$16,262.00, from the Westchester Soccer Club, to be installed at Memorial Field; and

Whereas, the Westchester Soccer Club has offered to generously donate a 40-foot-high cube ground-level storage container, customized to include three secure roll-up access points and an internal partition, with a total value of \$16,262.00; and

Whereas, the purpose of this donation is to support operational needs at Memorial Field and to enhance storage capacity for recreational equipment and facility management; and

Whereas, the City of Mount Vernon is not required to provide any financial contribution for this donation, and delivery is contingent upon the City's acceptance of the donation in accordance with applicable municipal policies; and

Whereas, the City Council of the City of Mount Vernon deems it in the best interests of the City to accept this donation for the benefit of the public and the ongoing enhancement of Memorial Field; Now, Therefore, Be It Resolved That

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

Section 1. Acceptance of Donation. The City of Mount Vernon hereby formally accepts the donation of a 40-foot-high cube ground-level storage container from the Westchester Soccer Club, with an approximate total value of \$16,262.00, to be installed at Memorial Field.

Section 2. Conditions of Acceptance. The acceptance of the donation is contingent upon the container meeting all applicable City requirements for public safety, placement, and accessibility, and upon delivery and installation in a location consistent with stadium site plans and approved by the appropriate City departments.

Section 3. Coordination and Oversight. The Department of Recreation and any other relevant City departments are hereby authorized and directed to coordinate all necessary logistics to ensure the timely delivery and installation of the storage container in accordance with applicable City standards and public facility guidelines.

Section 4. No Financial Obligation. The City of Mount Vernon shall not incur any financial obligation for the procurement or initial delivery of the donated container. Any future maintenance or operational costs shall be subject to applicable budgetary and procurement approvals.

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

Vote Taken As Follows: 6/11/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

JUN 12 2025 Date

Mayor

Derrick Thompson Councilperson

THIS ORDINANCE ADOPTED BY CITY COUNCIL

President,

Attest: Nicole Bonilla City Clerk

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE WESTCHESTER-PUTNAM WORKFORCE DEVELOPMENT BOARD FOR THE PROVISION OF SUMMER YOUTH EMPLOYMENT SERVICES

Whereas, in a letter dated June 3, 2025, the Executive Director of the Youth Bureau formally requested the authorization for the Mayor to enter into an agreement with the Westchester-Putnam Workforce Development Board to provide summer youth employment services for eighty (80) youth ages 14-20, in accordance with the terms and conditions set forth in the agreement; and

Whereas, the City of Mount Vernon (the "City") recognizes the importance of providing career awareness, job readiness, and employment opportunities for its youth to help them become self-sufficient and prepared for future entry-level employment; and

Whereas, the Westchester-Putnam Workforce Development Board has awarded the City of Mount Vernon Youth Bureau funds for One Hundred Ninety-Six Thousand Nine Hundred Sixty Dollars (\$196,960) to provide summer youth employment services for eighty (80) youth ages 14-20, from May 1, 2025, to September 30, 2025; and

Whereas, the funds for this program were made available through the Department of Social Services to provide Temporary Assistance for Needy Families (TANF)-eligible youth with soft skills training, hands-on work experience, financial literacy, and related services; and

Whereas, the program will help to increase career awareness and job readiness skills for participating youth, laying a foundation for future employment and self-sufficiency; and

Whereas, funds for this program are to be accounted for in revenue code A4790.6, with appropriations in budget codes A6296.101 (Salaries), A6296.803 (Fringes), and A6296.458 (Miscellaneous Expenses) to cover program expenses including vendors, supplies, and incentives; and

Whereas, this is a reimbursable grant with no matching obligation for the City; **Now, Therefore, Be It Resolved That**

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

Section 1. Authorization of Agreement. The Mayor is hereby authorized to enter into an agreement with the Westchester-Putnam Workforce Development Board to provide summer youth employment services for eighty (80) youth ages 14-20, in accordance with the terms and conditions set forth in the agreement.

Section 2. Funding and Appropriations. The funds received for this program, in the amount of \$196,960, shall be deposited in revenue code A4790.6, with corresponding appropriations made in budget codes A6296.101 (Salaries), A6296.803 (Fringes), and A6296.458 (Miscellaneous Expenses) to cover program-related expenses.

Section 3. Term of Agreement. The term of the agreement shall commence on May 1, 2025, and terminate on September 30, 2025, unless extended or otherwise amended by mutual written consent of the parties.

Section 4. Reimbursement and No Matching Requirement. This program is fully reimbursable through grant funding provided by the Department of Social Services, and no matching obligation shall be required of the City.

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

Vote Taken As Follows: 6/11/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

JUN 12 2025

Date

BY

Mayor

Councilperson

THIS ORDINANCE ADOPTED BY CITY COUNCIL

President

ATTEST

City Clerk

14

AN ORDINANCE AUTHORIZING THE MAYOR TO RETROACTIVELY ENTER INTO AN AGREEMENT WITH THE BARRINGTON IRVING TECHNICAL TRAINING SCHOOL (BITTS) FOR THE AVIATION INDUSTRY TRAINING SERVICES FUNDED BY THE WESTCHESTER-PUTNAM WORKFORCE DEVELOPMENT BOARD

Whereas, in correspondence dated June 5, 2025, the Executive Director of the Youth Bureau formally requested authorization for the Mayor to retroactively enter into an agreement with the Barrington Irving Technical Training School (BITTS) to conduct the aviation industry training program for the period from May 19, 2025, to July 18, 2025, as described in the recitals below; and

Whereas, the City of Mount Vernon seeks to enhance workforce development opportunities for its residents in the aviation sector, particularly for Fixed Base Operator (FBO) related positions, including Line Service Technician, Customer Service, Maintenance, Repair, and Operation Technician careers; and

Whereas, the Barrington Irving Technical Training School (BITTS) has developed a comprehensive program to provide such training and career exploration, covering essential areas of Fixed Base Operations, ground service equipment, aircraft marshalling, and customer service, thereby equipping participants with the necessary skills and experience for employment in this field; and

Whereas, the Westchester-Putnam Workforce Development Board has awarded the City of Mount Vernon funding for \$60,000.00 for the service period from May 19, 2025, to July 18, 2025, to support this program; and

Whereas, the program includes site visits to Westchester County Airport (HPN - FBO facilities) to provide participants with firsthand exposure and potential employment opportunities; and

Whereas, the awarded funds will be accounted for in revenue code A3989 with appropriations in Budget Code A7321.405 (Contracted Outside Services) for \$60,000.00, and the program requires no matching funds and is considered a reimbursable grant; **Now, Therefore, Be It Resolved That:**

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

Section 1. Authorization. The Mayor is hereby authorized to retroactively enter into an agreement with the Barrington Irving Technical Training School (BITTS) to conduct the aviation industry training program for the period from May 19, 2025, to July 18, 2025, as described in the recitals above.

Section 2. Funding and Budget. The total sum of \$60,000.00 shall be appropriated from revenue code A3989 and expended from Budget Code A7321.405 (Contracted Outside Services) to cover the costs of the program, with said funds being reimbursable through the grant award from the Westchester-Putnam Workforce Development Board.

Section 3. Program Details. The program to be delivered by BITTS shall include, but not be limited to:

- (a) Training in Fixed Base Operations (FBO), focusing on fueling, hangar services, and ground handling of business and general aviation aircraft;
- (b) Instruction in aircraft marshalling for secure ground movements;

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(c) Exposure to ground service equipment and their role in operational efficiency;

(d) Modules on customer experience enhancement in the aviation industry;

(e) Site visits to Westchester County Airport (HPN - FBO facilities) to supplement classroom training and provide employment networking opportunities.

Section 4. Retroactive Approval. This authorization shall be deemed retroactive to cover the program's start date adjustment, ensuring continuity and compliance with the amended service period of the award.

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

Vote Taken As Follows: 6/11/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

JUN 12 2025

Date

By

Mayor

10

Derrick Thompson
Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

President

ATTEST:

M. Colebourne
City Clerk

11

AN ORDINANCE AUTHORIZING THE MAYOR TO RENEW THE ANNUAL MAINTENANCE AGREEMENT WITH BUSINESS ELECTRONICS (iRECORD) FOR INTERVIEW ROOM RECORDING EQUIPMENT USED BY THE DEPARTMENT OF PUBLIC SAFETY

Whereas, in a letter dated May 28, 2025, the Deputy Commissioner of the Department of Public Safety formally requested authorization for the Mayor to execute, on behalf of the City, a renewal of the annual maintenance agreement with Business Electronics (iRecord) for the continued servicing and maintenance of interview room recording equipment used by the Department of Public Safety; and

Whereas, the City of Mount Vernon Police Department utilizes specialized interview room recording equipment provided and maintained by Business Electronics (iRecord) to support law enforcement operations and ensure the integrity of custodial interviews; and

Whereas, the current maintenance agreement between Business Electronics (iRecord) and the City of Mount Vernon is scheduled to expire on June 30, 2025; and

Whereas, the continuation of this maintenance agreement is essential to ensure the ongoing functionality and reliability of the department's recording equipment, including cameras, microphones, and associated software systems; and

Whereas, the proposed renewal agreement with Business Electronics covers the maintenance services for the period from July 1, 2025, through June 30, 2026, at a total cost of \$2,370.00, to be paid from Budget Line A3120.416; and

Whereas, it is in the best interest of the City of Mount Vernon to authorize this agreement in order to maintain uninterrupted service and prevent potential disruptions in critical police operations; **Now, Therefore, Be It Resolved That**

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

Section 1. Authorization to Renew Agreement. The Mayor of the City of Mount Vernon is hereby authorized to execute, on behalf of the City, a renewal of the annual maintenance agreement with Business Electronics (iRecord) for the continued servicing and maintenance of interview room recording equipment used by the Department of Public Safety.

Section 2. Term and Cost. The maintenance agreement shall be effective from July 1, 2025, through June 30, 2026, at a total cost not to exceed Two Thousand Three Hundred Seventy Dollars (\$2,370.00), to be charged to Budget Line A3120.416.

Section 3. Execution of Documents. The Mayor is hereby authorized to execute all documents and take any additional actions necessary to effectuate the purposes of this Ordinance.

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

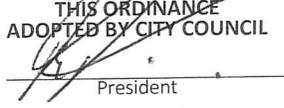
Vote Taken As Follows: 6/11/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED
JUN 12 2025
Date

BY _____ Mayor


Councilperson
THIS ORDINANCE
ADOPTED BY CITY COUNCIL

President
ATTEST:

City Clerk

12

NOT ADOPTED

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A LEASE RENEWAL AGREEMENT WITH 1978 THIRD AVENUE LLC AND 11285 AV, LLC FOR SUITE 407 LOCATED AT 6 GRAMATAN AVENUE, MOUNT VERNON, NEW YORK

Whereas, in a letter dated May 28, 2025, the Commissioner of the Department of Public Safety formally requested authorization for the Mayor to enter into a lease renewal agreement on behalf of the City with 1978 Third Avenue LLC and 11285 AV, LLC for the continued rental of Suite 407 at 6 Gramatan Avenue, Mount Vernon, NY, for the Internal Affairs Division of the Mount Vernon Police Department; and

Whereas, the Internal Affairs Division of the Mount Vernon Police Department currently occupies Suite 407 at 6 Gramatan Avenue, Mount Vernon, New York; and

Whereas, the current lease agreement for the aforementioned space is set to expire on July 31, 2025; and

Whereas, the relocation of the Internal Affairs Division to this space has significantly improved the confidentiality and security of civilian complaint intake and internal investigations, thereby enhancing overall department operations; and

Whereas, the continued occupancy of this location is vital for maintaining privacy, efficiency, and effective operations of the Internal Affairs Division; and

Whereas, the proposed lease renewal agreement with the landlord entities, 1978 Third Avenue LLC and 11285 AV, LLC, will extend the lease term for one year commencing on August 1, 2025 and ending on July 31, 2026; and

Whereas, the terms of the lease renewal include a fixed base annual rent of \$21,630.00 (payable in monthly installments of \$1,802.50), plus \$206.00 per month for electricity, resulting in a total monthly payment of \$2,008.50 and a total fixed annual payment of \$24,102.00; and

Whereas, all lease payments shall be paid from Budget Line A3120.468 (Rent); Now, Therefore, Be It Resolved That

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

Section 1. Authorization of Lease Renewal. The Mayor of the City of Mount Vernon is hereby authorized to enter into a lease renewal agreement on behalf of the City with 1978 Third Avenue LLC and 11285 AV, LLC for the continued rental of Suite 407 at 6 Gramatan Avenue, Mount Vernon, NY, for the Internal Affairs Division of the Mount Vernon Police Department.

Section 2. Lease Terms. The lease term shall be for one (1) year, beginning on August 1, 2025, and ending on July 31, 2026, under the following terms:

- Base Rent: \$1,802.50 per month / \$21,630.00 annually
Electricity: \$206.00 per month / \$ 2,472.00 annually
Total Monthly Installment: \$ 2,008.50
Total Fixed Annual Rate \$24,102.00

The agreement shall also provide for an annual rent increase of 3% for any subsequent lease renewals.

Section 3. Budget Appropriation. Funds for the payment of rent and electricity shall be appropriated from Budget Line A3120.468 (Rent).

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

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

Date

BY Mayor

Councilperson

THIS ORDINANCE ADOPTED BY CITY COUNCIL

President

ATTEST:

City Clerk

Vote Taken As Follows: 6/11/2025
Boxhill: Yea Gleason: Abstain
Poteat: Yea Thompson: Yea
Browne: Abstain Ordinance Not Adopted

JUN 11 2025

13

AN ORDINANCE AUTHORIZING THE CHIEF OF THE DEPARTMENT OF PUBLIC SAFETY TO ATTEND THE 2025 INTERNATIONAL ASSOCIATION OF CHIEFS OF POLICE CONFERENCE IN DENVER, COLORADO

Whereas, in a letter dated June 5, 2025, the Chief of Operations of the Department of Public Safety formally requested the authorization for the Chief of the Department to attend the 2025 International Association of Chiefs of Police (IACP) Conference in Denver, Colorado, from October 18, 2025, to October 21, 2025; and

Whereas, the 2025 International Association of Chiefs of Police Conference is scheduled to take place at the Colorado Convention Center located at 700 14th Street, Denver, Colorado, from October 18, 2025, to October 21, 2025; and

Whereas, the IACP Conference is the largest and most significant law enforcement event that showcases new policing techniques and advances officers' knowledge for continued success; and

Whereas, the Department of Public Safety requests authorization for the Chief of the Department of Public Safety to attend the conference to represent the City of Mount Vernon and gain valuable insights and training that will benefit the City and its residents; and

Whereas, the total cost for attendance, including conference registration, hotel accommodations, ground transportation (gas and tolls), and meals, shall not exceed Three Thousand Five Hundred Dollars (\$3,500.00), to be satisfied from Budget Line # H3120.203.C666; and

Whereas, supporting documentation has been provided to the City Council regarding the conference; **Now, Therefore, Be It Resolved That**

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

Section 1. Authorization to Attend Conference. The Chief of the Department of Public Safety is hereby authorized to attend the 2025 International Association of Chiefs of Police Conference in Denver, Colorado, from October 18, 2025, to October 21, 2025.

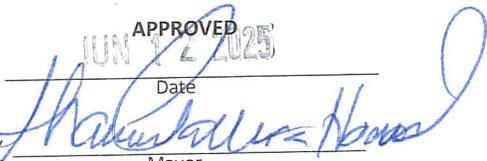
Section 2. Funding. The total cost of attendance for the Chief, including conference registration, hotel accommodations, ground transportation (gas and tolls), and meals, shall not exceed Three Thousand Five Hundred Dollars (\$3,500.00), and said expenses shall be charged to Budget Line # H3120.203.C666.

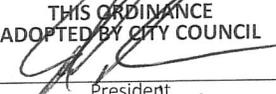
Section 3. Effective Date. This Ordinance shall take effect immediately upon its approval by the Board of Estimate & Contract.

Vote Taken As Follows: 6/11/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED
JUN 12 2025
Date

BY _____
Mayor


Councilperson
THIS ORDINANCE
ADOPTED BY CITY COUNCIL

President

ATTEST:

City Clerk

13

JUN 11 2025

14

AN ORDINANCE APPROVING THE CANCELLATION OF DELINQUENT TAXES AND INTEREST FOR THE WESTCHESTER MUSLIM CENTER, INC., LOCATED AT 22 BROOKFIELD ROAD, MOUNT VERNON, NY 10552 (TAX MAP ID: 165.26-2142-4)

Whereas, in a letter dated June 2, 2025, the Commissioner of the Department of Assessment formally requested authorization for the City Comptroller to make all necessary entries and adjustments in the City's financial records to reflect the cancellation of these taxes and interest for the Westchester Muslim Center, Inc. (the "Center"), a not-for-profit religious institution, that owns property located at 22 Brookfield Road, Mount Vernon, New York (Tax Map ID: 165.26-2142-4); and

Whereas, due to a clerical error, the subject property was erroneously included in the "taxable" portion of the 1994 City Assessment Roll for City taxes, and the not-for-profit exemption was removed from the exempt portion of said roll; and

Whereas, this error resulted in the improper levy of City taxes in the amount of Thirty-Four Thousand Five Hundred Sixty-Five Dollars (\$34,565.00) and accrued interest in the amount of One Hundred Ninety-Four Thousand Four Hundred Twenty-Eight Dollars and Thirteen Cents (\$194,428.13), totaling Two Hundred Twenty-Eight Thousand Nine Hundred Ninety-Three Dollars and Thirteen Cents (\$228,993.13); and

Whereas, the subject property should have remained exempt from City taxes pursuant to its status as a not-for-profit religious institution and should only have been subject to the County levy for sewer and refuse charges; and

Whereas, the City Council of the City of Mount Vernon deems it just and proper to correct this error and to cancel the associated taxes and interest; **Now, Therefore, Be It Resolved That**

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

Section 1. Title. This Ordinance shall be known as "An Ordinance Approving the Cancellation of Delinquent Taxes and Interest for the Westchester Muslim Center, Inc."

Section 2. Cancellation of Delinquent Taxes and Interest. The City Council hereby authorizes and approves the cancellation of delinquent City taxes for Thirty-Four Thousand Five Hundred Sixty-Five Dollars (\$34,565.00) and accrued interest in the amount of One Hundred Ninety-Four Thousand Four Hundred Twenty-Eight Dollars and Thirteen Cents (\$194,428.13), totaling Two Hundred Twenty-Eight Thousand Nine Hundred Ninety-Three Dollars and Thirteen Cents (\$228,993.13), levied against the property located at 22 Brookfield Road, Mount Vernon, New York, identified as Tax Map ID 165.26-2142-4.

Section 3. Basis for Cancellation. The cancellation of these taxes and interest is based on the determination that the property was erroneously classified as taxable due to a clerical error in the 1994 City Assessment Roll, despite its entitlement to not-for-profit tax-exempt status.

Section 4. Authorization to Amend Financial Records. The City Comptroller is hereby authorized and directed to make all necessary entries and adjustments in the City's financial records to reflect the cancellation of these taxes and interest.

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

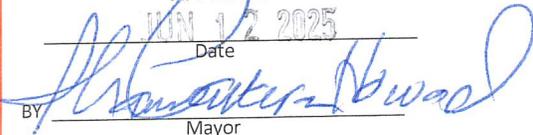
Vote Taken As Follows: 6/11/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM


Assistant Corporation Counsel

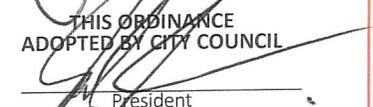
APPROVED

JUN 12 2025
Date


BY _____
Mayor


Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL


President

ATTEST:


City Clerk

14

JUN 11 2025

15

AN ORDINANCE AUTHORIZING THE CORRECTION OF DELINQUENT TAXES AND INTEREST FEES FOR TANYA HAIRSTON, 40 NORTH 1ST AVENUE, MOUNT VERNON, NY 10552

Whereas, in a letter dated June 4, 2025, the Commissioner of the Department of Assessment formally requested authorization for the correction of the erroneous classification of the subject property and the adjustment of the delinquent taxes and interest fees for Tanya Hairston, 40 North 1st Avenue, Mount Vernon, NY 10552, due to a clerical error in the assessment rolls for the years 2011–2020; and

Whereas, Tanya Hairston is the owner of the premises located at 40 North 1st Avenue, Mount Vernon, New York 10552 (Section 165.61, Block 1078, Lot 5); and

Whereas, due to a clerical error, the subject property was assessed as a commercial property instead of a residential property; and

Whereas, the property was erroneously assigned property class code "418" (Commercial: Inns, Lodging, Boarding House) instead of the correct property class code "220" (Residential: Two-Family Dwelling); and

Whereas, this incorrect property classification resulted in a higher assessed value and, consequently, an incorrect amount of taxes and interest due; and

Whereas, the assessment was based on the incorrect property class code on the 2011–2020 Final Assessment Rolls; and

Whereas, the total amount of taxes and interest fees billed and due for this period is \$422,965.63, with taxes of \$194,112.34 and interest of \$228,853.29; and

Whereas, the City Council of the City of Mount Vernon finds it to be in the best interest of the City and of justice to correct this error; Now, Therefore, Be It Resolved That

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

Section 1. Purpose. This ordinance authorizes the correction of the erroneous classification of the subject property and the adjustment of the delinquent taxes and interest fees for Tanya Hairston, 40 North 1st Avenue, Mount Vernon, NY 10552, due to a clerical error in the assessment rolls for the years 2011–2020.

Section 2. Correction of Property Classification. The City Assessor shall correct the property classification of the subject property from class code "418" (Commercial) to class code "220" (Residential: Two-Family Dwelling) for the tax years 2011–2020 Final Assessment Rolls.

Section 3. Adjustment of Taxes and Interest. The City Comptroller and City Assessor shall adjust the taxes and interest fees due for the subject property to reflect the correct residential classification and shall recalculate the amount due for the period 2011–2020 based on the corrected classification.

Section 4. Refund or Credit. If the recalculation results in an overpayment of taxes and interest fees, the City Comptroller shall refund or credit the excess payment to Tanya Hairston in accordance with City policies and procedures.

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

Vote Taken As Follows: 6/11/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

JUN 11 2025

Date

BY

Mayor

Councilperson

THIS ORDINANCE ADOPTED BY CITY COUNCIL

President

ATTEST

City Clerk

15

JUN 11 2025

16

**AN ORDINANCE SETTING A PUBLIC HEARING FOR
THE APPROVAL OF THE FIVE-YEAR CONSOLIDATED
PLAN FOR 2025–2029 AND THE 2025 ANNUAL ACTION
PLAN FOR THE DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT (HUD)**

Whereas, in correspondence dated June 6, 2025, the Commissioner of the Department of Planning & Community Development formally requested authorization for a public hearing to be scheduled to be held before the City Council of the City of Mount Vernon, New York, on June 25, 2025, at 7:00 p.m. (Eastern Standard Time), at the City Council Chambers, City Hall, Mount Vernon, New York, for the purpose of considering and adopting the Five-Year Consolidated Plan for 2025–2029 and the 2025 Annual Action Plan for HUD programs; and

Whereas, the City of Mount Vernon receives annual grant funds from the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Program; and

Whereas, the Consolidated Plan for 2025–2029, together with the 2025 Annual Action Plan, establishes a comprehensive strategy for utilizing these funds to meet the needs of the City’s low- and moderate-income residents and to support community development efforts; and

Whereas, the Consolidated Plan is a requirement of HUD and must be developed with extensive public input and citizen participation, including a formal public hearing before its adoption; and

Whereas, the draft Consolidated Plan and 2025 Annual Action Plan have been made available for public review, and public comments have been solicited in accordance with HUD regulations and the City’s Citizen Participation Plan; and

Whereas, the Department of Planning and Community Development (PCD) has requested that the City Council set a public hearing for June 25, 2025, to receive public input and comments before adopting the final Consolidated Plan and Action Plan, which will enable the City to secure approximately \$2,000,000 in annual grant funds and maintain eligibility for funding in Fiscal Year 2025 and beyond; **Now, Therefore, Be It Resolved That:**

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

Section 1. Public Hearing Scheduled. A public hearing is hereby scheduled to be held before the City Council of the City of Mount Vernon, New York, on June 25, 2025, at a regularly scheduled meeting of the City Council, for the purpose of considering and adopting the Five-Year Consolidated Plan for 2025–2029 and the 2025 Annual Action Plan for HUD programs.

Section 2. Notice of Hearing. The City Clerk is hereby directed to publish a notice of said public hearing in the official newspaper of the City and to ensure that the notice complies with all applicable requirements under federal regulations, including the City’s Citizen Participation Plan.

Section 3. Availability of Documents. The draft Consolidated Plan and the 2025 Annual Action Plan shall be made available for public inspection on the City’s official website at <https://cmvny.com/DocumentCenter/View/10710> and at other locations designated by the Department of Planning and Community Development to ensure broad accessibility.

16

JUN 11 2025

16

Section 4. Purpose of the Hearing. The public hearing shall be conducted to receive and consider public comments on the draft Consolidated Plan and the 2025 Annual Action Plan. Following the hearing, the City Council shall consider adoption of the plans, with incorporation of public comments as appropriate, and submission of the final plans to HUD by July 8, 2025.

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

Vote Taken As Follows: 6/11/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

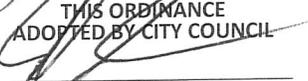
APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED
JUN 12 2025
Date

BY _____
Mayor

16


Councilperson
THIS ORDINANCE
ADOPTED BY CITY COUNCIL

President

ATTEST: 
City Clerk

JUN 11 2025

17

AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF A CUSTODIAL ACCOUNT FOR THE PROPERTY DEVELOPMENT PROJECT LOCATED AT 55 PONDFIELD PARKWAY

Whereas, in correspondence dated June 9, 2025, Councilwoman Gleason formally requested authorization for the Comptroller's Office to establish a custodial account for the property development project at 55 Pondfield Parkway in the City of Mount Vernon; and

hereby authorizes the Comptroller's Office to establish a custodial account for the property development project at 55 Pondfield Parkway in the City of Mount Vernon

Whereas, the City Council of the City of Mount Vernon recognizes the need to support the management of funds for development projects to ensure proper compliance with city requirements; and

Whereas, the Comptroller's Office has requested authorization to establish a custodial account for the property development project located at 55 Pondfield Parkway; and

Whereas, the property located at 55 Pondfield Parkway consists of a 20,000 square foot lot, and the project entails the demolition of an existing 100-year-old house and the subdivision of the lot into two 10,000 square foot lots for the construction of two new single-family dwellings; and

Whereas, the applicant for this project is MAD Real Properties, LLC, located at 1955 Central Park Avenue, Yonkers, NY 10710, with Emilio DiMatteo serving as the contact person; and

Whereas, the establishment of a custodial account is necessary to hold funds until the developer has completed the required presentation to the City Council, submitted all applications, and reimbursed any associated attorney fees; and

Whereas, this measure will streamline the onboarding process for the project and facilitate a smoother transition for City Council review and potential approvals; Now, Therefore, Be It Resolved That:

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

Section 1. Authorization. The City Council hereby authorizes the Comptroller's Office to establish a custodial account for the property development project at 55 Pondfield Parkway in the City of Mount Vernon.

Section 2. Purpose of the Custodial Account. The custodial account shall be used exclusively for holding funds associated with the project at 55 Pondfield Parkway. Funds deposited shall be used solely to cover application fees, attorney fees, and other city requirements, as necessary, until the developer completes the required City Council presentation and all applications have been submitted.

Section 3. Management of the Custodial Account. The City Comptroller shall manage the custodial account in accordance with all applicable city, state, and federal regulations to ensure proper accounting and transparency. Disbursements from the account shall only be made upon verification that the necessary conditions have been met.

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

Vote Taken As Follows: 6/11/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM
Assistant Corporation Counsel

APPROVED
JUN 12 2025
Date
BY Mayor

Councilperson
THIS ORDINANCE
ADOPTED BY CITY COUNCIL
President

ATTEST:
City Clerk

17

JUN 11 2025

18

**AN ORDINANCE GRANTING APPROVAL FOR
A CURB CUT AT 145 SOUTH FULTON AVENUE
FOR THE CONSTRUCTION OF A NEW TWO-
FAMILY DETACHED RESIDENTIAL DWELLING**

Whereas, in a letter dated April 17, 2025, Shahin Badaly, a Licensed Professional Engineer with Badaly Engineering PLLC, on behalf of Bryant Wilder of Somersault NY LLC, formally requested approval for the installation of an 18'-0" wide curb cut (including splays) at the property located at 145 South Fulton Avenue, Mount Vernon, NY 10553 (Parcel ID: 165.80-4002-19), to provide access to the proposed garage associated with the construction of a new two-family detached residential dwelling; and

Whereas, the applicant, Bryant Wilder of Somersault NY LLC, is the owner of a vacant parcel located on the northerly side of South Fulton Avenue in the City of Mount Vernon, known as 145 South Fulton Avenue, Mount Vernon, NY 10553, and further identified as Parcel ID: 165.80-4002-19, within the RMF-10 zoning district; and

Whereas, the applicant has proposed the construction of a new two-family detached residential dwelling on said property, including the installation of a new retaining wall, driveway, and curb cut to provide access to the proposed garage; and

Whereas, the proposed driveway is to be 18'-0" in width, and the requested curb cut, including splays, is also 18'-0" in width; and

Whereas, the applicant, through his representative Shahin Badaly, Licensed Professional Engineer of Badaly Engineering PLLC, submitted a formal request dated April 17, 2025, to the City Council seeking approval for the proposed 18'-0" wide curb cut; and

Whereas, the Department of Public Works has reviewed the submitted site plans and did not object to the approval of the proposed curb cut; and

Whereas, the City Council finds that the proposed curb cut is consistent with applicable codes and regulations, and that it will not negatively impact pedestrian or vehicular safety or the character of the surrounding neighborhood; **Now, Therefore, Be It Resolved That**

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

Section 1. Authorization. The City Council hereby approves the request submitted by Shahin Badaly, a Licensed Professional Engineer with Badaly Engineering PLLC on behalf of Bryant Wilder of Somersault NY LLC for the installation of an 18'-0" wide curb cut (including splays) at the property located at 145 South Fulton Avenue, Mount Vernon, NY 10553 (Parcel ID: 165.80-4002-19), to provide access to the proposed garage associated with the construction of a new two-family detached residential dwelling.

Section 2. Compliance with Plans. All work shall be performed in substantial compliance with the site plans submitted by the applicant, as reviewed and accepted by the Department of Public Works.

Section 3. Departmental Oversight. The Department of Public Works shall oversee and inspect the curb cut installation to ensure it conforms to City standards and regulations.

Section 4. Effective Date. This Ordinance shall take effect immediately upon its filing with the City Clerk and approval by the City Council.

Vote Taken As Follows: 6/11/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Abstain Ordinance Adopted

APPROVED AS TO FORM


Assistant Corporation Counsel

APPROVED

JUN 11 2025

Date

BY


Mayor



Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

President



ATTEST:

City Clerk

18