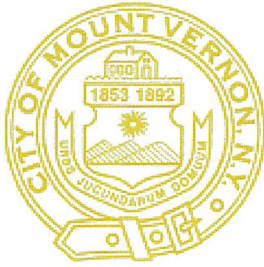


City of Mount Vernon, New York

1 ROOSEVELT SQ. RM. 104
CITY HALL, MOUNT VERNON, NEW YORK 10550
& VIA [FACEBOOK.COM/MOUNTVERNONNY](https://www.facebook.com/mountvernonny)



Meeting Agenda - Final

Tuesday, February 11, 2025

7:00 PM

**CITY COUNCIL CHAMBERS
CITY HALL**

City Council

A REGULAR MEETING OF THE CITY OF THE MOUNT VERNON CITY COUNCIL
HELD ON TUESDAY, FEBRUARY 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, 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 Deputy City Clerk Nicole Bonilla

REPORTS OF STANDING COMMITTEES AND ACTION THEREON

To the Council:

LEGISLATION AND PUBLIC WORKS

1.

Office of the Mayor: An Ordinance Authorizing a Budget Transfer to Cover Future Purchases Within the Office of the Mayor

Code:

LPW
2.

Office of the Mayor: An Ordinance Authorizing the Mayor and Chief of Staff to Attend the African American Mayors' Association (AAMA) Annual Conference in Washington, DC and Approving Related Expenditures (April 16th to April 18th, 2025)

Code:

LPW
3.

Department of Public Works: An Ordinance Establishing a List of Qualified Environmental/Sustainability Consultants

Code:

LPW

-
4. Department of Public Works: An Ordinance Authorizing Curtis Woods, City Engineer to attend the New York State Buildings Officials Conference for Required In-Service Training (White Plains, NY on February 26 & 27th, 2025, and March 19 -20, 2025)
Code: LPW
 5. Department of Public Works: An Ordinance Imposing Fees in Addition to Fines and Request Reimbursement of Costs Incurred In Response to an Illicit Sewer Discharge Incident
Code: LPW
 6. Department of Public Works: An Ordinance Authorizing the Selection of HVEA Engineers for Design and Construction Inspection Services for the South Fulton Avenue Bridge Rehabilitation Project (BIN 2225220)
Code: LPW
 7. Department of Public Works: An Ordinance Authorizing the Selection of Woodard and Curran for the South Third & South Columbus Avenues Flood Mitigation Project Under the Hazard Mitigation Grant Program (HMGP) Project #4615-0004 CMVNY
Code: LPW
 8. Department of Public Works: An Ordinance Authorizing the Budget Line Transfer Within the Department of Public Works to Cover the Cost of Additional Software Services from iWorQs Systems Inc.
Code: LPW
 9. Department of Public Works: An Ordinance Authorizing the Adoption of the iWorQ Technological and Inspection Solution for the Department of Public Works
Code: LPW
 10. Board of Water Supply: An Ordinance Establishing the Position of Senior Account Clerk within the Board of Water Supply
Code: LPW
 11. City Council: A Resolution of the City Council of the City of Mount Vernon, New York Recognizing the Lifelong Dedication and Legacy of Billy Mitchell, affectionately known as "Mr. Apollo"
Code: LPW
 12. City Council: A Resolution of the City Council of the City of Mount Vernon, New York Honoring the Legacy and Lifetime Achievement of Gus Williams (the "Wizard")
Code: LPW
-

13. City Council: A Resolution of the City Council of the City of Mount Vernon, New York Celebrating the Extraordinary Life of Deaconess Sarah Bush Howell on her 100th Birthday

Code: LPW

To the Council:

HUMAN RESOURCES

14. Department of Recreation: An Ordinance Authorizing the Department of Recreation to Accept Payments Via Automated Clearing House (ACH) and Wire Transfers for Memorial Field Revenue

Code: HR

15. Department of Recreation: An Ordinance Authorizing the Department of Recreation to Sponsor the Annual Easter Egg Hunt Celebration in Hartley Park

Code: HR

16. Department of Recreation: An Ordinance Authorizing the Establishment of the Summer Outdoor Movie Series as an Official Annual Event of the City of Mount Vernon Department of Recreation

Code: HR

17. Youth Bureau: An Ordinance Authorizing the Mayor to Enter into a Service Agreement with the Westchester Board of Legislators for the Funding and Operation of Safe Haven, Youth Empowerment Program, and Step Up through the Westchester County CBO Funding for \$180,718 - (commencing January 1, 2025, through December 31, 2025)

Code: HR

To the Council:

PUBLIC SAFETY AND CODES

18. Department of Buildings: An Ordinance Requiring Code Enforcement Officials to Attend the New York State Building Officials Conference (NYSBOC) for Mandatory In-Service Training

Code: PSC

19. Department of Public Safety: An Ordinance Authorizing the Mayor to Execute an Agreement with Interaction Insight Corporation for the Renewal of the Nice Inform V7 Plan for the Police Department

Code: PSC

20. Department of Public Safety: An Ordinance Authorizing the Attendance of Two (2) Members of Service at the FBI-LEEDA Supervisor Leadership Institute Training

Code: PSC

21. Department of Public Safety: An Ordinance Authorizing the Mayor to Enter into a Maintenance Agreement with Cummins Allison for the Period from February 19, 2025, to February 18, 2026

Code: PSC

22. Office of the City Clerk: A Resolution Appointing Members to the Mount Vernon Economic Development Task Force

Code: FP

23. Department of Public Safety: An Ordinance Authorizing the Purchase of the RIC I Livescan and Mugshot System Replacement from Data Works Plus for the Support Services Division of the Department of Public Safety

Code: PSC

To the Council:

FINANCE AND PLANNING

24. Industrial Development Agency (IDA): A Resolution Requesting New York State Senator Jamaal T. Bailey and Assembly Member James Gary Pretlow for introduction of Home Rule Legislation to Amend Tax Law to Authorize the Collection of Hotel Occupancy Tax in the City of Mount Vernon

Code: FP

25. Law Department: An Ordinance to Authorize the Conveyance of 0 Vernon Avenue, Mount Vernon, NY, to Myrtle Jones and to Authorize the Mayor to execute all necessary documents

Code: FP

26. City Council: An Ordinance Authorizing the Establishment of Custodial Accounts for Property Development Projects - (22 W. First Street and the Boys and Girls Club)

Code: FP

27. City Council: An Resolution Adopting a Negative Declaration Pursuant to SEQRA for the Mount Vernon East Zoning Amendments

Code: FP

28. City Council: A Resolution Requesting New York State Senator Jamaal T. Bailey and Assembly Member James Gary Pretlow for Introduction of Home Rule Legislation to Increase Transfer Tax Fee

Code: FP

29. City Council: An Ordinance Amending Chapter 267 of the Code of the City of Mount Vernon, New York, entitled "Zoning" (to Create a new Mount Vernon East TOD-1 District)

Code: FP

ADD-ON

LEGISLATION AND PUBLIC WORKS

30. City Council: A Resolution of the City Council Appointing Karen Smith to the Cable Television Advisory Committee for two (2) years: February 13, 2025 - February 12, 2027)

Code: LPW

OTHER BUSINESS/CLOSING COMMENTS

AN ORDINANCE AUTHORIZING A BUDGET
TRANSFER TO COVER FUTURE PURCHASES
WITHIN THE OFFICE OF THE MAYOR

Whereas, by letter dated January 28, 2025, the Mayor has requested legislation authorizing the transfer of funds for \$5,000.00 within said office for future purchases and to prevent a negative balance; and

Whereas, funds are available in Budget Code A1210.405 (Contracted Outside Services); **Now, Therefore, Be It Resolved That**

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

Section 1. Transfer of Funds. The following budget line transfer is hereby authorized:

From:	Amount:	To:
Budget Code: A1210.405 Contracted Outside Service	\$5,000.00	Budget Code A1201.402 Travel Expense

Section 2. Purpose. The funds will cover future purchases and prevent a negative balance within the Mayor’s Office.


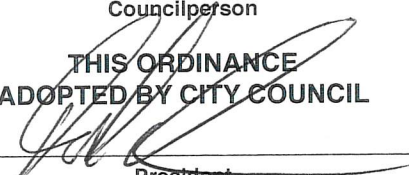
Section 3. Effective Date. This ordinance shall take effect immediately upon its approval by the Board of Estimate & Contract.

Vote Taken As Follows: 02/11/2025
Boxhill: Yea Gleason: Yea
Potteat: Yea Thompson: Yea
Browne: Yea Ordinance: Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel
Deputy

APPROVED
Dept. _____


Councilperson
**THIS ORDINANCE
ADOPTED BY CITY COUNCIL**

President

ATTEST:

Deputy City Clerk

APPROVED
FEB 11 2025
Date

By _____
Mayor

2

AN ORDINANCE AUTHORIZING THE MAYOR
AND CHIEF OF STAFF TO ATTEND THE AFRICAN
AMERICAN MAYORS' ASSOCIATION (AAMA)
ANNUAL CONFERENCE IN WASHINGTON, D.C.
AND APPROVING RELATED EXPENDITURES

Whereas, by letter dated January 28, 2025, the Mayor has requested legislation authorizing herself and the Chief of Staff to attend the African American Mayors' Association (AAMA) Annual Conference in Washington, D.C. from April 16-18, 2025; and

Whereas, the AAMA is the largest convening of African American Mayors in the United States, bringing together municipal leaders, corporate executives, and stakeholders to discuss key issues impacting cities and communities across the country; and

Whereas, the 2025 AAMA Annual Conference, themed "The Power of Now," will provide valuable opportunities for engagement, collaboration, and knowledge-sharing on best practices and strategies for municipal leadership and governance; and

Whereas, attendance at this conference will enhance the City's leadership capabilities, foster critical partnerships, and inform the City's strategies on important municipal issues; and

Whereas, the cost for registration shall not exceed \$1,100.00 per person, and total associated travel expenses for the Mayor and Chief of Staff shall not exceed \$6,000.00; 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 and Chief of Staff are hereby authorized to attend the African American Mayors' Association (AAMA) Annual Conference in Washington, D.C., from April 16-18, 2025.

Section 2. Appropriation and Expenditure. The City Council approves the expenditure of funds for this purpose as follows:

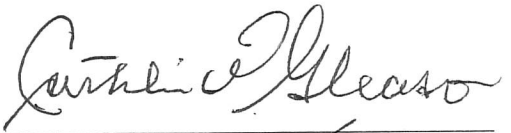
Section 3. Funding. The registration fees shall not exceed \$1,100.00 per person, and total expenditures for travel-related expenses (transportation, incidentals, and hotel) shall not exceed \$6,000.00, which will be charged to Budget Code A1210.402 (Travel).

Section 4. Purpose and Reporting. Participation in the conference is intended to enhance the City's governance and improve intergovernmental relations. Upon return, the Mayor or Chief of Staff shall provide the City Council with a summary report of key insights and opportunities identified during the conference.

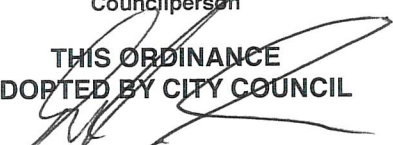
Section 5. Effective Date. This ordinance shall take effect immediately upon its approval by the Board of Estimate & Contract.

APPROVED AS TO FORM


Assistant Corporation Counsel


Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL



President

ATTEST:

City Clerk

FEB 11 2025 APPROVED

APPROVED
Dept. _____


Date
By Mayor

Vote Taken As Follows: 02/11/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance: Adopted

2

JAN 22 2025

HELD

FEB 11 2025

3

Vote Taken As Follows: 02/11/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance: Adopted

AN ORDINANCE AUTHORIZING THE ESTABLISHMENT
OF A LIST OF QUALIFIED ENVIRONMENTAL/SUSTAINABILITY
CONSULTANTS.

WHEREAS, by letter dated January 6, 2025, the Commissioner of the Department of Public Works is seeking City Council approval to establish a list of qualified Environmental /Sustainability consultants; and

WHEREAS, this initiative follows the Request for Qualifications (RFQ) advertised on August 1, 2024, aimed at pre-qualifying consultants with the necessary expertise for sustainability projects; and

WHEREAS, three submissions were reviewed, and two consultants were selected: Green Westchester and Kim Lundgren Associates Inc.; and

WHEREAS, the list supports the City's commitment to diversity, equity, and inclusion and will expedite future projects initiation and completion. The request is made by the Director of Sustainability and supported by the Commissioner of the Department of Public Works; **Now, Therefore, Be It Resolved That**

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

Section 1. Authorization to establish a list of qualified Environmental /Sustainability consultants. The City Council hereby authorizes the establishment of qualified Environmental/Sustainability Consultants.

Section 2. Establishing List of Qualified Environmental/Sustainability Consultants.

- a) RFQ advertised on August 1, 2024, to identify and pre-qualify consultants.
- b) Three submissions reviewed based on local needs, technical competence, experience, project approach, and green credentials.
- c) Selected consultants:
 - o Green Westchester - 26 Glencar Avenue, New Rochelle, NY 10801
 - o Kim Lundgren Associates, Inc.-10 Post Office Square, 8th fl., Boston, MA 02109
- d) The list promotes diversity, equity, and inclusion.
- e) Expedites consultant selection process for future projects.

Section 3. This ordinance shall take effect immediately upon its approval by the Board of Estimate and Contract.

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

Dept. _____

Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

President

ATTEST:

City Clerk

APPROVED

FEB 11 2025

Date

By

Mayor

FEB 11 2025
4

AN ORDINANCE AUTHORIZING CURTIS WOODS,
CITY ENGINEER, TO ATTEND THE MUNICIPAL CODE
ENFORCEMENT OFFICIALS AT THE NEW YORK STATE
BUILDINGS OFFICIALS CONFERENCE FOR REQUIRED
IN-SERVICE TRAINING

Whereas, by letter dated January 14, 2025, the Commissioner of the Department of Public Works has requested legislation authorizing the attendance of Curtis Woods, the City Engineer, at the New York State Buildings Officials Conference (NYSBOC) to obtain the required in-service training as mandated by 19 NYCRR 1208-3.3; and

Whereas, the City of Mount Vernon is committed to ensuring that its Code Enforcement Officials (CEOs) maintain the highest level of professional competency and compliance with state-mandated training requirements; and

Whereas, under 19 NYCRR 1208-3.3, Code Enforcement Officials must complete twenty-four (24) hours of in-service training annually, including twelve (12) hours of Department of State, Division of Building Standards and Codes (DBSC) approved courses covering specific topics such as Code Enforcement and Administration, Uniform Fire Prevention and Building Code, and Energy Conservation Construction Code; and

Whereas, the New York State Buildings Officials Conference (NYSBOC) provides an opportunity for Code Enforcement Officials to obtain the required training to meet the state-mandated continuing education requirements; and

Whereas, the 2025 NYSBOC Conference will be held at the Westchester County Center on February 26 and 27, 2025, and March 19 and 20, 2025, from 8:30 a.m. to 4:30 p.m., providing essential in-service training; and

Whereas, the Annual Membership and Conference cost for each attendee is \$300.00, with sufficient funds available under Budget Code A.1440.403 (Membership Dues), and transportation will be provided via motor pool vehicles; and

Whereas, the participation of Curtis Woods, City Engineer, and other designated Code Enforcement Officials in this training will enhance their knowledge, efficiency, and compliance with regulatory requirements; and **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 authorizes the attendance of Curtis Woods, the City Engineer, at the New York State Buildings Officials Conference (NYSBOC) to obtain the required in-service training as mandated by 19 NYCRR 1208-3.3.

Section 2. Funding. The cost of attendance, including the Annual Membership and Conference registration fee of \$300.00 per attendee, shall be funded through Budget Code A.1440.403 (Membership Dues). Motor pool vehicles shall provide transportation to and from the conference.

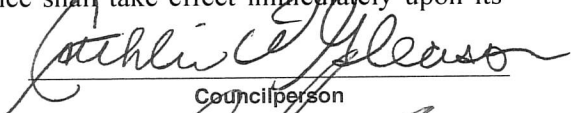
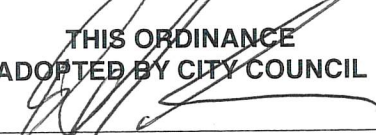
Section 3. Compliance. All attendees must complete the required training hours as stipulated by the New York State Department of State, Division of Building Standards and Codes (DBSC), and provide documentation of completion to the City of Mount Vernon.

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
Deputy

THIS ORDINANCE
ADOPTED BY CITY COUNCIL



Councilperson

President

ATTEST:

City Clerk

APPROVED

FEB 11 2025


Date
By
Mayor

APPROVED

Dept. _____

4

Vote Taken As Follows: 02/11/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance: Adopted

5

AN ORDINANCE IMPOSING FEES IN ADDITION
TO FINES AND REQUEST REIMBURSEMENT OF
COSTS INCURRED IN RESPONSE TO AN ILLICIT
SEWER DISCHARGE INCIDENT

Whereas, by letter dated January 28, 2025, the Commissioner of the Department of Public Works has requested legislation authorizing additional fees and requests reimbursement for costs incurred by the City of Mount Vernon in responding to illicit sewer discharge incidents; and

Whereas, the City of Mount Vernon is committed to maintaining a safe and clean municipal separate storm sewer system (MS4) to protect public health and environmental quality; and

Whereas, on January 17, 2025, the Department of Public Works Emergency Sewer Bureau (E.S.B.) identified an illegal sewer discharge by Aid & J Hood Cleaners, a vendor hired by Chicken Hut, at 10 North 3rd Ave, cross: 17-1 East Prospect Ave, Mount Vernon, NY 10550; and

Whereas, the vendor was observed discharging fats, oils, and grease (F.O.G.) directly into the MS4 system in violation of city code §154-6; and

Whereas, the Department of Public Works (D.P.W.), in coordination with the Public Works Deputy Commissioner, the Building Department, and the New York State Department of Environmental Conservation (N.Y.S.D.E.C.) Spill Response, took immediate corrective measures to mitigate the contamination; and

Whereas, the response necessitated the deployment of personnel and equipment, incurring costs totaling \$1,938.54; and

Whereas, this is the third documented incident within twenty-four months involving Chicken Hut in violation of §154-6; **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 establishes additional fees and requests reimbursement for costs incurred by the City of Mount Vernon in responding to illicit sewer discharge incidents.

Section 2. Authority. This Ordinance is enacted pursuant to the City of Mount Vernon’s authority to regulate and enforce environmental and public health laws, including but not limited to City Code §154-6.

Section 3. Imposition of Fees. Any entity found violating §154-6 shall be responsible for reimbursing the City for all costs incurred in responding to and mitigating the illicit discharge. Such fees shall include but are not limited to:

Employee Name	Hours of Operation	Employee Rate	Apparatus / Equipment	Equipment Rate (Hour)	Total
Nuculovic, J	1.5	\$57.16	C-3	\$27.78	\$127.41
Carretta, J.	1.0	\$63.36	C-3	--	\$63.36
Bennett, R.	4.0	\$46.88	E-1	\$27.78	\$298.64
Davis, G.	4.0	\$28.73	E-23	\$22.91	\$246.56
Butler, K.	4.0	\$35.98	E-23	--	\$143.92
Kendall, T.	3.5	\$38.73	E-4	\$109.97	\$520.45
Lewis, R.	3.0	\$38.73	E-2	\$107.72	\$439.35
Stevenson, D.	3.0	\$38.73	E-2	--	\$98.85

5

Section 4. Assessment of Costs. The following costs incurred in response to January 17, 2025, Chicken Hut shall reimburse illicit discharge: (a) Employee wages and hours worked; (b) Equipment usage rates and hours operated; and (c) Total assessed cost: \$1,938.54.

Section 5. Enforcement. Failure to remit payment within thirty (30) days of notice shall result in additional penalties, including but not limited to (a) Additional fines as per City Code, (b) Suspension or revocation of relevant business permits, and (c) Civil enforcement action to recover outstanding costs.

Section 6. Effective Date. This Ordinance shall take effect immediately upon its approval by the Board of Estimate & Contract.

Vote Taken As Follows: 02/11/2025
Boxhill: Yea Gleason: Yea
Potrat: Yea Thompson: Yea
Browne: Yea Ordinance: Adopted


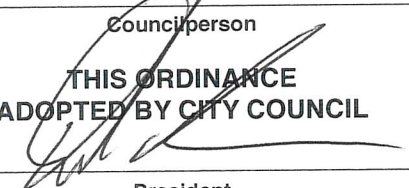
APPROVED AS TO FORM


Assistant Corporation Counsel
Deputy


APPROVED

Dept. _____

THIS ORDINANCE
ADOPTED BY CITY COUNCIL


Councilperson

President

ATTEST:


City Clerk
Deputy

FEB 11 2025

APPROVED


Date
By _____
Mayor

5

FEB 11 2025
6

AN ORDINANCE AUTHORIZING THE SELECTION OF
HVEA ENGINEERS FOR DESIGN AND CONSTRUCTION
INSPECTION SERVICES FOR THE SOUTH FULTON
AVENUE BRIDGE REHABILITATION PROJECT

Whereas, by letter dated February 6, 2025, the Commissioner of the Department of Public Works has requested legislation authorizing the selection of HVEA Engineers to provide design and construction inspection services for the rehabilitation of the South Fulton Avenue Bridge; and

WHEREAS, the South Fulton Avenue Bridge (BIN 2225220) was initially constructed in 1912 to support rail operations of the "New York, Westchester, Boston Railway" and has since undergone various structural reinforcements; and

WHEREAS, the bridge has been subject to ongoing inspections and maintenance by the City of Mount Vernon Department of Public Works (C.M.V.D.P.W.) in coordination with the New York State Department of Transportation (N.Y.S.D.O.T.); and

WHEREAS, the City of Mount Vernon has been awarded funding for \$4.9 million under the Bridge NY Program to support the rehabilitation of the South Fulton Avenue Bridge; and

WHEREAS, a Request for Qualifications (RFQ) was issued to identify a qualified firm to provide design and construction inspection services for the bridge rehabilitation project; and

WHEREAS, after a thorough review and analysis of the proposals submitted, including consideration of (1) understanding of work to be done, (2) experience with similar projects, (3) quality of proposed staff, (4) familiarity with state and federal requirements, (5) organizational and financial responsibility, and (6) logistical familiarity with the area, the Department of Public Works has determined that HVEA Engineers is the most qualified firm to undertake the project;
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 selection of HVEA Engineers to provide design and construction inspection services for the rehabilitation of the South Fulton Avenue Bridge.

Section 2. Selection of Consultant. The City Council hereby authorizes the engagement of HVEA Engineers for the provision of professional services related to the design and construction inspection of the South Fulton Avenue Bridge. The selection is based on the firm's qualifications, experience, and adherence to the evaluation criteria established in the RFQ process.

Section 3. Funding. Funding for this project will come from the \$4.9 million award granted to the City under the Bridge NY Program, which is administered by the N.Y.S.D.O.T.

Section 4. Execution of Agreement. The Mayor, or an authorized designee, is hereby directed to negotiate and execute all necessary agreements with HVEA Engineers to facilitate the timely commencement of the project.

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

APPROVED AS TO FORM

Assistant Corporation Counsel

Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

President

ATTEST:

City Clerk

FEB 11 2025

APPROVED

Date

By

Mayor

APPROVED

Dept.

Vote Taken As Follows: 02/11/2025
Boxhill: Yea Gleason: Yea
Potest: Yea Thompson: Yea
Browne: Yea Ordinance: Adopted

FEB 11 2025

**AN ORDINANCE AUTHORIZING THE SELECTION
OF WOODWARD & CURRAN FOR THE SOUTH
THIRD & SOUTH COLUMBUS AVENUES FLOOD
MITIGATION PROJECT UNDER THE HAZARD
MITIGATION GRANT PROGRAM (HMGP)
PROJECT #461S-0004 CMVNY**

Whereas, by letter dated February 6, 2025, the Commissioner of the Department of Public Works has requested legislation authorizing the City of Mount Vernon to engage Woodward & Curran to study and plan the South Third & South Columbus Avenues Flood Mitigation Project under FEMA's Hazard Mitigation Grant Program; and

Whereas, the City of Mount Vernon has identified a critical need to mitigate persistent flooding issues at the intersection of South Third and South Columbus Avenues; and

Whereas, a significant flood event caused an explosion due to water pressure in a manhole, leading to ongoing safety and infrastructure concerns in the affected area; and

Whereas, subsequent mitigation efforts, including the addition of a retention area and new sump structures, have not sufficiently alleviated the risk of road closures during severe storm events; and

Whereas, the City has been awarded Nine Hundred Fifty Thousand Dollars (\$950,000) in federal funding under the Federal Emergency Management Agency's (FEMA) Hazard Mitigation Grant Program (HMGP) to conduct a comprehensive study and develop solutions for the intersection, outfall, structures, substructures, surrounding areas, and watersheds; and

Whereas, the Department of Public Works has conducted a thorough evaluation of potential firms based on their understanding of the scope of work, experience with similar projects, quality of proposed staff, familiarity with state and federal requirements, organizational and financial responsibility, and logistical familiarity with the area; and

Whereas, based on this evaluation, the Department of Public Works has determined that Woodward & Curran is the most qualified firm to execute the necessary study and mitigation planning; **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 City of Mount Vernon to engage Woodward & Curran to study and plan the South Third & South Columbus Avenues Flood Mitigation Project under FEMA's Hazard Mitigation Grant Program.

Section 2. Project Scope. The selected firm, Woodward & Curran, shall comprehensively assess the flooding issues at South Third and South Columbus Avenues, including but not limited to: a. Evaluating the intersection's drainage capacity and structural integrity; b. Analyzing the outfall system and the impact of tidal changes on drainage efficiency; c. Studying stormwater volume and impact under changing climate conditions; d. Assessing potential mitigation strategies, including infrastructure improvements, e. Providing recommendations for long-term flood prevention measures.

FEB 11 2025
7

Section 3. Authorization to Enter into Agreement. The Mayor and the Commissioner of the Department of Public Works are hereby authorized to enter into an agreement with Woodward & Curran to execute the study mentioned above, with funding provided by the Hazard Mitigation Grant Program.

Section 4. Implementation. The Department of Public Works shall oversee the study's implementation and ensure compliance with all applicable local, state, and federal regulations.

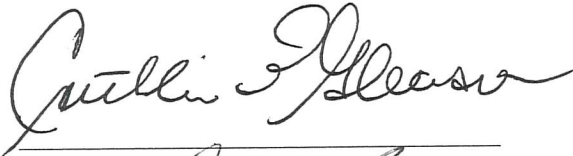
Section 5. Effective Date. This Ordinance shall take effect immediately upon its approval by the Board of Estimate.

Vote Taken As Follows: 02/11/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance: Adopted

APPROVED AS TO FORM

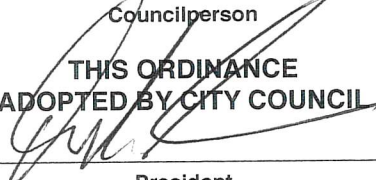

Assistant Corporation Counsel
Deputy

APPROVED
Dept. _____

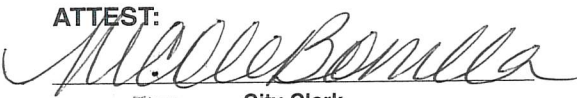


Councilperson


THIS ORDINANCE
ADOPTED BY CITY COUNCIL


President

ATTEST:


City Clerk
Deputy

FEB 11 2025 APPROVED


Date
By _____
Mayor

FEB 11 2025
8

AN ORDINANCE AUTHORIZING A BUDGET LINE
TRANSFER WITHIN THE DEPARTMENT OF
PUBLIC WORKS TO COVER THE COST OF
ADDITIONAL SOFTWARE SERVICES FROM
IWORQ SYSTEMS INC.

Whereas, by letter dated February 6, 2025, the Commissioner of the Department of Public Works has requested legislation authorizing the transfer of funds in the amount of \$50,000 to be utilized exclusively for acquiring and implementing additional software services from iWorq Systems Inc. to support DPW operations, including Fleet Management, Municipal Facilities Management, Sewer Asset Management, and Roadway Assessment; and

Whereas, the City of Mount Vernon recognizes the need to improve the efficiency and effectiveness of its Department of Public Works (DPW) operations through enhanced digital asset management and infrastructure monitoring; and

Whereas, iWorq Systems Inc. provides specialized software services, including but not limited to Fleet Management, Municipal Facilities Management, Sewer Asset Management, and Roadway Assessment, which are essential for optimizing DPW operations; and

Whereas, the City of Mount Vernon has determined that a budget line transfer is necessary to cover the costs associated with acquiring and utilizing these additional software services; and

Whereas, the total amount of the required budget line transfer is Fifty Thousand Dollars (\$50,000.00) to reallocate funds from various DPW accounts to ensure adequate funding for the contracted services; Now, Therefore, Be It Resolved That

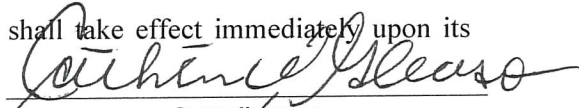
The City of Mount Vernon, in City Council convened, does hereby ordain and enact:

Section 1. Authorization of Budget Line Transfer. The City Comptroller is hereby authorized and directed to make the following budget transfers within the Department of Public Works accounts:

FROM:	AMOUNT:	TO:	TOTAL AMOUNT OF TRANSFER:
8120.405 Contracted Outside Services (Sanitary & Storm Sewers)	\$25,000.00	A1440.405 Contracted Outside Services (Engineering)	\$50,000.00
A1640.434 Motor Vehicle Control & Garage Buildings	\$25,000.00		

Section 2. Purpose of Transfer. The funds transferred pursuant to this ordinance shall be utilized exclusively for acquiring and implementing additional software services from iWorq Systems Inc. to support DPW operations, including Fleet Management, Municipal Facilities Management, Sewer Asset Management, and Roadway Assessment.

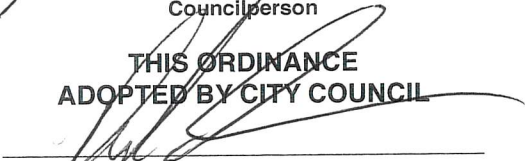
Section 3. Effective Date. This ordinance shall take effect immediately upon its adoption by the Board of Estimate & Contract.


Councilperson

APPROVED AS TO FORM


Assistant Corporation Counsel
Deputy

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

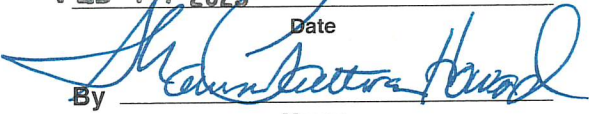

President

ATTEST:

City Clerk

APPROVED

FEB 11 2025


Date
By
Mayor

APPROVED

Dept. _____

Vote Taken As Follows: 02/11/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance: Adopted

FEB 11 2025

9

**AN ORDINANCE AUTHORIZING THE
ADOPTION OF THE IWORQ TECHNOLOGICAL
AND INSPECTION SOLUTION FOR THE
DEPARTMENT OF PUBLIC WORKS**

Whereas, by letter dated February 6, 2025, the Deputy Commissioner of the Department of Public Works has requested legislation authorizing the adoption of iWorQ, a workflow management system, to enhance the efficiency and effectiveness of Public Works operations, including asset management, pavement inspection, stormwater tracking, fleet monitoring, and other critical municipal services; and

Whereas, the City of Mount Vernon recognizes the need to improve efficiency, accountability, and productivity in its Public Works operations; and

Whereas, the iWorQ system has been identified as a comprehensive workflow management solution that streamlines municipal processes across multiple divisions; and

Whereas, after a thorough analysis conducted by the Public Works Commissioner, iWorQ has been determined to be the most cost-effective and robust solution for improving the city's asset management and service delivery; and

Whereas, iWorQ provides cross-platform accessibility, ensuring real-time data collection and decision-making for municipal staff across various locations; and

Whereas, the adoption of iWorQ aligns with the city's objectives of enhancing infrastructure management, increasing transparency, and reducing manual inefficiencies; and

Whereas, funding for the implementation of iWorQ is available from the established budget line A1440.405 Contracted Services (Engineering); **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 adoption of iWorQ, a workflow management system, to enhance the efficiency and effectiveness of Public Works operations, including asset management, pavement inspection, stormwater tracking, fleet monitoring, and other critical municipal services.

Section 2. Approval and Implementation.

(a) The City of Mount Vernon hereby approves the purchase of additional iWorQ modules, which will increase the city's capabilities in asset and infrastructure management.

(b) The Public Works Commissioner shall oversee the implementation and integration of iWorQ into the city's operations.

(c) A three-year contract shall be entered into with iWorQ for the provision of services, including technical assistance, user training, and system support.

Section 3. Application and Scope. The iWorQ system shall provide comprehensive solutions in the following key areas:

(a) **Stormwater Management** – Tracking and managing stormwater systems, ensuring compliance with environmental regulations.

(b) **Workflow Management** – Assigning and tracking work orders, improving overall task completion and productivity.

9

FEB 11 2025
9

- (c) **Pavement Management and Inspection** – Maintaining an updated inventory of road conditions and conducting a professional pavement analysis.
- (d) **Sign Management** – Monitoring signage across the city to ensure regulatory compliance and interdepartmental coordination.
- (e) **Sewer Management** – Proactively maintaining the sewer infrastructure to prevent costly repairs.
- (f) **Fleet Management** – Tracking vehicle conditions, maintenance schedules, and operational efficiency.
- (g) **Facilities and Buildings Management** – Ensuring timely maintenance and safety of municipal buildings.
- (h) **Automated Scheduled Reports** – Generating real-time reports to improve decision-making.
- (i) **Customizable Workflows** – Adapting system functionalities to meet the city’s needs.

Section 4. Funding and Procurement.

- (a) The first-year cost for implementing the iWorQ system, including the one-time pavement analysis, shall be \$88,000.
- (b) The ongoing annual cost for subsequent years shall be \$83,000.
- (c) Funding shall be allocated from line item A1440.405 Contracted Services (Engineering).

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

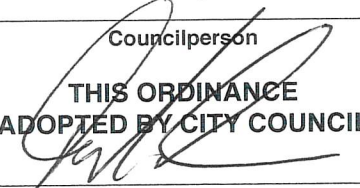
Vote Taken As Follows: 02/11/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance: Adopted


APPROVED AS TO FORM


Assistant Corporation Counsel


Councilperson

**THIS ORDINANCE
ADOPTED BY CITY COUNCIL**


President

ATTEST:

City Clerk

FEB 11 2025
Date


By Mayor

APPROVED

Dept. _____

FEB 11 2025
10

AN ORDINANCE ESTABLISHING THE POSITION
OF SENIOR ACCOUNT CLERK WITHIN
THE BOARD OF WATER SUPPLY

Whereas, by letter dated January 23, 2025, the Commissioner of the Board of Water Supply has requested legislation authorizing the position of Senior Account to be established within the Board of Water Supply; and

Whereas, the Board of Water Supply has identified the need for a Senior Account Clerk position to ensure compliance with mandated internal controls and rigorous accounting requirements; and

Whereas, the Senior Account Clerk will work under the direct supervision of the Chief Accountant to oversee the daily accounting operations of clerical and technical accounting staff; and

Whereas, this position will be critical in safeguarding against potential accounting discrepancies and ensuring compliance with applicable regulations and policies; and

Whereas, the addition of this position aligns with recommendations made in previous audits to strengthen financial oversight and operational efficiency; and

Whereas, the necessary funds for this position, with an annual salary of \$59,630.87 at Grade 7B Step 1, have been allocated within the Board of Water Supply's 2025 budget under code 001-521-521002; **Now, Therefore, Be It Resolved That**

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

Section 1. Establishment of Position. The position of Senior Account Clerk is hereby established within the Board of Water Supply.

Section 2. Duties and Responsibilities. The Senior Account Clerk shall perform duties including, but not limited to: a) Proof checking daily cash entries to ensure accuracy and integrity of transactions; b) Verifying deposits and reconciling cash received at the end of each business day; c) Managing customer service functions such as processing credit refunds, addressing misapplied payments, and reviewing requests to waive interest and penalties; d) Reviewing entries prepared by clerical and technical accounting staff to ensure correctness and compliance with established policies.

Section 3. Supervision. The Senior Account Clerk shall report directly to the Chief Accountant of the Board of Water Supply and shall assist in overseeing clerical and technical accounting staff in the execution of financial operations.

Section 4. Compensation. The annual salary for the Senior Account Clerk position shall be \$59,630.87, corresponding to Grade 7B Step 1, as provided in the Board of Water Supply's 2025 budget under code 001-521-521002.

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

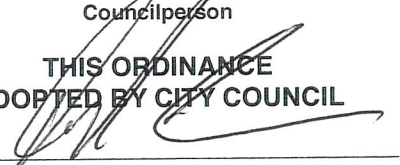
Vote Taken As Follows: 02/11/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance: Adopted

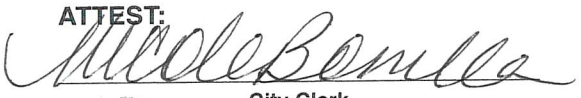
APPROVED AS TO FORM


Assistant Corporation Counsel
Deputy



Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL


President

ATTEST:

City Clerk
Deputy

FEB 11 2025 APPROVED


Date
By Mayor

APPROVED
Dept. _____

11

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MOUNT VERNON, NEW YORK
RECOGNIZING THE LIFELONG DEDICATION
AND LEGACY OF BILLY MITCHELL (MR. "APPOLO")

Whereas, the great City of Mount Vernon, NY, joins together to recognize the lifelong dedication and legacy of **BILLY MITCHELL**, affectionately known as "Mr. Apollo," and

Whereas, **BILLY MITCHELL** has dedicated his life to uplifting the community and preserving the cultural legacy of Harlem and the Apollo Theater, serving as an actor, director, voice-over artist, mentor, youth group sponsor, producer, lecturer, and historian. He is a Bronx native, born in Mount. Vernon, NY, and one of 14 children who overcame the challenges of foster care and later gave back to the foster care system by becoming a foster parent himself; and

Whereas **BILLY MITCHELL**, affectionately known as "Mr. Apollo," has been an integral part of the Apollo Theater since 1965, beginning at the age of 15 as an errand runner for legendary artists such as the Motown performers, BB King Band, Moms Mabley, Flip Wilson, James Brown, Marvin Gaye, and witnessing pivotal moments such as the Jackson 5's first Amateur Night win. He has worked in nearly every department at the Apollo Theater since 1984, ultimately becoming the Apollo's Director of Tours, In-House Historian, and Apollo Ambassador, educating thousands of visitors from around the globe about this iconic institution's rich history and cultural impact. He has been recognized for his extraordinary contributions to the community and culture by being a sponsor for the Mount Vernon Boys and Girls Club, Playing on the Edge Basketball Program in Harlem, Big Apple Leadership Academy in Brooklyn, *Creative Art Works* in NYC, and *Families United for Solutions* in the Bronx. He is also a recipient of the prestigious *Harlem Honors 2023 Award*; **Now, Therefore, be it**

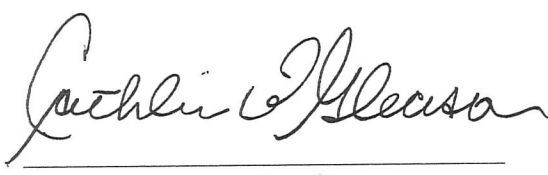
Resolved, that **BILLY MITCHELL** is celebrated for his unwavering commitment to the arts, education, mentorship, and cultural preservation, and is recognized as a vital figure in the history and legacy of the Apollo Theater and Harlem; **and be it further**

Resolved, that the City Council joins with the citizens of Mount Vernon, NY, and many friends and family in recognition and celebration of **Billy Mitchell's** lifelong dedication and spirit of service are honored as an enduring example of leadership, resilience, and community engagement, inspiring generations to come.

Vote Taken As Follows: 02/11/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance: Adopted

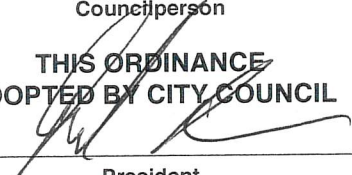
APPROVED AS TO FORM


Assistant Corporation Counsel
Deputy



Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

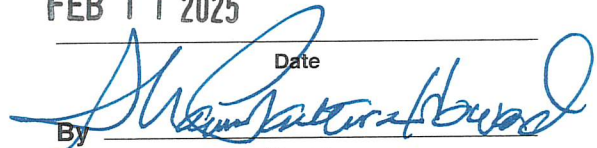

President

ATTEST:


Deputy City Clerk

FEB 11 2025 APPROVED

APPROVED
Dept. _____


Date
By _____ Mayor

11

12

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MOUNT VERNON, NEW YORK
HONORING THE LEGACY AND LIFETIME
ACHIEVEMENT OF GUS WILLIAMS (THE "WIZARD")

Whereas, the great City of Mount Vernon, NY, joins together to honor the legacy and lifetime achievement of **GUS WILLIAMS**, affectionately known as "The Wizard"; and

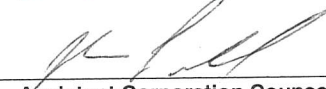
Whereas, **GUS WILLIAMS** is a native son of Mount Vernon, NY, who demonstrated exceptional basketball talent from an early age. He played high school basketball at Mount Vernon High, where he was named Player of the Year in 1971 by the New York State Sportswriters Association. Williams continued his basketball career at the University of Southern California, showcasing his skills at the collegiate level; and

Whereas the Golden State Warriors selected **GUS WILLIAMS** in the second round of the 1975 NBA Draft and the Spirits of St. Louis in the first round of the 1975 American Basketball Association Draft, ultimately signing with the Warriors for the 1975-76 season. In his first NBA season, he was named to the NBA All-Rookie Team, highlighting his immediate impact on professional basketball. Williams went on to build an illustrious NBA career, playing for notable teams such as the Seattle SuperSonics as a free agent, where he became a key player in leading the team to the NBA Championship in 1979, the Washington Bullets, and the Atlanta Hawks. His unbelievable speed, athleticism, and elite scoring ability earned him the nickname "The Wizard." He completed an impressive career by achieving a career-high scoring average of 23.4 points per game. His friend of 40 years and Seattle SuperSonics teammate, James Donaldson, says, "No one will ever forget "The Wizard" and his unique way of tying his shoelaces on the back of his ankles instead of the front." He recalls his friend by saying, "He was gregarious, funny, always upbeat, and very charitable with his time and money. He was always friendly with fans, and they loved him in return"; Now, Therefore, be it

Resolved, that the City Council joins the citizens of Mount Vernon, NY, and many friends and family to honor and celebrate the lifetime achievements and contributions of **GUS WILLIAMS** to the game of basketball and to acknowledge his legacy as a son of Mount Vernon, who continues to be an inspiration to the future generations.

Vote Taken As Follows: 02/11/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance: Adopted

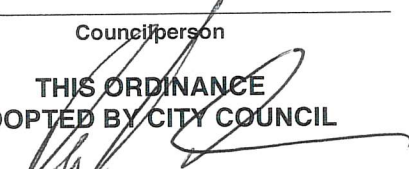
APPROVED AS TO FORM


Assistant Corporation Counsel



Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL


President

ATTEST:


Deputy City Clerk

APPROVED

FEB 11 2025

Date

APPROVED

Dept. _____

By 
Mayor

12

FEB 11 2025
13

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MOUNT VERNON, NEW YORK
CELEBRATING THE EXTRAORDINARY LIFE OF
DEACONESS SARAH BUSH HOWELL,
ON HER 100TH BIRTHDAY

Whereas, the great City of Mount Vernon, NY, joins together the extraordinary life of **DEACONESS SARAH BUSH HOWELL** in honor of her 100th birthday; and

Whereas, **DEACONESS SARAH BUSH HOWELL** was born on February 5, 1925, in Williston, South Carolina, a small town in Barnwell County, South Carolina, and was named after her grandmother. She was the sixth of ten children born to Jesse and Euler Bush and is the last surviving child. Sarah was raised in a family of sharecroppers, working the land under brutal and unjust conditions, experiencing firsthand the hardships imposed by systemic racism and economic oppression; and

Whereas, despite limited access to formal education due to agricultural labor demands, Sarah demonstrated resilience and a strong desire to learn. She attended a one-room schoolhouse before enrolling in boarding school to complete her high school education and beauty school. She endured the challenges of growing up in the segregated South, witnessing the injustices of Jim Crow laws and the terror inflicted by the Ku Klux Klan, which directly impacted her family and community. Seeking more significant opportunities, **Deaconess Howell** moved to Mount Vernon, NY, where she built a life rooted in faith, perseverance, and family, becoming an active member of Macedonia Baptist Church. She met and married the love of her life, Sterland Howell, with whom she raised two children and achieved the American Dream of homeownership; and


Whereas, **Deaconess Howell** and her husband remained devoted members of Macedonia Baptist Church, where she served as Deaconess and her husband as a Deacon, instilling strong values of faith and service in their family. In 2009, Deaconess Howell moved her church membership to Mount Zion Christian Church in Mount Vernon, NY, where she maintains her Deaconess status. **Deaconess Howell** is blessed with three grandchildren and has witnessed historic societal changes, including the election of the first African American President, and the first African American female Vice President of the United States, milestones she never imagined possible; and

Whereas, at 100 years old, **Deaconess Sarah Bush Howell** stands as a living testament to history, having endured and overcome adversity while maintaining an unshakable faith in God; **Now, Therefore, be it**

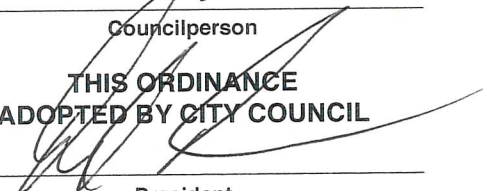
Resolved, that the City Council joins friends, loved ones, and the community to honor and celebrate the remarkable life and legacy of **Deaconess Sarah Bush Howell**, recognizing her resilience, faith, and contributions to her community and acknowledging her as an inspiration for future generations. We extend our deepest gratitude and admiration for her unwavering strength and perseverance, and we celebrate her milestone of 100 years with heartfelt joy and appreciation.


Catherine Gleason
Councilperson

APPROVED AS TO FORM


Assistant Corporation Counsel
Deputy

THIS ORDINANCE
ADOPTED BY CITY COUNCIL


President

ATTEST:

City Clerk
Deputy

APPROVED

FEB 11 2025

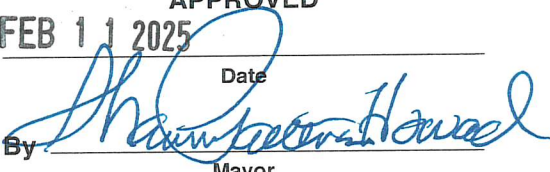
Date

APPROVED

Dept.

By

Mayor


Mayor

FEB 11 2025
14

AN ORDINANCE AUTHORIZING THE DEPARTMENT
OF RECREATION TO ACCEPT PAYMENTS VIA
AUTOMATED CLEARING HOUSE (ACH) AND WIRE
TRANSFERS FOR MEMORIAL FIELD REVENUE

Whereas, by letter dated January 23, 2025, the Deputy Commissioner of the Department of Recreation has requested legislation authorizing the Department to accept payments for Memorial Field revenue via Automated Clearing House (ACH) and wire transfers; and

Whereas, the City of Mount Vernon seeks to modernize its financial operations and enhance the efficiency of revenue collection; and

Whereas, Memorial Field generates revenue that must be collected in a secure and timely manner to support ongoing recreational programs and facility maintenance; and

Whereas, permitting the Department of Recreation to accept payments via Automated Clearing House (ACH) and wire transfers will provide an efficient and secure alternative to traditional payment methods; and

Whereas, businesses and entities utilizing Memorial Field increasingly rely on electronic banking and prefer digital payment methods for financial transactions; and

Whereas, electronic payment methods mitigate the risk of returned or insufficient funds checks, ensuring the timely receipt and recording of revenue in Revenue Code A2001.21; and

Whereas, the City Comptroller's Office will establish and oversee the necessary guidelines and procedures to ensure compliance with all financial regulations and operational efficiency; and **Now, Therefore, Be It Resolved That**

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


Section 1. Authorization. The Department of Recreation is authorized to accept payments for Memorial Field revenue via Automated Clearing House (ACH) and wire transfers.

Section 2. Revenue Deposit. All funds received through ACH and wire transfers shall be deposited directly into Revenue Code A2001.21 to ensure proper accounting and financial management.

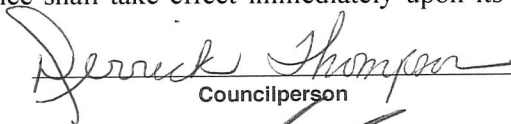
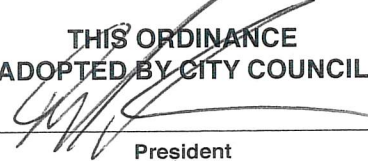
Section 3. Procedural Framework. The City Comptroller's Office shall develop and implement detailed guidelines and procedures for processing ACH and wire transfer payments. These guidelines shall ensure compliance with applicable financial regulations and internal control measures.

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
Deputy

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

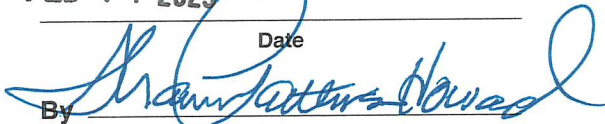

Councilperson

President

ATTEST:


City Clerk

APPROVED
FEB 11 2025

APPROVED
Dept. _____

Date
By 
Mayor

Vote Taken As Follows: 02/11/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance: Adopted

AN ORDINANCE AUTHORIZING THE
DEPARTMENT OF RECREATION TO SPONSOR
THE ANNUAL EASTER EGG HUNT CELEBRATION
IN HARTLEY PARK

Whereas, by letter dated January 15, 2025, the Commissioner of the Department of Recreation has requested legislation authorizing said Department to sponsor and host the Annual Easter Egg Hunt Celebration in Hartley Park on Saturday, April 12, 2025, from 12:00 PM to 3:00 p.m., with a rain date of Saturday, April 19, 2025; and

Whereas, the Annual Easter Egg Hunt Celebration is a long-standing tradition within the community, providing children and families with a day of fun-filled activities, including face painting, a bouncy house, arts and crafts, and the much-anticipated Easter Egg Hunt on the great lawn in the center of the park; and

Whereas, the City of Mount Vernon recognizes the importance of community engagement and recreational activities that foster a sense of togetherness and joy among residents; and

Whereas, funds for this event will be expended from budget code A7620.464 (Cultural Civic Adult Education) and shall not exceed the allocated amount of \$2,500.00, in addition to any revenue received; and

Whereas, the Department of Recreation requests the support of the Mount Vernon Police Department (MVPD) by providing a patrol supervisor and assigned sector to monitor the event, with assistance from the Auxiliary Police Department within the park. Additionally, the Police Department is authorized to hire extra officers at the organizers' expense if increased police presence is needed. The Department of Public Works (DPW) is also requested to assist with post-event cleanup and the placement of barricades as necessary;
Now, Therefore, Be It Resolved That

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

Section 1. Authorization. The Department of Recreation is authorized to sponsor and host the Annual Easter Egg Hunt Celebration in Hartley Park on Saturday, April 12, 2025, from 12:00 PM to 3:00 p.m., with a rain date of Saturday, April 19, 2025.

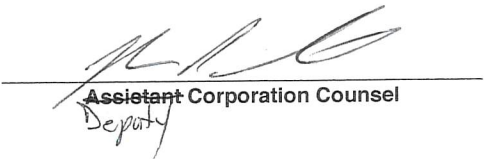
Section 2. Funding. The funding for this event shall be drawn from budget code A7620.464 (Cultural Civic Adult Education) and shall not exceed \$2,500.00 in addition to any revenue received.

Section 3. Safety and Logistical Support. The Mount Vernon Police Department is requested to have a patrol presence in the area, and, if applicable, the Auxiliary Police Department shall assist within the park. Additionally, the Police Department is authorized to hire extra officers at the organizers' expense if increased police presence is needed. The Department of Public Works shall assist with clean-up following the event and place barricades within the park at the discretion of the event leadership on duty.

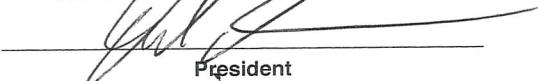
Section 4. Effective Date. This Ordinance shall take effect immediately upon its approval by the Board of Estimate & Contract.

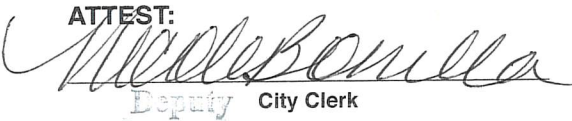

Councilperson

APPROVED AS TO FORM


Assistant Corporation Counsel

THIS ORDINANCE
ADOPTED BY CITY COUNCIL


President

ATTEST:

Deputy City Clerk

APPROVED

FEB 11 2025

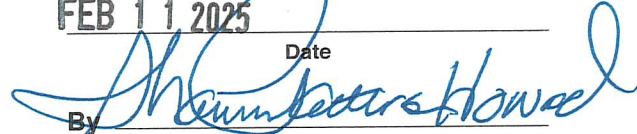
Date

APPROVED

Dept. _____

By

Mayor



Vote Taken As Follows: 02/11/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance: Adopted

FEB 11 2025

16

**AN ORDINANCE AUTHORIZING THE
ESTABLISHMENT OF THE SUMMER OUTDOOR
MOVIE SERIES AS AN OFFICIAL ANNUAL EVENT
OF THE CITY OF MOUNT VERNON DEPARTMENT
OF RECREATION**

Whereas, by letter dated January 31, 2025, the Deputy Commissioner of the Department of Recreation has requested legislation authorizing the establishment of the Summer Outdoor Movie Series as an official annual event sponsored by the City of Mount Vernon Department of Recreation; and

Whereas, the City of Mount Vernon recognizes the importance of recreational and cultural events in fostering community spirit, engagement, and economic vitality; and

Whereas, the Summer Outdoor Movie Series has been a cherished tradition, providing high-quality, age-appropriate entertainment to residents and visitors free of charge; and

Whereas, formalizing this event as an officially sponsored annual program will ensure its sustainability and continued impact on community well-being; and

Whereas, the City Council finds it in the best interest of the residents of Mount Vernon to enact legislation establishing the Summer Outdoor Movie Series as an ongoing program under the auspices of the Department of Recreation; **Now, Therefore, Be It Resolved That**

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

Section 1. Establishment of the Summer Outdoor Movie Series. The Summer Outdoor Movie Series is hereby established as an official, annual event sponsored by the City of Mount Vernon Department of Recreation.

Section 2. Event Schedule and Locations:

(a) The Summer Outdoor Movie Series shall commence on the first Monday of July and conclude on the last Monday of August each year.

(b) The event shall be held at one designated location: The Doles Center Green, Fleetwood Playground, Hartley Park, or Memorial Field.

(c) In the case of inclement weather on a scheduled Monday, the rain date shall be the Wednesday of the same week.

Section 3. Funding:

(a) The cost of the Summer Outdoor Movie Series shall be \$5,000 annually.

(b) The funding for this event shall be allocated from Budget Code A7620.464.

16

16


Section 4. Security and Crowd Management:

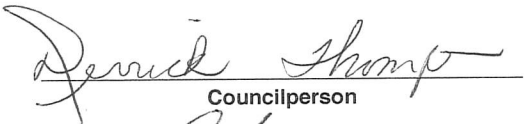
- (a) The City of Mount Vernon shall request the support of the Mount Vernon Auxiliary Police for security and crowd management at each scheduled event date.
- (b) The provision of security services shall be contingent upon the availability of the Mount Vernon Auxiliary Police.

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

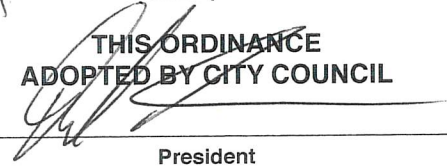
Vote Taken As Follows: 02/11/2025
Boxhill: Yea Gleason: Yea
Potreat: Yea Thompson: Yea
Browne: Yea Ordinance: Adopted

APPROVED AS TO FORM


Assistant Corporation Counsel
Deputy


Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL


President

ATTEST:

Deputy City Clerk

APPROVED

FEB 11 2025

Date


By Mayor

APPROVED

Dept. _____

16

FEB 11 2025

17

**AN ORDINANCE AUTHORIZING THE MAYOR TO
ENTER INTO A SERVICE AGREEMENT WITH
THE WESTCHESTER BOARD OF LEGISLATORS
FOR THE FUNDING AND OPERATION OF
SAFE HAVEN, YOUTH EMPOWERMENT PROGRAM,
AND STEP UP THROUGH THE WESTCHESTER
COUNTY CBO FUNDING FOR \$180,718**

Whereas, by letter dated January 30, 2025, the Executive Director of the Youth Bureau has requested legislation authorizing the Mayor to enter into a service agreement with the Westchester Board of Legislators to accept the funding of \$180,718 for the operation of the Safe Haven, Youth Empowerment Program, and Step Up programs; and

Whereas, the City of Mount Vernon recognizes the importance of youth development programs that provide academic support, job readiness training, employment opportunities, mentoring, and socio-emotional development for the City's youth; and

Whereas, the Mount Vernon Youth Bureau has successfully administered these programs in compliance with prior service agreements, ensuring continued support and opportunities for the City's youth; and

Whereas, the Westchester Board of Legislators has allocated funding through the Westchester County CBO funding for \$180,718 to support the Safe Haven, Youth Empowerment Program, and Step Up initiatives; and

Whereas, the City Council finds it in the best interest of the City of Mount Vernon to authorize the Mayor to enter into a service agreement with the Westchester Board of Legislators to accept and administer said funds to operate these programs; **Now, Therefore, Be It Resolved That**

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

Section 1. Authorization. The Mayor of the City of Mount Vernon is hereby authorized to enter into a service agreement with the Westchester Board of Legislators to accept the funding of \$180,718 for the operation of the Safe Haven, Youth Empowerment Program, and Step Up programs.

Section 2. Program Funding Allocation. The allocated funds shall be distributed as follows:

1. Safe Haven Programs (After-school, Summer Program, and Saturday STEAM) - \$94,935

- Provides free academic support, trips, socio-emotional development, and STEAM activities to children in grades 3 through 6 at Grimes and Parker elementary schools.

2. Youth Empowerment Program (After-school & summer) - \$45,783

- Provides a 6-week paid job readiness training and hands-on work experience to youth ages 14-21.

3. Step-Up Programs (Push-in & Summer) - \$40,000

- Provides counseling, job readiness training, 6 weeks of paid employment, mentoring, exposure to community service, photography, and conflict resolution tools.

FEB 11 2025
17

Section 3. Budget Code Appropriations. Funds received shall be accounted for in revenue code A2229.8 and appropriated as follows:

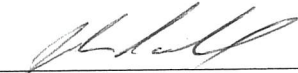
- 1. **Safe Haven:**
 - o A7326.104 (Salaries)
 - o A7326.803 (Fringe Benefits)
 - o A7326.458 (Contractors, Consumables, Stipends, Program Supplies, Travel & Trips)
- 2. **Youth Empowerment Program:**
 - o A7319.101 (Salaries)
 - o A7319.803 (Fringe Benefits)
 - o A7319.458 (Stipends)
- 3. **Step-Up:**
 - o A7336.101 (Salaries)
 - o A7336.803 (Fringe Benefits)
 - o A7336.458 (Contractors, Consumables, Stipends, Program Supplies, Trips & Travel)

Section 4. Term of Agreement. The service agreement shall be effective from January 1, 2025, through December 31, 2025, contingent upon continued contract compliance and appropriation of funds to the Youth Bureau.

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

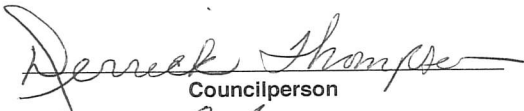
Vote Taken As Follows: 02/11/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance: Adopted

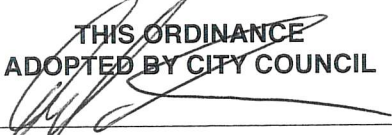
APPROVED AS TO FORM



Assistant Corporation Counsel
Deputy

THIS ORDINANCE
ADOPTED BY CITY COUNCIL



Councilperson


President

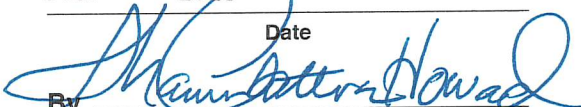
ATTEST:

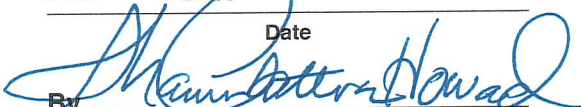


City Clerk

APPROVED

FEB 11 2025



Date
By 
Mayor

APPROVED
Dept. _____

FEB 11 2025
18

**AN ORDINANCE REQUIRING CODE ENFORCEMENT
OFFICIALS TO ATTEND THE NEW YORK STATE
BUILDING OFFICIALS CONFERENCE (NYSBOC)
FOR MANDATORY IN-SERVICE TRAINING**

Whereas, by letter dated January 22, 2025, the Commissioner of the Department of Buildings has requested legislation authorizing Code Enforcement Officials employed by the City of Mount Vernon to attend the NYSBOC Conference to fulfill the mandatory in-service training requirements established by the State of New York; and

Whereas, the City of Mount Vernon recognizes the importance of maintaining a well-trained and knowledgeable staff of Code Enforcement Officials (CEOs) to ensure compliance with state and local building codes; and

Whereas, the New York State Building Officials Conference (NYSBOC) provides essential in-service training courses approved by the Department of State, Division of Building Standards and Codes (DBSC), ensuring compliance with 19 NYCRR 1208 training requirements; and

Whereas, Code Enforcement Officials are required to complete 24 hours of in-service training annually, of which 12 hours must be obtained through courses approved by DBSC, including:

- At least 3 hours in Code Enforcement and Administration (19 NYCRR 1208-3.3(b)(1));
- At least 3 hours in the Uniform Fire Prevention and Building Code (19 NYCRR 1208-3.3(c)(1));
- At least 3 hours in the Energy Conservation Construction Code (19 NYCRR 1208-3.3(c)(2)); and
- Up to 12 hours in Professional Development Electives;

Whereas, the NYSBOC Conference will be held at the Westchester County Center on February 26, February 27, March 19, and March 20, 2025, between the hours of 8:30 AM and 4:30 PM; and

Whereas, the City of Mount Vernon has allocated funds under Budget Code A 3620.451 (Training) to cover the cost of attendance for 11 Code Enforcement Officials at a total cost not exceeding \$3,300; and

Whereas, transportation to and from the conference will be provided by motor pool vehicles; **Now, Therefore, Be It Resolved That**

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

Section 1. Mandatory Attendance. All Code Enforcement Officials employed by the City of Mount Vernon must attend the NYSBOC Conference to fulfill the mandatory in-service training requirements established by the State of New York.

Section 2. Funding Allocation. The City of Mount Vernon shall allocate and utilize funds from Budget Code A 3620.451 (Training) to cover the cost of registration and attendance, which shall not exceed \$3,300 for 11 attendees.

FEB 11 2025

18

Section 3. Transportation. Transportation to and from the conference shall be provided via motor pool vehicles to ensure the timely attendance of Code Enforcement Officials.

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

Vote Taken As Follows: 02/11/2025
Boxhill: Yea Gleason: Yea
Potat: Yea Thompson: Yea
Browne: Yea Ordinance: Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

Deputy

APPROVED

Dept.

Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

President

ATTEST:

City Clerk

APPROVED

Date

By

Mayor

18

JAN 22 2025

7

HELD

FEB 11 2025

19

AN ORDINANCE AUTHORIZING THE MAYOR
TO EXECUTE AN AGREEMENT WITH
INTERACTION INSIGHT CORPORATION FOR
THE RENEWAL OF THE NICE INFORM V7
PLAN FOR THE POLICE DEPARTMENT

Whereas, by letter dated January 7, 2025, the Interim Commissioner of the Department of Public Safety has requested legislation authorizing Mayor to execute an agreement with Interaction Insight Corporation to renew the NICE Inform V7 Plan for the period beginning April 1, 2025, and ending March 31, 2026, at a total cost of \$7,604.00; and

Whereas, on January 24, 2024, the City Council of Mount Vernon approved a consent agreement with Interaction Insight Corporation for the NICE Inform V7 Plan, and on January 30, 2024, the Board of Estimate and Contract approved said agreement; and

Whereas, the NICE Inform V7 Plan enables the recall of all inbound and outbound telephone conversations within the Police Department to ensure operational efficiency and compliance; and

Whereas, the agreement includes essential remote and onsite support services that are critical to maintaining the functionality and reliability of the NICE Voice Recording System; and

Whereas, it is in the best interest of the City of Mount Vernon to continue this agreement to maintain the operational integrity of the Police Department's communications systems; and

Whereas, the cost of the annual renewal for the period from April 1, 2025, to March 31, 2026, is \$7,604.00, and said cost will be satisfied from Budget Line A1680.216; and

Whereas, the renewal of this agreement is necessary to ensure uninterrupted service and support for the Police Department; **Now, Therefore, Be It Resolved That**

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

Section 1. The Mayor is hereby authorized to execute an agreement with Interaction Insight Corporation to renew the NICE Inform V7 Plan for the period beginning April 1, 2025, and ending March 31, 2026, at a total cost of \$7,604.00.

Section 2. The funds for this agreement shall be appropriated from Budget Line A1680.216.

Section 3. The agreement shall provide for remote and onsite support services as outlined in the terms of the agreement with Interaction Insight Corporation.

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

APPROVED AS TO FORM

Assistant Corporation Counsel

Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

President

ATTEST:

City Clerk

APPROVED

FEB 11 2025

Date

APPROVED

Dept.

BY

Mayor

Vote Taken As Follows: 02/11/2025

Boxhill: Yea Gleason: Yea

Poteat: Yea Thompson: Yea

Browne: Yea Ordinance: Adopted

19

FEB 11 2025

20

AN ORDINANCE AUTHORIZING THE
ATTENDANCE OF TWO MEMBERS OF SERVICE
AT THE FBI-LEEDA SUPERVISOR LEADERSHIP
INSTITUTE TRAINING

Whereas, by letter dated January 28, 2025, the Commissioner of the Department of Public Safety has requested legislation authorizing two (2) Members of Service to attend the FBI-LEEDA Supervisor Leadership Institute Training at the Westchester County Police Academy from February 17, 2025, to February 21, 2025; and

Whereas, the City of Mount Vernon is committed to ensuring that its law enforcement personnel receive high-quality training to enhance leadership and supervisory skills; and

Whereas, the Federal Bureau of Investigation - Law Enforcement Executive Development Association (FBI-LEEDA) Supervisor Leadership Institute Training is a nationally recognized program that fosters leadership development among law enforcement personnel; and

Whereas, the Department of Justice has recommended that specific training requirements be met as part of a recent investigation, emphasizing the need for leadership training for law enforcement personnel; and

Whereas, the FBI-LEEDA Supervisor Leadership Institute Training will be conducted at the Westchester County Police Academy, located at 2 Dana Road, Valhalla, NY 10595, from February 17, 2025, to February 21, 2025; and

Whereas, the total cost of training for two (2) Members of Service will not exceed One Thousand Five Hundred Ninety Dollars (\$1,590), to be funded from Budget Line A3120.451 (Training); and

Whereas, it is necessary to authorize the use of a Department Vehicle for travel to and from the training location; **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 authorizes two (2) Members of Service to attend the FBI-LEEDA Supervisor Leadership Institute Training at the Westchester County Police Academy from February 17, 2025, to February 21, 2025.

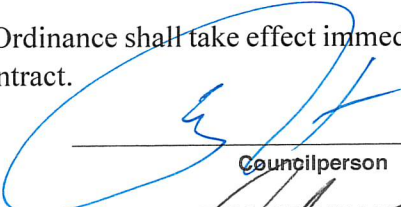
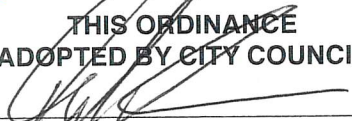
Section 2. Funding. The total cost of the training, not to exceed One Thousand Five Hundred Ninety Dollars (\$1,590), shall be funded through Budget Line A3120.451 (Training).

Section 3. Transportation. The two (2) Members of Service attending the training shall be authorized to utilize a Department Vehicle for travel to and from the training location.

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
Deputy



Councilperson
**THIS ORDINANCE
ADOPTED BY CITY COUNCIL**

President

ATTEST:

City Clerk

FEB 11 2025 APPROVED

APPROVED
Dept. _____

Date

By _____ Mayor

20

Vote Taken As Follows: 02/11/2025
Boxhill: Yea Gleason: Yea
Potteat: Yea Thompson: Yea
Browne: Yea Ordinance: Adopted

FEB 11 2025

21

AN ORDINANCE AUTHORIZING THE MAYOR
TO ENTER INTO A MAINTENANCE AGREEMENT
WITH CUMMINS ALLISON FOR THE PERIOD
FROM FEBRUARY 19, 2025, TO FEBRUARY 18, 2026

Whereas, by letter dated January 28, 2025, the Commissioner of the Department of Public Safety has requested legislation authorizing the Mayor to enter into a maintenance agreement with Cummins Allison for the maintenance of the Parking Bureau's coin-handling equipment for the term beginning February 19, 2025, and ending February 18, 2026, at a total cost of \$1,832.00; and

Whereas, the City of Mount Vernon operates a Parking Bureau responsible for the collection and processing of coins from parking meters throughout the city; and

Whereas, the Parking Bureau utilizes specialized coin handling and counting equipment provided by Cummins Allison to ensure accurate and efficient processing of collected coins; and

Whereas, the continued maintenance and servicing of this equipment are necessary to maintain the accuracy and efficiency of coin processing operations; and

Whereas, Cummins Allison has provided a maintenance agreement for the period beginning February 19, 2025, and ending February 18, 2026, for \$1,832.00, which shall be satisfied from Budget Line A1130.416 (Technology & Upgrades); and

Whereas, it is in the best interest of the City of Mount Vernon to approve and authorize this agreement to ensure the continued functionality **and** reliability of the Parking Bureau's coin-handling equipment; **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 enter into a maintenance agreement with Cummins Allison for the maintenance of the Parking Bureau's coin-handling equipment for the term beginning February 19, 2025, and ending February 18, 2026, at a total cost of \$1,832.00.

Section 2. Funding. Budget Line A1130.416 (Technology & Upgrades) will cover the cost of this agreement.

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

APPROVED AS TO FORM

Assistant Corporation Counsel

Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

President

ATTEST:

Deputy City Clerk

APPROVED
FEB 11 2025

Date

By

Mayor

APPROVED

Dept.

Vote Taken As Follows: 02/11/2025

Boxhill: Yea Gleason: Yea

Poteat: Yea Thompson: Yea

Browne: Yea Ordinance: Adopted

21

FEB 11 2025

22

A RESOLUTION APPOINTING MEMBERS
TO THE MOUNT VERNON ECONOMIC
DEVELOPMENT TASK FORCE

Whereas, by letter dated February 6, 2025, the Deputy City Clerk has requested legislation according to the Mayor’s recommendation to appoint the following people listed below to the Mount Vernon Economic Development Task Force for a term commencing upon the adoption of this Resolution; and

Whereas, Chapter 24, Section 24-7 of the Mount Vernon City Code provides for the appointment of members to the Economic Development Task Force by the Mayor; and

Whereas, the Economic Development Task Force plays a crucial role in fostering economic growth, workforce development, and business expansion within the City of Mount Vernon; and

Whereas, the Mayor of the City of Mount Vernon, the Honorable Shawyn Patterson-Howard, has identified and recommended individuals who possess the requisite expertise and commitment to serve on the Economic Development Task Force; and

Whereas, the individuals nominated represent a diverse cross-section of expertise in manufacturing, workforce development, business advocacy, and community representation, ensuring a balanced and practical approach to economic growth; and

Whereas, it is in the best interest of the City of Mount Vernon to approve the appointments to the Economic Development Task Force to further the city's economic development goals; now, therefore, be it

Resolved, that the City Council of Mount Vernon hereby enacts this Resolution to appoint the following individuals to the Mount Vernon Economic Development Task Force for the terms specified:

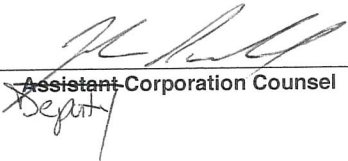
- 1. Robin Mack – (Term: 2 years)
- 2. Kyle Munoz – Manufacturing/Industrial Representative (Term: 3 years)
- 3. Dr. Belinda S. Miles (Westchester Community College) – Educational/Workforce Representative (Term: 2 years)
- 4. Marsha Gordon (Business Council of Westchester) – Non-Profit with Economic Development Representative (Term: 3 years)
- 5. Jeffery Deitrich – Resident Representative (Term: 3 years)

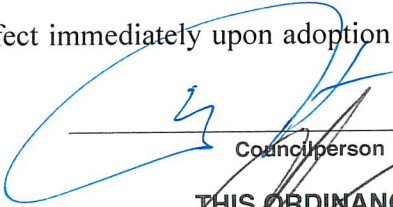
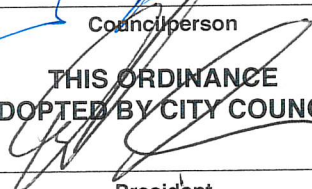
Resolved, that the appointed members shall fulfill their duties following the responsibilities and objectives outlined in Chapter 24 of the Mount Vernon City Code, and be it further

Resolved, that the Economic Development Task Force shall work in collaboration with city officials, local businesses, educational institutions, and community stakeholders to develop and implement initiatives that promote sustainable economic growth in Mount Vernon; and be it further

Resolved, this Resolution shall take effect immediately upon adoption by the City Council.

APPROVED AS TO FORM


Assistant Corporation Counsel

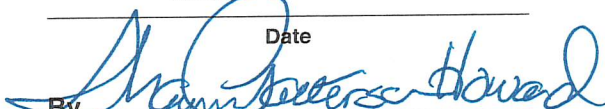

Councilperson
**THIS ORDINANCE
ADOPTED BY CITY COUNCIL**

President

ATTEST:

Deputy City Clerk

FEB 11 2025 APPROVED

APPROVED
Dept. _____

Date
By 
Mayor

22

Vote Taken As Follows: 02/11/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance: Adopted

FEB 11 2025

23

AN ORDINANCE AUTHORIZING THE PURCHASE
OF THE RICI LIVESCAN AND MUGSHOT SYSTEM
REPLACEMENT FROM DATA WORKS PLUS FOR
THE SUPPORT SERVICES DIVISION OF THE
DEPARTMENT OF PUBLIC SAFETY

Whereas, by letter dated January 28, 2025, the Commissioner of the Department of Public Safety has requested legislation authorizing the Department of Public Safety to purchase the RICI Livescan and Mugshot System Replacement from Data Works Plus for the total amount of Forty-Five Thousand Four Hundred Dollars (\$45,400.00); and

Whereas, the City of Mount Vernon recognizes the need to maintain a practical and fully operational fingerprinting and mugshot system for the Department of Public Safety's Support Services Division; and

Whereas, the current fingerprinting and mugshot capturing system is no longer fully functional due to its reliance on an outdated Windows 7 operating system, which presents operational inefficiencies and security vulnerabilities; and

Whereas, the Department of Public Safety has identified the RICI Livescan and Mugshot System Replacement from Data Works Plus as the necessary and suitable upgrade to ensure continued efficiency in fingerprinting and mugshot capture; and

Whereas, the new Record Management System (TYLER) requires proper configuration to transmit arrest data to the RICI Livescan Fingerprinting system, making the upgrade essential for seamless operations; and

Whereas, the total cost for the purchase and implementation of the RICI Livescan and Mugshot System Replacement is Forty-Five Thousand Four Hundred Dollars (\$45,400.00), which shall be funded from Budget Code A3120.414 (Repairs to Plant & Equipment); and

Whereas, it is in the best interest of the City of Mount Vernon to authorize this purchase to ensure that the Department of Public Safety can continue to fulfill its obligations effectively and efficiently; **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 authorizes the Department of Public Safety to purchase the RICI Livescan and Mugshot System Replacement from Data Works Plus for the total amount of Forty-Five Thousand Four Hundred Dollars (\$45,400.00).

Section 2. Funding. The total cost of the purchase shall be allocated from Budget Code A3120.414 (Repairs to Plant & Equipment).

Section 3. Implementation. The Department of Public Safety is authorized to take all necessary actions to implement the purchase, installation, and configuration of the RICI Livescan and Mugshot System Replacement to ensure seamless integration with the new Record Management System (TYLER).

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

Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

President

ATTEST:

Deputy City Clerk

APPROVED

FEB 11 2025

Date

APPROVED

Dept.

By

Mayor

Vote Taken As Follows: 02/11/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance: Adopted

23

FEB 11 2025

29

**A RESOLUTION REQUESTING NEW YORK
STATE SENATOR JAMAAL T. BAILEY AND
ASSEMBLY MEMBER JAMES GARY PRETLOW
FOR THE INTRODUCTION OF HOME RULE
LEGISLATION TO AMEND TAX LAW TO AUTHORIZE
THE COLLECTION OF HOTEL OCCUPANCY TAX IN
THE CITY OF MOUNT VERNON**

WHEREAS, Section 1202 of the New York State Tax Law allows municipalities to adopt and amend local laws imposing a tax upon persons occupying hotel or motel rooms, bed and breakfast, and other tourist rental stay facilities; and

WHEREAS, the City is prepared and budgeted to implement this occupancy tax and seeks the support of the City's elected representatives in the New York State Senate and Assembly after discussion and acknowledgment by the City Council; and

WHEREAS, upon the introduction of legislation, the City of Mount Vernon will take further action to submit a home rule request pursuant to Article IX of the Constitution in support of legislation to authorize the City to implement a hotel and motel tax rate of up to five and eight seven five percent (5.875%) of the per-diem rental rate for each room; **NOW, THEREFORE, be it**

RESOLVED, the City Council of the City of Mount Vernon, duly convened in regular session, does hereby:

RESOLVED, that the City of Mount Vernon City finds that the implementation of a hotel and motel tax rate would benefit the City by providing additional revenues for use within the City of Mount Vernon, *and be it further*

RESOLVED, that the City Council hereby requests that New York State Senator Jamaal T. Bailey and Assembly Member James Gary Pretlow, as elected representatives of the City of Mount Vernon, introduce legislation to authorize the City to adopt a local law giving the authority to implement the hotel and motel tax rate at a rate of up to five and eight seven five percent (5.875%) of the per-diem rental rate for each room; *and be it further*

RESOLVED, that the City Council requests the bill be drafted to include additional language clarifying that for this particular section of law, the definition of the terms "hotel" or "motel" are to mean and include any facility providing lodging on an overnight basis, including those facilities designated and commonly known as "bed-and-breakfast" and "tourist" facilities, and shall include but not be limited to hotels, motels, tourist homes, motel courts, bed-and-breakfast establishments, short-term rentals, vacation rentals, so-called Airbnbs, clubs or similar facilities, whether or not meals are served to guests or residents thereof, and/or a location that is otherwise made available for transient lodging accommodation for rent directly by the owner or through an agent, operator or hosting companies; *and be it further*

RESOLVED, that the City Council requests the bill include additional language to enable authorized local law(s) enacted by the City to provide that any tax imposed shall be paid by the person liable therefor to the owner of the hotel or motel room occupied or to the person entitled to be paid the rent or charge for the hotel or motel room occupied for and on account of the City of Mount Vernon imposing the tax and that such owner or person entitled to be paid the rent or charge shall be liable for the collection and payment of the tax; *and be it further*

FEB 11 2025


24

RESOLVED, that the City Council requests the bill include additional language relating to the deposit of revenues resulting from the imposition of the tax be added to authorize the City to retain the necessary revenue to defer the expense of the City in administering such tax and the balance of such revenues shall be allocated to use within the City of Mount Vernon as so determined by the City of Mount Vernon City Council; *and be it further*

RESOLVED, that the City Clerk is hereby directed to forward certified copies of this resolution to New York State Senator Jamaal T. Bailey and Assembly Member James Gary Pretlow.

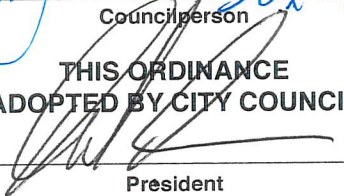
Vote Taken As Follows: 02/11/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance: Adopted

APPROVED AS TO FORM


Assistant Corporation Counsel
Deputy


Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

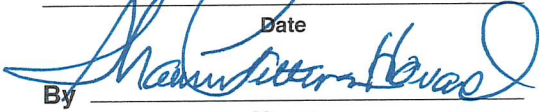

President

ATTEST:

Deputy City Clerk

FEB 11 2025

APPROVED


Date
By
Mayor

APPROVED

Dept. _____

24

JAN 22 2025

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HELD

FEB 11 2025

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**AN ORDINANCE TO AUTHORIZE THE
CONVEYANCE OF 0 VERNON AVENUE,
MOUNT VERNON, NY, TO MYRTLE JONES
AND TO AUTHORIZE THE MAYOR TO
EXECUTE ALL NECESSARY DOCUMENTS**

Whereas, by letter dated January 10, 2025, the Corporation Counsel has requested legislation authorizing the conveyance of the vacant lot located at 0 Vernon Avenue, Mount Vernon, NY (Block 4047, Lot 12), to Myrtle Jones, the owner of the adjoining property at 286 McClellan Avenue; and

Whereas, Myrtle Jones purchased property at 286 McClellan Avenue, Mount Vernon, NY, in 2012, which shares the same Block and Lot number (Block 4047, Lot 12) with an adjoining vacant lot located at 0 Vernon Avenue; and

Whereas, due to an error by Ms. Jones's title company, Partners Abstract Corp., the back taxes for 286 McClellan Avenue were paid in 2014, but the taxes for the adjoining vacant lot were inadvertently omitted; and

Whereas, this error resulted in the City of Mount Vernon retaining title to the vacant lot at 0 Vernon Avenue despite the delinquent taxes being later paid in full by the title company; and

Whereas, the Real Estate Committee, at its September 29, 2023, meeting, reviewed this matter and recommended the transfer of 0 Vernon Avenue to Myrtle Jones to rectify the longstanding error; and

Whereas, this conveyance is not a real estate sale but rather a deed transfer to address the administrative oversight and return the vacant lot to its rightful owner; and

Whereas, it is in the interest of justice and fairness for the City of Mount Vernon to complete this transfer without further delay; **Now, Therefore, Be It Resolved That**

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

Section 1. Authorization to Convey. The City Council authorizes the conveyance of the vacant lot located at 0 Vernon Avenue, Mount Vernon, NY (Block 4047, Lot 12), to Myrtle Jones, the owner of the adjoining property at 286 McClellan Avenue.

Section 2. Execution of Documents. The Mayor of the City of Mount Vernon is hereby authorized and directed to execute all necessary documents, including but not limited to a deed of conveyance and any closing documents, to effectuate the transfer of the subject property to Myrtle Jones.

Section 3. No Consideration. This transfer is made at no additional cost to Myrtle Jones, as it is intended to correct an administrative oversight and not as a sale of real property.

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JAN 22 2025

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Section 4. Severability. Suppose any clause, sentence, paragraph, section, or part of this Ordinance shall be adjudged by any court of competent jurisdiction to be invalid. In that case, such a judgment shall not affect, impair, or invalidate the remainder of this Ordinance. Still, it shall be confined to the clause, sentence, paragraph, section, or part thereof directly involved in the controversy in which such judgment shall have been rendered.

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

Vote Taken As Follows: 02/11/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance: Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

President

ATTEST:

City Clerk

APPROVED

FEB 11 2025

Date

By

Mayor

APPROVED

Dept.

**AN ORDINANCE AUTHORIZING THE
ESTABLISHMENT OF CUSTODIAL ACCOUNTS
FOR PROPERTY DEVELOPMENT PROJECTS**

Whereas, by letter dated January 16, 2025, the President of the City Council has requested legislation authorizing the Office of the City Comptroller to establish custodial accounts for designated property development projects to ensure proper fund management and regulatory compliance; and

Whereas, the City of Mount Vernon is committed to ensuring the proper financial management and oversight of development projects within the city; and

Whereas, to facilitate an efficient and transparent process for managing funds associated with new development projects, it is necessary to establish custodial accounts within the Office of the City Comptroller; and

Whereas, these custodial accounts will serve as holding accounts until the developers of the respective projects complete their required presentations before the City Council, submit their applications, and reimburse any attorney fees associated with their developments; and

Whereas, the properties designated for these custodial accounts include:

- 22 West First Street
- Boys & Girls Club

Whereas, the establishment of these accounts will ensure compliance with city requirements, streamline the onboarding process, and facilitate a smoother transition for developers as they move forward with the City Council review process; **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 Office of the City Comptroller to establish custodial accounts for designated property development projects to ensure proper fund management and regulatory compliance.

Section 2. Establishment of Custodial Accounts. The Office of the City Comptroller is hereby authorized to establish custodial accounts for the following properties:

1. 22 West First Street
2. Boys & Girls Club

These accounts shall hold funds until the developers have completed their required presentations before the City Council, submitted their applications, and reimbursed the City for any attorney fees related to their projects.

Section 3. Fund Management and Compliance. The custodial accounts shall be managed under all applicable financial regulations and city requirements. The City Comptroller shall oversee the accounts to ensure transparency, accountability, and proper financial oversight.

FEB 11 2025

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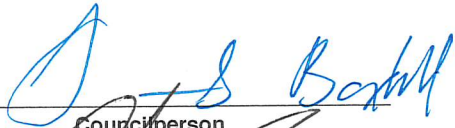
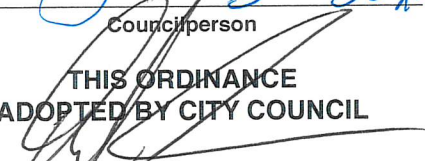
Section 4. Implementation. This ordinance shall take effect immediately upon passage and approval under applicable laws and procedures. The Office of the City Comptroller is directed to take all necessary steps to establish and administer the custodial accounts as outlined herein.

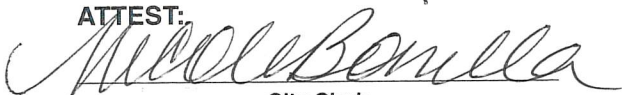
Section 5. Effective Date. This Ordinance shall take effect immediately upon its approval by the Board of Estimate & Contract.

Vote Taken As Follows: 02/11/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance: Adopted


APPROVED AS TO FORM


Assistant Corporation Counsel


Councilperson
**THIS ORDINANCE
ADOPTED BY CITY COUNCIL**

President

ATTEST:

Deputy City Clerk

FEB 11 2025 APPROVED


Date
By Mayor

APPROVED

Dept. _____

FEB 11 2025

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**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF MOUNT VERNON ADOPTING A NEGATIVE
DECLARATATION PURUSANT TO SEQRA FOR
THE MOUNT VERNON EAST ZONING AMENDMENTS**

WHEREAS, the City Council of the City of Mount Vernon is in receipt of an Amended Petition submitted by Alexander Development Group (“Petitioner”) to amend the Zoning Ordinance of the City of Mount Vernon to create a new Mount Vernon East TOD High-Density District (“TOD-1 District”), and to amend the Zoning Map to apply this TOD-1 District to an area of land comprising one city block, bounded by Portugal Place, East Prospect Avenue, Rich Avenue and Elm Avenue, designated on the City of Mount Vernon Tax Map as Section 165.63, Block 1141, Lots 1, 2, 3, 5, 6, 8, 9, 10, 11, 12 (“Zoning Petition”); and

WHEREAS, Petitioner is the owner of three adjacent tax lots known as 140, 146, and 152 East Prospect Avenue, totaling approximately 0.828 acres, and designated on the City of Mount Vernon Tax Map as Section 165.63, Block, 1141, Lots 9, 10 & 11 (“Property”); and

WHEREAS, the Property is located in an RMF-15 Multifamily Residence District, and within the area of land proposed to be rezoned to the TOD-1 District; and

WHEREAS, the purpose of the requested rezoning of the Property is to allow Petitioner’s proposed 21-story mixed-use building, consisting of approximately 288,784 square feet of gross floor area, which would accommodate up to 350 market rate dwelling units, approximately 7,000 sf of retail space, and 201 parking spaces (collectively, “Project”); and

WHEREAS, on or about September 17, 2024, Petitioner submitted to the City Council the Zoning Petition, together with a conceptual site plan, floor plans, and renderings, as well as a Full Environmental Assessment Form Part 1 and associated supplemental studies (“EAF”); and

WHEREAS, as described in the EAF, the Proposed Action includes the requested Zoning Petition and the redevelopment of the Property for the Project as further described in Petitioner’s application materials; and

WHEREAS, the Project has been reduced in scale from Petitioner’s prior proposals for a 30-story and 26-story mixed-use building at the Property in 2018 and 2021, respectively; and

WHEREAS, Petitioner modified the Project to be consistent with the recommendations set forth in the City Council’s Downtown Vision Report, adopted January 2024; and

WHEREAS, the City Council previously designated its intent to serve as Lead Agency for the prior proposals pursuant to the State Environmental Quality Review Act and its implementing regulations at 6 N.Y.C.R.R. Part 617 (collectively, “SEQRA”); and

WHEREAS, the Proposed Action is a Type I action under SEQRA; and

WHEREAS, October 10, 2024, the City Council re-designated its intent to serve as Lead Agency for the coordinated review of the Proposed Action pursuant to SEQRA; and

WHEREAS, the City Council provided written notice of its intent to serve as Lead Agency to all Involved and Interested Agencies; and

FEB 11 2025

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WHEREAS, on or about October 11, 2024, the City Council referred the Zoning Petition to the City of Mount Vernon Planning Board and Corporation Counsel, as well as the Westchester County Planning Board, for their respective reviews and reports as required by law; and

WHEREAS, by letter dated October 28, 2024, the Westchester County Planning Board confirmed that it had no objection to the City Council assuming Lead Agency status for the Proposed Action, and also issued its recommendations with respect to the Proposed Action pursuant to Section 239-l, m, and n of the General Municipal Law; and

WHEREAS, on November 6, 2024, the Planning Board consented to the City Council's designation as Lead Agency, as well as issued its report on the Zoning Petition as set forth in the Board's Meeting Minutes; and

WHEREAS, on November 13, 2024, the City Council re-designated itself as Lead Agency for the purpose of conducting a coordinated review of the potential environmental impacts of the Proposed Action under SEQRA; and

WHEREAS, the City Council duly published notice of a Public Hearing for the Zoning Petition in three issues of the official newspaper for the City on November 21, November 26, and December 4, 2024; and

WHEREAS, the City Council conducted a Public Hearing on the Zoning Petition on December 11, 2024, at 7:00 P.M. at City Hall, at which time those wishing to comment were afforded an opportunity to be heard, and written comments were accepted until January 7, 2025; and

WHEREAS, the City Council has carefully considered all oral and written comments submitted by members of the public, the Planning Board, and the Westchester County Planning Board; and

WHEREAS, following the Public Hearing, Petitioner submitted to the City Council a Response Memorandum, prepared by BFJ Planning, dated December 23, 2024, which addressed specific comments raised during the Public Hearing, including, but not limited to, comments relating to traffic and shadows ("BFJ Response Memorandum"); and

WHEREAS, the City Council, together with its professional consultants and special counsel, has reviewed the EAF and all associated supplemental studies and materials submitted by Petitioner, the BFJ Response Memorandum, Part 2 of the EAF as completed by the City Council, the criteria for determining significance outlined in 6 N.Y.C.R.R. Section 617.7(c), and all other information in the City Council's administrative record, which is incorporated herein by reference in its entirety; and

WHEREAS, the City Council has thoroughly analyzed the identified relevant areas of environmental concern to determine if the Proposed Action may have a potentially significant adverse impact on the environment; **NOW, THEREFORE, BE IT**

RESOLVED, that, pursuant to 6 N.Y.C.R.R. Part 617, the City Council determines after due discussion and deliberation that the Proposed Action does not have the potential to result in any significant adverse environmental impacts, and that an environmental impact statement is not required, for the reasons set forth in the attached Negative Declaration; and **BE IT FURTHER**

RESOLVED, that the City Council adopts and incorporates herein by reference the attached Negative Declaration for the Proposed Action under SEQRA; and **BE IT FURTHER**

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RESOLVED, that this Resolution and the attached Negative Declaration shall constitute the City Council’s evaluation of the magnitude and importance of impacts of the Proposed Action and reasons in support of the determination of significance required under Part 3 of the EAF; and **BE IT FURTHER**

RESOLVED, that the City Clerk shall arrange to fulfill the filing and distribution requirements for the Negative Declaration as required by the SEQRA regulations in 6 N.Y.C.R.R. Section 617.12, and to make all other filings required by law; and **BE IT FURTHER**


RESOLVED, that, as described in the Negative Declaration, to obtain the necessary height bonus allowing for 21 stories along East Prospect Avenue, and 12 stories along Elm Avenue, a developer shall, during site plan review, provide one or more public benefits, the value of which equal or exceed 0.5% of the total estimated construction cost as outlined in the new TOD-1 zoning regulations; and **BE IT FURTHER**


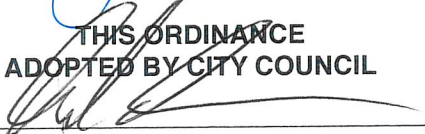
RESOLVED that Petitioner shall make commercially reasonable efforts to award construction-related and post-construction permanent jobs and construction-related contracts to qualified City residents, veterans, minorities, and women, as well as to qualified local, minority- and women-owned business enterprises. In furtherance of these goals, Petitioner shall use commercially reasonable efforts to undertake, among other things, the following steps: (i) host informational sessions in local housing developments, places of worship, and other locations determined in consultation with the City Planning Department to notify residents, area businesses and advocacy groups about the various work opportunities that the Project presents, (ii) package construction contracts where feasible in sizes appropriate for smaller businesses, and (iii) request from the City a list of qualified local vendors, contractors and labor. Petitioner shall not be required to employ local residents or contract with local vendors at wages or contract prices higher than can be paid to non-residents for similar work or services. Petitioner shall maintain detailed records of the actions that it takes to achieve these goals and shall periodically submit reports to the Council at its request to demonstrate that it is making the commercially reasonable efforts described herein; and **BE IT FURTHER**

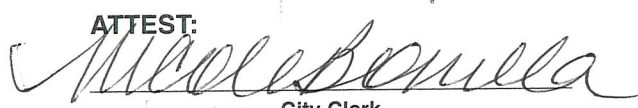
RESOLVED, that this Resolution shall take effect immediately.

Vote Taken As Follows: 02/11/2025
Boxhill: Yea Gleason: Yea
Potteat: Yea Thompson: Yea
Browne: Yea Ordinance: Adopted

APPROVED AS TO FORM

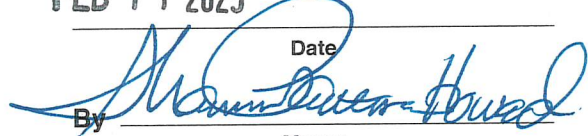

Assistant Corporation Counsel


Councilperson
**THIS ORDINANCE
ADOPTED BY CITY COUNCIL**

President

ATTEST:

City Clerk

FEB 11 2025 APPROVED

APPROVED
Dept. _____


Date _____
By _____
Mayor

FEB 11 2025

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SEQR

617.21

Appendix F

State Environmental Quality Review

NEGATIVE DECLARATION

Notice of Determination of Non-Significance

Project Number _____

February 11, 2025
Date ~~February XX, 2025~~

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The City of Mount Vernon, City Council as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action:

The Mount Vernon East TOD High-Density Zoning District (TOD-1) and The Alexander Mixed-Use Development

SEQR Status:

Type I ☒

Unlisted ☐

Conditioned Negative Declaration:

Yes ☐

No ☒

Description of Action:

The proposed action involves the creation a new Mount Vernon East TOD High-Density District ("TOD-1 District") and to amend the Zoning Map to apply this TOD-1 District to an area of land comprising one city block, bounded by Portugal Place, East Prospect Avenue, Rich Avenue and Elm Avenue. The Zoning Petition would facilitate Petitioner's proposed redevelopment project, consisting of a 21-story mixed-use building that would accommodate up to 350 market rate dwelling units, approximately 7,000 s.f. of retail space, and 201 parking spaces

Location: (Include Street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

Site consists of one city block, bounded by Portugal Place, East Prospect Avenue, Rich Avenue and Elm Avenue., City of Mount Vernon, Westchester County, Tax Map Section 165.63, Block 1141, Lots 1, 2, 3, 5, 6, 8, 9, 10, 11.

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SEQR Negative Declaration

REASONS SUPPORTING THIS DETERMINATION:

See attached.

If Conditioned Negative Declaration, provide on attachment the specific mitigation measures imposed.

For Further Information:

Contact Person: Nicole Bonilla, Deputy City Clerk

Address: City Hall, 1 Roosevelt Square, Mount Vernon, NY 10550

Telephone Number: 914-665-2300

For Type I Actions and Conditioned Negative declarations, a Copy of the Notice sent to:

Commissioner, Dept. of Environmental Conservation, 625 Broadway, Albany, NY 12233-0001

NYSDEC Region 3, 21 South Putt Corners Road, New Paltz, NY 12561

City Council President, City of Mount Vernon, City Hall, 1 Roosevelt Square, Mount Vernon, NY 10550

Mayor, City of Mount Vernon, City Hall, 1 Roosevelt Square, Mount Vernon, NY 10550

REASONS SUPPORTING THIS DETERMINATION

The proposed action involves the creation a new Mount Vernon East TOD High-Density District ("TOD-1 District") and to amend the Zoning Map to apply this TOD-1 District to an area of land comprising one city block, bounded by Portugal Place, East Prospect Avenue, Rich Avenue and Elm Avenue. The Zoning Petition would facilitate Petitioner's proposed redevelopment project, consisting of a 21-story mixed-use building that would accommodate up to 350 market-rate dwelling units, approximately 7,000 s.f. of retail space, and 201 parking spaces

Potential impacts relating to the proposed action include the following:

1. The proposed rezoning area consists of one city block, bounded by Portugal Place, East Prospect Avenue, Rich Avenue and Elm Avenue, consisting of 10 tax lots currently zoned RMF-15. The proposed Mount Vernon East TOD High-Density District is consistent with the Downtown Vision Plan adopted in January 2024. This Vision Plan is the first phase of the Mount Vernon Comprehensive Plan known as Envision Mount Vernon, that is currently being prepared.

Six Downtown Revitalization Guidelines were synthesized from community outreach and technical analysis in the Downtown Vision Plan. The first guideline, "Define building density and uses in and around downtown to attract a consumer base and investment to support businesses," recommends the City consider increasing density in the area immediately surrounding the Mount Vernon East Station. The Downtown Density Distribution Map indicates that the area proposed to be rezoned is split between the High Density and Highest Density districts.

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The proposal to develop a 21-story mixed-use building complies with the density recommendations of the Downtown Vision Plan. It can therefore be concluded that the proposed action complies with the density parameters intended for the project site.

2. In addition to the density recommendations referenced above, the Downtown Vision Plan subsequently produced a series 17 specific zoning dimensional, bulk, area and off-street parking recommendations that were developed in conjunction with the Department of Planning and Community Development. The proposed 21-story mixed use building would fully comply with these proposed zoning regulations. This includes, for example, in order to obtain the necessary height bonus allowing for 21 stories along East Prospect Avenue, and 12 stories along Elm Avenue, a developer shall, during site plan review, provide one or more public benefits, the value of which equal or exceed 0.5% of the total estimated construction cost as set forth in the new TOD-1 zoning regulations.

3. The proposed Mount Vernon East TOD High-Density District zoning regulations would also govern other properties where future development may occur. One such site, 154 E. Prospect Avenue/14 Rich Avenue, represents a site where future development is likely (referred to as the "soft site"). If so, a 21-story mixed-use building could be developed. This development would be consistent with and supportive of the goals of the Downtown Vision Plan.

4. Building heights in the vicinity of the rezoning area vary greatly, ranging from 2.5 stories, to two- and three-family homes, to seven-story multi-family co-op buildings, to the 10-story Westchester County Office Building, to the 20-story multi-family residential building at 40 E. Sidney Avenue located to the northwest of the rezoning area. The proposed Mount Vernon East TOD High Density District allows for 18 story buildings that can be extended to 21 stories with a height bonus. These heights are consistent with the intent of the transit-oriented development concepts of the Downtown Vision Plan, as well as the character of the downtown area surrounding the site. No significant adverse impacts will result.

5. To address the impact of tall buildings, a shadow analysis was conducted in accordance with the methodology contained in the 2021 New York City CEQR Technical Manual. The methodology considers the impact of shadows on sunlight sensitive resources including open space, historic and cultural resources, natural resources and Green streets. Sunlight sensitive resources do not include private residences. Additionally, the shadow analysis also utilized the methodology contained in the NYSDEC's policy "Assessing and Mitigating Visual and Aesthetic Impacts" (DEP-00-2). The policy guidance includes a list of 16 aesthetic resources that need to be considered when evaluating visual impacts. None of these 16 resources would be impacted by development permitted under the new zoning district, nor would any sunlight sensitive resources. The one sunlight sensitive resources located in proximity to the rezoning area – the Post Office at 14 South 1st Street is located to the south, so shadows would never be cast in that direction.

Development in accordance with the Mount Vernon East TOD High Density District would result in shadows cast from new tall buildings extending to the west, north and east of the rezoning area. "Worst case" shadow conditions exist during the vernal equinox, autumn equinox, summer solstice and winter solstice.

Any shadows generated by tall buildings permitted under the proposed zoning are transitory and move from west to east throughout the day casting the longest shadows in the early morning and early evening hours. No shadows will be cast on properties located to the south of the Project Site. Shadows are shortest during the summer months, with the length and duration of shadow extending in the winter months. As shadows are constantly changing as the sun moves across the sky throughout the day, no single property would be in shadow for the duration of the day.

Properties located to the northwest of the rezoning area would experience shadows in the morning during the winter months and be out of shadow by noon. These same properties would not experience shadows during the spring and summer months and shadows in the early spring and fall would be shorter in length and of similar duration as the winter shadows. Similarly, properties located to the northeast would be in shadow in the afternoon in the winter months and would also be outside of the shadow reach in the noon to mid-afternoon hours during the spring and summer months.

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Additionally, the shadow study did not take into account existing shadows produced by existing buildings in the area. As an example, the single-family homes between Cottage Avenue and Rich Avenue north of E. Prospect Avenue are currently affected by shadows from the two large existing apartment buildings on the north side of E. Prospect Ave. The proposed 21-story mixed-use building will not affect single family homes already shadowed by existing buildings, but it will extend a slightly narrower shadow which would incrementally include some additional homes further from the site. The shadow will be narrower because it will come only from higher levels of the proposed 21-story building where the tower on the upper levels is smaller than the base of the building.

The incremental shadows further from the site would also be affected by other shadows such as those from existing trees. The effect of ambient light is also a factor which tends to make narrow shaded areas at a distance from the site less affected as the surrounding lighted areas mitigate the effect of a relatively narrow shadow.

Shadows cast from new tall buildings would not impact any sensitive receptors, and the shadows on some single-family homes would only be cast during limited portions of the day, depending upon the season and their location. Additionally, incremental shadows will be partly mitigated by existing buildings and trees and ambient light the more distant they are from the rezoning area. It can therefore be concluded that the proposed action will not result in significant adverse shadow impacts.

6. New development permitted pursuant to the Mount Vernon East TOD High Density District will alter the site's visual appearance. Existing 2 ½ story residences could be replaced by up to 21-story mixed-use buildings. This represents a significant change, but is not in and of itself an adverse impact. New buildings would be required to comply with the Mount Vernon East TOD High Density District zoning criteria, which includes a number of form-based provisions, including upper story step backs, building mass, frontage, build-to provisions, ground floor transparency requirements and functional entry provisions, all of which are designed to ensure new development is done in a manner that is consistent with the Downtown Vision Plan. Additionally, all new development will be required to obtain a certificate of appropriateness from the Architectural Review Board.

7. The rezoning area is underlain by UpB – Urban land – Paxton complex soils. These soils are well-drained with moderately rapid permeability. The depth to bedrock is between 1.66 and 3.25 feet. These site soils do not present any major development limitations, while the urban land elements may require excavation and removal if unsuitable material is encountered during construction. No significant adverse soil impacts will result.

8. The topography of the rezoning area is generally level, with slopes between 0 – 10-%. No steep slopes exist within the area. No significant topographic or steep slope impacts will result from development within the rezoning area.

9. Development within the rezoning area will result in site disturbances and grading. Due to the relatively level topography of the area, these impacts will be minimal. This activity however, does have the potential to increase soil erosion and sedimentation specifically during the construction build-out period. These potentially adverse impacts will be mitigated through the implementation of the Erosion and Sedimentation Control Plan and the installation of soil erosion and sedimentation control devices. These devices will be designed and installed in accordance with the New York State Standards and Specifications for Erosion and Sediment Control (current edition), as well as all requirements and regulations of the City of Mount Vernon.

The Erosion and Sedimentation Control Plan referenced above will minimize the downstream erosion hazard by controlling runoff at its source, minimizing runoff from disturbed areas and de-concentrating stormwater runoff.

In accordance with the requirements of the SPDES General Permit, site assessment and inspections shall be provided for all construction activities associated with this action. This shall include an assessment of the site prior to the commencement of construction and a certification in an inspection report that the appropriate erosion and sedimentation control measures described in the SWPPP, the General Permit and the Erosion and Sedimentation Control Plan have been adequately installed or implemented

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to ensure overall preparedness of the site for the commencement of construction. Following the commencement of construction, site inspections shall be conducted by a qualified professional at least every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater. The site contractor shall be responsible for implementing measures and correcting deficiencies noted during site inspections.

Implementing these measures will assure that no significant adverse impacts on the site's topography and resulting site erosion will result from the proposed Action.

10. No negative impacts to surface water features will result from the proposed action. No streams, lakes or ponds are present on, or in the vicinity of the rezoning area. New development shall be required to include new stormwater management facilities that shall be designed to assure that post development runoff rates will be equal to or less than the pre-development rates. Proposed stormwater facilities shall also include green practices. Approval of any future development shall be conditioned upon compliance with all applicable Phase II stormwater regulations, including the preparation of a Stormwater Pollution Prevention Plan (SWPPP) and the filing of a NYSDEC State Pollution Discharge Elimination System (SPDES) General Permit. These measures will assure that the proposed action will not result in any significant adverse environmental impacts to surface water features.

11. According to the NYSDEC EAF mapper, there are no known threatened, endangered or species of significance of plants or animals located on the site. No adverse impacts will result from the proposed action.

12. There are no wetlands located on or in the vicinity of the rezoning area. No adverse impacts will result from the proposed action.

13. The rezoning area is not located within a 100- or 500-year floodplain, or a designated floodway. No adverse flooding impacts will result from the proposed action.

14. The Traffic Impact Study prepared for the proposed action documents that the levels-of-service at the intersections surrounding the rezoning area all operate at LOS A or B. Traffic counts were collected in 2018 and again in February of 2024. No seasonal adjustments are necessary. Projected future operating conditions (without the proposed action) indicated that there would be a slight increase in traffic due to routine background growth, which was calculated to be 1%, which reflects a high percentage based on NYMTC growth projections. The future levels-of-serve at all area intersections (without the proposed action) would remain unchanged.

The proposed action, including the development of the 21-story mixed-use building, combined with the anticipated build-out of the additional soft site within the rezoning area, would result in a total of 73 AM peak hour trips and 72 PM peak hour trips for the 21-story mixed-use building and 29 AM peak hour trips and 24 PM peak hour trips for the soft site, for a combined total of 102 AM peak hour trips and 96 PM peak hour trips.

The additional traffic generated from the proposed action is expected to create minimal changes in delay at the surrounding intersections. All movements remain LOS A or B except for the northbound left-turn movement at Rich Avenue in the AM Peak Hour, where average vehicle delay is expected to increase by one second from LOS B (14.5 seconds) to LOS C (15.4 seconds). The results demonstrate that the proposed action will not result in a significant adverse traffic impact.

15. Off-street parking for the proposed 21-story mixed-use building will comply with the parking standards proposed for the Mount Vernon East TOD High-Density District:

- Multifamily dwellings shall have a minimum off-street parking requirement of 0.50 parking spaces for each studio and one (1)- bedroom unit, and 0.75 parking spaces for each two (2)-bedroom or larger unit.

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- Off-street parking for commercial uses shall not be required for a mixed-use development provided the following criteria are met:

- (1.) The gross floor area of commercial space represents less than 10% of the total gross floor area of the mixed-use development; and
- (2.) Parking for commercial uses is shared between commercial and residential uses and is not reserved for any individual's exclusive use (parking is unassigned).

201 off-street parking spaces are provided for the proposed 350 unit 21-story mixed-use building, reflecting an average of 0.57 parking spaces per dwelling unit, which complies with the applicable zoning requirements. Any potential development of the soft site must also comply with the applicable off-street parking regulations.

The proposed 21-story mixed-use building will be 350 to 450 feet from the Metro North platforms (and very close to other destinations in downtown Mt. Vernon) and will attract a significant number of tenants that either do not want to drive or do not own a car. Parking will also be shared, i.e., not assigned, meaning that there will be enough vacant spaces to accommodate the visitors and delivery vehicles. The proposed parking requirements were generated with the input of City staff, to ensure the zoning would be consistent with Mt. Vernon's goals for the downtown. Additionally, a low parking supply tends to reduce car ownership and traffic impacts of the project. It can therefore be concluded that no significant adverse parking impacts will result from the proposed action.

16. The Action will not result in a significant adverse change in existing air quality. The primary source of long-term air quality impacts is air pollution attributable to vehicle trips. It is anticipated that the new volume of traffic generated from the rezoning area will be 102 AM and 96 PM peak hour vehicle trips. Based upon accepted screening thresholds, it can be concluded that the project will not result in a proportionally discernable increase in long term air quality impacts beyond existing background levels.

The Action will result in a short-term temporary change in existing air quality as a result of construction related activity; however, this activity is not expected to result in a significant negative impact. These temporary impacts to air quality will be carefully monitored by the Building Department and will be mitigated through the implementation of an approved site development protocol and construction management plan that will be submitted with the Building Permit, as well as a continual reliance on construction Best Management Practices and equipment repair and maintenance. The construction management plan will emphasize minimizing fugitive dust. No significant adverse air quality impacts are anticipated as a result of the proposed Action.

17. Long-term noise impacts are not anticipated as a result of the proposed project. Short term noise impacts associated with building demolition and construction activities will occur. Construction activities are anticipated to generate noise levels of in the vicinity 85dBA measured at 50' from the noise source.

Short term noise impacts shall be mitigated by maintaining construction equipment in good working order and providing mufflers. Additionally, construction activities shall be limited to the hours prescribed by the Chapter 178 of the City Code - Noise.

The proposed rezoning area is located in downtown Mount Vernon, approximately 350 – 450 feet from the Metro-North train line. The proposed action, when completed, will not produce noise substantially in excess of the local ambient background noise levels. As a result, no permanent long-term noise impacts are anticipated.

18. The rezoning area is located within the Hutchinson River Bason County Sewer District. City owned 8" to 12' sewer lines are present in both East Prospect Avenue and Elm Avenue. Based on a calculation of 110 gallons/bedroom, it is projected that the development of the 21-story mixed-use building would generate 53,130 gpd of sanitary wastewater, and the development of the soft site would generate 21,780 gpd of wastewater.

It is anticipated that adequate capacity exists in the sanitary sewer transmission system, and at the Yonkers Joint Treatment Plant to accommodate the volume of sanitary wastewater generated by the proposed action. No significant adverse impacts will result.

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19. The water for development within the rezoning area would be supplied via existing 8" cement lined cast iron pipes located in East Prospect Avenue and Elm Avenue, owned by the Mount Vernon Water District. It is projected that the development of the 21-story mixed-use building would require 53,130 gpd of water. Development of the soft site would require 21,780 gpd of water.

The pressures and flows of the existing water supply system at these locations is unknown currently. Hydrant flow tests will be conducted with the City of Mount Vernon later to confirm the pressure and flow in each of the existing mains. Additional water demands would include temporary water usage from internal building fire suppression sprinklers. Any allocation for the fire suppressions sprinklers will be provided by the project mechanical, electrical, & plumbing engineer when the project reaches that level of design.

It is anticipated that adequate capacity exists to meet the water supply demands of the proposed action. No significant adverse impacts will result.

20. All solid waste generated by the project shall be collected on site, and shall be disposed of at an approved disposal facility. Similarly, all recyclables shall be similarly disposed of. No adverse impacts associated with solid waste generation are anticipated.

21. The Action will result in an increase in the quantity of energy currently used on the site. While this represents an irreversible impact, the proportional increase in energy consumption will be relatively minor. New mixed-use buildings will be constructed to comply with all current building and energy codes, and to the extent practicable, will incorporate green building technologies. It is therefore not anticipated that the project will overburden existing utility resources.

22. The development of the proposed action will result in substantial economic benefits, new income, and jobs, as well as additional revenue for all taxing jurisdictions. The proposed 21-story, 350-unit mixed-use building as well as the development of the soft site to support a 120-unit building would produce the following economic benefits.

Estimated Annual Fiscal Benefits					
Units	Local Income	Local Business Income	Local Wages & Salaries	Local Taxes	Local jobs Supported
350 Unit Mixed-Use Building					
350	\$9,242,100	\$2,180,500	\$7,059,150	\$1,762,250	154
120 Unit Mixed Use Building (Soft Site)					
120	\$3,168,720	\$747,840	\$2,420,280	\$604,200	53

Additional revenue would be generated including direct, indirect and induced impacts resulting from the construction activity (including the spending of construction workers in the local economy), new resident local spending, and from sales taxes for the retail uses on the ground floors.

The proposed action is projected to have a substantial positive fiscal impact on the City of Mount Vernon and Westchester County. Therefore, no significant adverse economic impacts would result from the proposed action.

23. The school impact study submitted in support of the proposed action calculates that, utilizing various school children projection formulas (including data from comparable projects), between 5 – 14 school-aged children would be generated from the proposed 21-story mixed-use building, and 2 – 5 from the school-aged children would be generated from the soft site, for a total of 7 – 19 school-aged children. These children would be distributed through the various grade levels. Enrollment levels in the Mount Vernon City School District have declined for over 2 decades. The Lincoln Elementary School, where primary school-aged children generated from new buildings in the rezoning area would attend, has seen a 32% decline in enrollment over the past 10 years (-237 students).

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All of the grade levels in the Mount Vernon City School District have sufficient capacity to accommodate any new school-aged children generated by the proposed action.

The cost to educate these new school-aged children would range from \$113,700 to \$318,360 for the proposed 21-story mixed-use building, and between \$45,480 - \$113,700 for the soft site, or a total of \$159,180 - \$432,060. As noted in #22 above, the proposed action is projected to generate 2,366,550 in annual real estate taxes, of which 60% would be school taxes, or \$1,419,879 annually. These new annual real estate taxes would more than off-set the costs to educate the additional school children generated by the proposed action. It can therefore be concluded that the proposed action will not result in any significant school impacts.

24. The proposed action will not impair the character or quality of important historical, archaeological, or architectural resources. No such resources have been identified on or in the immediate vicinity of the site.

25. The proposed project will not create a hazard to human health. Two sites in the vicinity of the proposed action are listed on the NYSDEC Environmental Remediation Database; 200-208 S. 14th Street, which has been remediated, and 721 Kimball Avenue in Yonkers, which contains on-site contaminated soils, which are contained, and would have no impact on the proposed action. No adverse impacts will result.

26. The action will not result in changes in two or more elements of the environment, which alone would not have a significant effect on the environment, but when considered together, would result in a substantial adverse impact on the environment.

27. The proposed action is not related to another action which would be funded or approved by an agency which, when considered cumulatively, would meet one or any of the aforementioned criteria.

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FEB 11 2025

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A RESOLUTION REQUESTING NEW YORK STATE
SENATOR JAMAAL T. BAILEY AND ASSEMBLY
MEMBER JAMES GARY PRETLOW FOR
INTRODUCTION OF HOME RULE LEGISLATION
TO INCREASE TRANSFER TAX FEE

WHEREAS, by letter dated January 13, 2025, City Councilman Javon Boxhill requested a resolution requesting New York State Senator Jamaal T. Bailey and Assembly Member James Gary Pretlow introduce a State Bill authorizing an increase to the Transfer Tax Fee; and

WHEREAS, in a letter dated November 16, 2023, Comptroller Morton requested a Home Rule to increase the Transfer Tax Fee; and

WHEREAS, the City Council desires to increase the Transfer Tax Fee. This fee is regulated by State Law specific to the City of Mount Vernon, **NOW, THEREFORE, be it**

RESOLVED, that the City Council hereby requests that New York State Senator Jamaal T. Bailey and Assembly Member James Gary Pretlow as elected representatives of the City of Mount Vernon to introduce a Home Rule to increase the Transfer Tax Fee; and be it further

RESOLVED, that the City Clerk is hereby directed to forward copies of this resolution to Senator Jamaal Bailey and Assemblyman James Gary Pretlow.


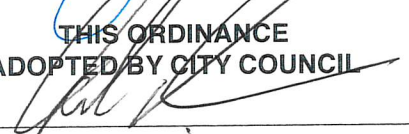
Vote Taken As Follows: 02/11/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance: Adopted

APPROVED AS TO FORM

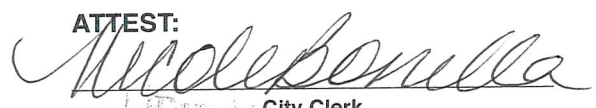

Assistant Corporation Counsel

Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL



President

ATTEST:


City Clerk

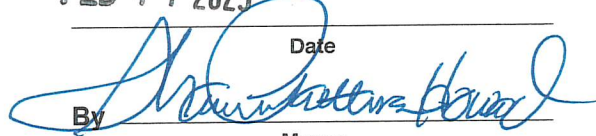
APPROVED

FEB 11 2025

Date

By

Mayor



APPROVED

Dept.

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FEB 11 2025

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**AN ORDINANCE AMENDING CHAPTER 267
OF THE CODE OF THE CITY OF MOUNT
VERNON, NEW YORK, ENTITLED "ZONING"**

WHEREAS, the City Council of the City of Mount Vernon is in receipt of an Amended Petition submitted by Alexander Development Group to amend the Zoning Ordinance of the City of Mount Vernon to create a new Mount Vernon East TOD High-Density District ("TOD-1 District"), and to amend the Zoning Map to apply this TOD-1 District to an area of land comprising one city block, bounded by Portugal Place, East Prospect Avenue, Rich Avenue and Elm Avenue ("Zoning Petition"); and

WHEREAS, on February 11, 2025, the City Council adopted a Negative Declaration under the State Environmental Quality Review Act and its implementing regulations at 6 N.Y.C.R.R. Part 617 (collectively, "SEQRA"), determining that the Zoning Petition does not have the potential to result in any significant adverse environmental impacts; and

WHEREAS, having completed the SEQRA process, the City Council desires to amend the Zoning Ordinance and Zoning Map as requested in the Zoning Petition to establish a new TOD-1 District and apply it to the area of land referenced above; and

NOW, THEREFORE, the City Council, as convened, does hereby ordain and enact:

Section 1. Section 267-4, Definitions, of the City of Mount Vernon Zoning Ordinance shall be amended to revise the definition of "Mixed Use" as follows:

MIXED USE - A principally permitted use in the MX-1 and TOD-1 Districts, which comprises a combination of residential and nonresidential uses, as dictated by Article V, § 267-19.A.(3) and § 267-27.2.B.(1).

Section 2. Section 267-5, District classification, of the City of Mount Vernon Zoning Ordinance shall be amended by adding a new Transit Oriented Development District to subsection D., as follows:

D. Special zoning districts.

R1-TH	One-Family Townhouse Residence
RMF-SC	Multifamily Senior Citizen Housing Floating Overlay Zone
UR-PUD	Urban Renewal Planned Development
PUD-2	Planned Unit Development
UR-PUD-S4	South Fourth Avenue-East Third Street Urban Renewal Planned Unit Development Overlay Zone
TOD-1	Mount Vernon East TOD High Density District

Section 3. Section 267-15, Purposes, of the City of Mount Vernon Zoning Ordinance shall be amended by adding a new subsection D.(7), as follows:

§ 267-15. Purposes. In addition to the general purposes of this chapter as outlined in Chapter 267, Article I, the following specific purposes are set forth for residence and nonresidence districts:

D. Special zoning districts.

(7) For the Mount Vernon East TOD High Density District, to promote high-density housing and commercial downtown development in close proximity to public transit.

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Section 4. Section 267-22, List of special zoning district uses, of the City of Mount Vernon Zoning Ordinance shall be amended by adding a new subsection F., as follows:

§ 267-22. List of special zoning district uses.

F. TOD-1 Mount Vernon East TOD High Density District, as regulated by Chapter 267, Article V, § 267-27.2.

- (1) Permitted principal uses.
 - (a) Mixed use
 - (b) Multifamily dwelling
 - (c) Principal uses permitted in the NB and/or CB Districts.
- (2) Permitted accessory uses.
 - (a) Uses and structures which are clearly incidental and customarily accessory to the permitted principal use on the lot on which they are located.
 - (b) Mechanical parking devices allowing vehicles to be placed in stacks up to 30 feet high. Each level of each such stack shall count as one (1) parking space.
- (3) Uses allowed by special permit.
 - (a) Uses allowed by special permit in the NB and/or CB Districts, as permitted therein.

Section 5. Article IV, Regulations, of Chapter 267, Zoning, of the City of Mount Vernon Zoning Ordinance is hereby amended to add a new Section 267-27.2 entitled "TOD-1 District" to read as follows:

§ 267-27.2. TOD-1 District.

A. **Boundary.** The boundaries of the TOD-1 District shall be fixed by amendment to the official City Zoning Map as authorized by the City Council. The area bounded by East Prospect to the north, Rich Avenue to the east, Elm Avenue to the south, and Portugal Place to the west shall be within the TOD-1 District.

B. **Definitions.** As used in this section and notwithstanding definitions to the contrary, the following terms shall have the meanings indicated in relation to properties within the TOD-1 District:

CORNER LOT - A lot located at the intersection of two or more streets where the interior angle formed by the intersection of the streets is 135 degrees or less; all corner lots within the TOD-1 District are presumed to have two front yards, one primary and one secondary, as well as two side yards. The corner lot owner shall have the privilege of designating the primary and secondary front yards.

GROSS FLOOR AREA - The total number of square feet measured between the exterior surfaces of the enclosing fixed walls, excluding elevator and mechanical shafts, stairwells, light wells, basement space, mechanical/electrical rooms, interior parking and courtyards, and amenity spaces open to all building residents. For atria, gross floor area only includes the area of atrium floors.

FUNCTIONAL ENTRY - A building opening designed to be used by pedestrians during regular business hours, not including any door designed as an emergency exit.

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USABLE OPEN SPACE - An area that is not encumbered by any substantial structure or devoted to use as a driveway, parking area or sidewalk, and is either furnished, equipped or landscaped to enhance the environment for building residents and is capable of being used and enjoyed for purposes of recreation and/or relaxation. These areas may include park-like areas, community gardens, green roofs, and resident-accessible hardscaped terraces, courtyards, and plazas. Balconies and porches may be counted as usable open spaces, as can the area of a resident-accessible roof deck and the gross floor area of internal spaces dedicated to recreational and leisure uses, such as gyms, recreation rooms, and lounges. The minimum dimension of any area of usable open space (other than interior spaces) shall be 15 feet in any plan dimension, except balconies, which must have a minimum dimension of 5 feet. The Planning Board shall have the authority to modify or vary this provision to accommodate the specific physical characteristics of a development.

C. Mixed Use and Multifamily Dwelling Standards. The following standards are hereby established for Mixed Use and Multifamily development in the TOD-1 District. To the extent these specifications conflict with any other provision of this Chapter, these standards shall control.

- (1) Minimum required lot area shall be 15,000 square feet.
- (2) Minimum lot width and lot frontage shall be 100 feet.
- (3) Maximum building height shall be 18 stories, not to exceed 220 feet.

(a) Permitted building height shall be increased to 21 stories, not to exceed 250 feet above grade, where a developer provides one or more of the following, the value of which shall equal or exceed 0.5% of the total estimated construction cost and shall be incorporated into the proposed Site Plan:

- [1] Provision of ten percent (10%) of total dwelling units as affordable units at 80% of area median income (AMI).
- [2] Payment into a City fund for infrastructure improvements.
- [3] Provision, renovation or rehabilitation of a public open space amenity.
- [4] Historic preservation.
- [5] Brownfield or derelict property remediation.
- [6] Completion of non-site related infrastructure improvements.
- [7] Streetscape improvements.
- [8] Sustainability and resiliency building elements.
- [9] Provision of public artwork.
- [10] Provision of housing for persons with disabilities.

(4) For parcels facing Elm Avenue (Parcel IDs 165.63-1141-3, 5, 6 & 8), maximum building height shall be 9 stories, not to exceed 110 feet.

(a) Permitted building height shall be increased to 12 stories, not to exceed 145 feet above grade, where a developer provides one or more of the public benefits listed in the aforementioned height provision, the value of which shall equal or exceed 0.5% of the total estimated construction cost and shall be incorporated into the proposed Site Plan.

(5) Upper floor step backs. For buildings 9 stories or taller, the line of the building exterior wall shall step back from the line of the wall of the stories below at the 4th, 5th, or 6th story. The weighted average of the step back around the perimeter of the building at that story shall be at least 8 feet. At the 9th, 10th, 11th, or 12th story, the line of the building exterior

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wall shall again step back from the line of the wall of the stories below. The weighted average of this additional step back around the perimeter of the building shall be at least 8 feet.

(6) Minimum ground floor story height shall be 14 feet.

(7) Maximum permitted floor area ratio shall be 8.0.

(8) Maximum building coverage shall be 90%.

(9) Maximum impervious coverage shall be 100%.

(10) Minimum usable open space is 40% of the total lot area.

(11) Minimum required yards shall be as follows:

(a) Front: 10 feet for both primary and secondary front yards, except for retail, and commercial frontage, including lobby and garage entrances, which shall not require a front yard.

(b) Rear: 0 feet.

(c) Side: The side yard setback(s) shall aggregate not less than 10 feet. If a setback of at least 10 feet is provided on one side yard, a second side yard setback is not required.

(12) Where a mixed-use building fronts on a street, at least 50% of the buildings' frontage shall be dedicated to commercial or community facility use. For corner lots, this percentage shall be calculated using primary and secondary frontages in the aggregate.

(13) Build-to-line.

(a) Along the ground floor, the build-to line shall be a minimum of 85% of the building frontage on primary frontage, or on a corner lot with a plaza of at least 500 square feet at the corner, 75% calculated using primary and secondary frontages in the aggregate.

(b) The build-to line for corner lots shall be 12 feet for primary frontage and 15 feet for secondary frontage from the curb line.

(14) Building Mass.

(a) The maximum length of a ground floor street-facing wall without offsets shall be 50 feet.

(b) The maximum length of a street-facing wall without offsets for upper stories shall be 70% of the building length facing street frontage. For corner lots, the maximum shall be calculated in the aggregate, permitting a maximum length of up to 70% of the combined primary and secondary street frontage.

(c) Where provided, ground floor off-sets must be a minimum of 1 foot in depth by 1 foot in width and upper floor offsets must be a minimum of 2 feet in depth by 2 feet in width.

(15) Ground floor transparency. Along street frontage, buildings shall provide a minimum percentage of transparent façade as follows:

(a) Retail, Retail Service, Restaurant: 65%

(b) Residential: 25%

(c) All other uses: 10%

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(16) Functional pedestrian entries along street frontage shall be required at the following intervals:

- (a) Retail, Retail Service, Restaurant: 50 feet
- (b) Residential: 85 feet
- (c) Industrial: 100 feet.

(17) There shall be no more than one garage opening and no more than one service bay opening on primary frontage.

(18) Off-street parking requirements. The following minimum off-street parking requirements shall apply to uses within the TOD-1 District.

(a) Multifamily dwellings shall have a minimum off-street parking requirement of 0.50 parking spaces for each studio and one (1)-bedroom unit, and 0.75 parking spaces for each two (2)-bedroom or larger unit.

(b) Off-street parking for commercial uses shall not be required for a mixed-use development provided the following criteria are met:

- [1] The gross floor area of commercial space represents less than 10% of the total gross floor area of the mixed-use development; and
- [2] Parking for commercial uses is shared between commercial and residential uses and is not reserved for any individual's exclusive use (parking is unassigned).


(c) If the foregoing conditions for commercial parking are not met, commercial uses shall have a minimum off-street parking requirement two (2) parking spaces per 1,000 square feet of gross floor area.

Section 6. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions hereof.



Section 7. Effective Date. This ordinance shall take effect upon review and acceptance from the City Council.

Vote Taken As Follows: 02/11/2025
 Boxhill: Yea Gleason: Yea
 Poteat: Yea Thompson: Yea
 Browne: Yea Ordinance: Adopted

APPROVED AS TO FORM


 Assistant Corporation Counsel
 Deputy

THIS ORDINANCE
 ADOPTED BY CITY COUNCIL

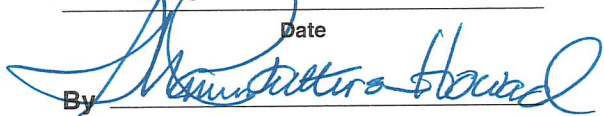

 Councilperson

 President

ATTEST:

 Deputy City Clerk

FEB 11 2025 APPROVED

APPROVED
 Dept. _____

Date
 By 
 Mayor

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FEB 11 2025

38

**A RESOLUTION APPOINTING KAREN SMITH
TO THE
CABLE TELEVISION ADVISORY COMMITTEE**

Whereas, by letter dated February 11, 2025, the Deputy City Clerk has requested legislation appointing Karen Smith (Kay Starr) to the Cable Television Advisory Committee for a term of two (2) years, commencing on February 13, 2025, and expiring on February 12, 2027; and

Whereas, Chapter 12, Section 12-4 of the Mount Vernon City Code provides for the appointment of members to the Cable Television Advisory Committee by the City Council; and

Whereas, the Cable Television Advisory Committee plays an essential role in advising the City Council and the administration on matters related to cable television services, franchise agreements, and public access programming within the City of Mount Vernon; and

Whereas, there exists a vacancy on the Cable Television Advisory Committee, and it is in the best interests of the City to appoint a qualified and dedicated individual to serve in this capacity; and

Whereas, Karen Smith, also known as Kay Starr, has demonstrated the qualifications, experience, and commitment necessary to effectively contribute to the Cable Television Advisory Committee; and

Whereas, the City Council desires to appoint Karen Smith to serve on the Cable Television Advisory Committee for a term of two (2) years, commencing on February 13, 2025, and expiring on February 12, 2027; **Now, Therefore, Be It**

Resolved, that the City Council of the City of Mount Vernon, New York, hereby appoints Karen Smith (Kay Starr) to the Cable Television Advisory Committee for a term of two (2) years, commencing on February 13, 2025, and expiring on February 12, 2027; and be it further

Resolved, that Karen Smith shall serve under the provisions outlined in Chapter 12, Section 12-4 of the Mount Vernon City Code and shall fulfill all duties and responsibilities required of members of the Cable Television Advisory Committee; and be it further

Resolved, this Resolution shall take effect immediately upon its adoption by the City Council of the City of Mount Vernon, New York.

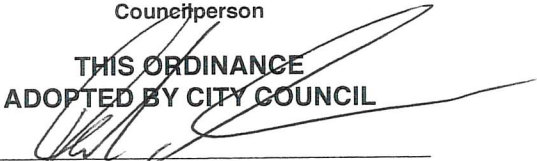
Vote Taken As Follows: 02/11/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance: Adopted

APPROVED AS TO FORM


Assistant Corporation Counsel


Councilperson

**THIS ORDINANCE
ADOPTED BY CITY COUNCIL**

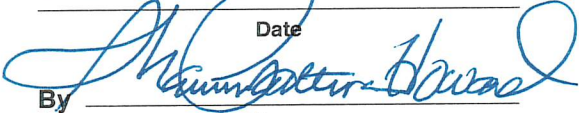

President

ATTEST:

Deputy City Clerk

**APPROVED
FEB 11 2025**

APPROVED
Dept. _____


By _____
Mayor

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