

City of Mount Vernon, New York

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



Referral Packet - Final

Monday, July 6, 2026

7:00 PM

City Council Chambers

City Council Work Session

NICOLE BONILLA, MBA
City Clerk

JORDAN A. RIULLANO, JD
Deputy City Clerk

LEGISLATION AND PUBLIC WORKS

1. Department of Public Works: An Ordinance Authorizing the Purchase of Two (2) 20207 Peterbilt 548 Sanitation Vehicles Equipped with 25-Yard Loadmaster Bodies for the Department of Public Works and Authorizing the Use of Capital Funds Subject to Reimbursement Through the New York State Consolidated Local Street and Highway Improvement Program (CHIPS)

Code: LPW

Attachments: [6.25.26 Sanitation Truck Purchase Chassis Specs TD813915](#)

2. City Council: A Resolution of the City Council of the City of Mount Vernon, Appointing Jahi Lafayette to the Cable Television Advisory Committee - (for a two (2) year term, effective July 8, 2026 - July 7, 2028)

Code: LPW

Attachments: [Referral Letter - Jahi Lafayette appointment 07-2026](#)

HUMAN RESOURCES

3. Department of Recreation: An Ordinance Authorizing the City of Mount Vernon to Apply for and Hold On-Premises Liquor License for the Stadium at Memorial Field, Authorizing Retention of a Licensing Consultant, and Authorizing the Execution of all Necessary Documents Related Thereto

Code: HR

Attachments: [NYS Liquor Authority License Application](#)

4. Youth Bureau: An Ordinance Authorizing the Mayor to enter into an Agreement with Family Services of Westchester (FSW) as Lead Agency Project Rise Funding in the Amount of \$103,161.19 for the Mount Vernon Youth Bureau

Code: HR

Attachments: [Referral Letter-ProjectRISE \\$103K](#)

5. Youth Bureau: An Ordinance of the City of Mount Vernon, New York, Authorizing the Consolidation and Transfer of the Executive Assistant Position within the Youth Bureau, Creating the Title of Assistant Director, Approving the Necessary Budget Transfers, and Amending the Fiscal Year 2026 Salary Schedule

Code: HR

Attachments: [Referral Letter-Consolidation, Transfer & New Title- Asst. Director \\$90,500 Executive Summary & Fiscal Explanation-Assistant Director-MVYB #1](#)

6. Youth Bureau: An Ordinance Authorizing a Budget Transfer within the Youth Bureau to Support the 2026 Summer Safe Haven Program - (July 6, 2026, to August 21, 2026)

Code: HR

Attachments: [Referral Letter-Transfer from A7314.458 to A7314.101](#)

PUBLIC SAFETY AND CODES

7. Department of Buildings: An Ordinance Authorizing a Budget Transfer to Fund the Emergency Demolition of an Unsafe and Dangerous Structure Located at 230 South 2nd Avenue, Mount Vernon, New York

Code: PSC

Attachments: [Request for Budget Transfer](#)
[WDSC Quote](#)
[CRP Sanitation Quote](#)
[Emergency Declaration Legislation](#)

8. Consumer Protection: June 2026 Monthly Report

Code: PSC

Attachments: [Consumer Protection Monthly-june 2026A](#)

9. City Council: An Ordinance Amending Chapter 237 of the Code of the City of Mount Vernon, entitled "Taxicabs," to Conform Taxicab Driver and Taxicab Licensing Requirements with New York Correction Law Article 23-A and Criminal Procedure Law § 160.57, and to Establish an Administrative Appeals Process for License Determinations

Code: PSC

Attachments: [Taxi Amendment Ordinance Referral](#)

10. City Council: An Ordinance to Amend Chapter 237 (TAXICABS) of the code if the city of Mount Vernon to Promote Public Safety by Establishing New Regulations for Registered Class A taxicabs Operating within The City

Code: PSC

Attachments: [Taxi Age Ordinance](#)

FINANCE AND PLANNING

11. Department of Assessment: An Ordinance Authorizing the Attendance of Senior Assessment Clerk at the 2026 Cornell Conference and Authorizing Related Expenditures - (July 19-24, 2026)

Code: FP

Attachments: [BOE Cornell Referral letter](#)
[Cornell Seminar information](#)

12. Real Estate Committee: An Ordinance Authorizing the Mayor to Convey City-Owned Property Located at 52 Mersereau Avenue, Mount Vernon, New York, to Reginald Lowe, Jr. - (\$410,000.00)

Code: FP

Attachments: [52 Mersereau Avenue - R. Lowe \\$410k](#)

13. City Council: A Local Law Authorizing the Amendment of Chapter 267 (Zoning) of the Code of the City of Mount Vernon to Establish an Affordable Housing Set Aside Program

Code: FP

Attachments: [Affordable Housing Set Aside Program Local Law](#)



CITY OF MOUNT VERNON, N.Y.
DEPARTMENT of PUBLIC WORKS

SHAWYN PATTERSON-HOWARD
Mayor

City Hall, One Roosevelt Square
Mount Vernon, NY. 10550
(914) 914-665-2343
email: dpwconcerns@mountvernonny.gov

DWAYNE JONES
Commissioner

RYAN ULRICH
Deputy Commissioner

June 25th, 2026

Honorable City Council
The City of Mount Vernon
Mount Vernon, New York
(Through the Office of the Mayor)

Re: Authorization for Purchase of Two (2) 2027 Peterbilt 548 Sanitation Vehicles with 25-Yard Loadmaster Bodies

Dear Honorable City Council Members:

The Department of Public Works respectfully submits this referral to the Mount Vernon City Council requesting authorization for the purchase of two (2) 2027 Peterbilt 548 sanitation vehicles, each equipped with a 25-yard Loadmaster body, in support of the Department's sanitation operations and fleet modernization efforts.

TLG Peterbilt is an authorized dealer, and the vehicles are available through the Sourcewell cooperative purchasing program under Peterbilt Motors Company contract #032824-PMC, which runs through July 9, 2028. Sourcewell is a nationally and competitively solicited cooperative that satisfies the City's competitive bidding requirements, allowing the City to procure without issuing a separate bid. Contract pricing is set at a fixed percentage off list by model, ensuring pre-negotiated, competitive pricing. The vehicle(s) are also approved under the CHIPS program.

Background

The Department of Public Works is seeking to update its sanitation fleet and replace vehicles that have reached the end of their operating life. The acquisition of two new collection vehicles is necessary to ensure continued reliable service delivery to Mount Vernon residents and to reduce the operational burden associated with maintaining equipment that has exceeded its functional service life.

Following a review of available vendors and equipment, the Department has identified the 2027 Peterbilt 548 with a 25-yard Loadmaster body as the vehicle best suited to meet the City's operational needs. A formal quote has been obtained from TLG Peterbilt for this purpose.

Cost & Funding

The total cost for the purchase of two (2) vehicles is as follows:

- Per Vehicle: \$259,831.00
- **Total: \$519,662.00**

The cost of this purchase will be drawn from Capital Code H5110.203C965 and will be fully reimbursed through the New York State Consolidated Local Street and Highway Improvement Program (NYS CHIPS) in September 2026.

Requested Actions

The Department of Public Works respectfully requests that the Mount Vernon City Council:

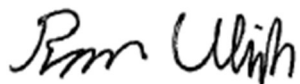
- Authorize the purchase of two (2) 2027 Peterbilt 548 sanitation vehicles equipped with 25-yard Loadmaster bodies at a total cost of \$519,662.00; and
- Authorize the use of H5110.203C965 funds for this purchase, subject to full reimbursement through the NYS CHIPS program in September 2026.

This acquisition is critical to maintaining the operational capacity of the Department’s sanitation services and ensuring uninterrupted collection services for the residents of Mount Vernon. Thank you for your consideration. I am available to answer any questions.

Respectfully,



Dwayne Jones
Commissioner of Public Works
DJ/dj



Ryan Ulrich
Deputy Commissioner of Public Works
RU/ru

PETERBILT
VMXXR036-1

CHASSIS FINAL BILL
FOR VIN 1NP8LJ0XXTD813915

PAGE 001
AS OF 12/26/25

UNIT TYPE 2

DEALER CODE - P627

CUSTOMER NO - GCZ6

DATES

NAME AND ADDRESS

TLG READY REFUSE

REQ DELV 11/21/25

TLG PETERBILT - MID-AMERICA

DELIVERY 12/26/25

N CENTRAL DR # 1

2026 548 LM 25YD EXCEL

PRIC EFF 12/26/25

O FALLON MO 63366-0520

PREVIOUS CHASSIS NO.

THE FOLLOWING LIST DESCRIBES ALL COMPONENTS USED FOR THIS CHASSIS
DIMENSIONS AND WEIGHTS FOR THE ENTIRE ORDER ARE STATED IN CUSTOMARY.

APPLICATION

COMMODITY HAULED 0091180 REFUSE, SCRAP, RECYCLING

INTENDED SERVICE 0093040 REFUSE/LANDFILL

BODY

BODY TYPE 0095110 REAR LOADER / DUMP

BODY LENGTH 336.00 IN BODY HEIGHT 162.00 IN
MAX LADEN WEIGHT 5600.00 LBS

TRAILER

TRAILER TYPE

TRAILER LENGTH .00 FT TRAILER HEIGHT .00 FT
KINGPIN .00 IN CTR LINE AXLE GRP .00 IN
CORNER RADIUS .00 IN NO TRAILER AXLES 00

OPERATING AREA RESTRICTIONS

LENGTH 40.00 FT WIDTH 102.00 IN HEIGHT 13.50 FT

**** DEALER ASSIGNED:

CHASSIS

FRONT AXLE LOAD 14600.00 LBS REAR AXLE LOAD 46000.00 LBS GCW 62000.00 LBS
WHEELBASE 226.00 IN FAX/BOC 67.50 IN CAB/AXLE 158.50 IN
CAB/EOF 218.50 IN MAXIMUM GRADE 06 PERCENT HIGHWAY 094 % CLASS B 003
% CLASS C 003
% CLASS D 000

UNIT TYPE 2

SPECIAL REQUIREMENTS

SPECIAL RESTRICTIONS 0098170 UNITED STATES REGISTRY

ENGINEERING ASSIGNED RATINGS

GAWR FRONT: 14,600.00 LBS
GAWR FIRST INTER 23,000.00 LBS SECOND INTER 23,000.00 LBS
GAWR REAR: 0.00 LBS
GVWR: 60,600.00 LBS

CODE	DESCRIPTION	PUB CD	PRICE	WEIGHT
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BASE MODEL				
0005481	MODEL 548 MEDIUM DUTY	P	124,529	10,860
0200700	NOT APPLICABLE	P	0	0
	SECONDARY MANUFACTURER			
0203000	VEHICLE LAYOUT SENT PENDING APPROVAL	U	0	0
0203010	VEHICLE LAYOUT APPROVED	U	0	0
FRAME AND EQUIPMENT				
0515020	10-5/8" STEEL RAILS 286"-325" 5/16" RAIL THICKNESS	P	116	90
0601500	FULL STEEL INNER LINER	P	2,071	690
	USE W/10-1/2, 10-3/4, 10-5/8" RAILS			
0611300	HD 5-PIECE CROSSMEMBER BOC IPO STANDARD CLASS 5, 6, 7	P	0	0
0611330	ZINC COATED ANTI CORROSION TREATED FRME RAILS - REQUIRES FRAME RAIL CODE	P	362	2
0611790	ALUMINUM FRAME RAIL CROSSMEMBERS EXCLUDES SUSPENSION	P	0	0
0612230	CUSTOM WHEELBASE OR OVERHANG	P	350	0
0644090	EOF SQUARE WITHOUT CROSSMEMBER USE WITH BODY BUILDER INSTALLED XMBR	P	0	0
0651090	OMIT REAR MUDFLAPS & HANGERS	P	60-	25-
0671040	PETERBILT STAINLESS STEEL QTR FENDERS, BRACELESS	P	274	30
FRONT AXLE AND EQUIPMENT				
1011970	DANA SPICER D1461I 14,600 LBS,3.5" DROP	P	682	373
1112150	TAPER LEAF SPRINGS, SHOCKS 14,600 LBS.	P	9	56
1243060	POWER STEERING SHEPPARD SD110	P	399	44
1250180	POWER STEERING RESERVOIR, FRAME MOUNTED	P	0	0
1354850	PHP10 IRON PRESET+ HUBS - AIR DISC	P	652	27
1354870	SEVERE SERVICE DISC BRAKE ROTOR FOR REFUSE APPLICATIONS	P	384	100
1380070	GREASABLE FRONT SPRING PINS	P	128	0
1380240	DANA SPICER WIDE TRACK IPO STD FRONT AXLE(S)	P	56	15
1380290	AIR DISC FRONT BRAKES	P	323-	30
1391470	5 MM FRONT SPRING SPACER BLOCKS	U	0	0
REAR AXLE AND EQUIPMENT				
1523440	DANA SPICER D46-172 46,000 LBS.	P	13,860	2,321
1599980	REAR AXLE APPROVED	U	0	0
N1590	* AXLE APPROVAL #DA-25-26497-001 *			
1616300	PHP10 IRON PRESET+ HUBS	P	0	0
1680280	BENDIX SMART ATC TRACTION CONTROL	P	136	2
1680440	REFUSE SERVICE BRAKES, STEER AND DRIVE AXLES	P	57	4
1680450	REAR BRAKE CAMSHAFT REINFORCEMENT	P	16	9
1680460	HEAVY WALL, DRIVE AXLE(S)	P	1,021	88
1680470	LUBE PUMP, DRIVE AXLE(S)	P	344	36

UNIT TYPE 2	CODE	DESCRIPTION	PUB CD	PRICE	WEIGHT
	1680490	GUSSETED CAM BRACKETS, DRIVE AXLE(S)	P	67	2
	1680500	SBM VALVE	P	0	0
	1680535	ELECTRONIC PARK BRAKE	P	695	0
	1680550	UPSIZE PARKING BRAKES	P	63	0
	1682710	ANTI-LOCK BRAKING SYSTEM (ABS) 6S6M	P	336	35
	1684200	SYNTHETIC AXLE LUBRICANT ALL AXLES	P	0	0
	1687020	BENDIX AIR CAM REAR DRUM BRKS 16.5X8.6	P	653	5
	1687090	DIFF LOCK TANDEM AXLES WITH SPEED INTERLOCK	P	1,935	60
	1688110	HEAVY DUTY CAM BUSHINGS, DRIVE AXLE(S)	P	85	0
	1706140	RATIO 6.14 REAR AXLE	P	0	0
	1824410	HENDRICKSON HMX EX 460 46,000 LBS., 54" HAULMAAX, 70K CREEP RATING	P	5,845	676
	1921365	15.5" SADDLE HEIGHT HMX EX 400/460 IPO STD 18.5"	P	420	0
	1921475	SHOCK ABSORBERS FOR HMX EX SUSPENSION	P	458	31
	1921965	HMX EX DOUBLE REBOUND STRAP KIT	P	247	6
	ENGINE AND ENGINE EQUIPMENT				
	2074806	PACCAR PX-9 350@2000 GOV@2200 1050@1200 PRODUCTIVITY (2024 EMISSIONS)	P	2,869	1,695
	2091120	EMUX ELECTRONICS ARCHITECTURE	P	0	0
	2091310	ENGINE IDLE SHUTDOWN TIMER DISABLED	P	0	0
	2091315	ENABLE EIST AMBIENT TEMP OVERRULE	P	0	0
	2091372	EFF EIST NA EXPIRATION MILES	U	0	0
	2091640	EFFECTIVE VSL SETTING NA	U	0	0
	2092016	TYPICAL OPERATING SPEED 62 MPH	P	0	0
	2092032	POWERTRAIN OPTIMIZED FOR PERFORMANCE GCWR	P	0	0
	2140470	VOCATIONAL APPLICATIONS OR WITH HEAVY REMOTE PTO/THROTTLE, 12-PIN, 250K EOF J1939, REMOTE CONTROL PROVISION	P	202	0
	2140670	EPA EMISSION COMPLIANT ENGINE	P	0	0
	2140700	EPA ENGINE IDLING COMPLIANCE	P	0	0
	2140710	14-PIN BODY LIGHTING CONNECTOR AT END OF FRAME	P	50	0
	2141990	OMIT CHEVRON ENGINE OIL STICKER (DELO)	P	5-	0
	N2132	C399 100...STANDARD MAXIMUM SPEED LIMIT			
	N2133	C402 0....EXPIRATION DISTANCE (N207)			
	N2134	C209 100...HARD MAXIMUM SPEED LIMIT (P1			
	N2135	C121 66....MAXIMUM ACCELERATOR PEDAL VE			
	N2137	C128 66....MAXIMUM CRUISE SPEED (P059)			
	N2140	C400 252...RESERVE SPEED FUNCTION RESET			
	N2141	C334 0....MAXIMUM CYCLE DISTANCE (N202			
	N2142	C401 10....MAXIMUM ACTIVE DISTANCE (N20			
	N2143	C333 0....RESERVE SPEED LIMIT OFFSET (
	N2144	C234 YES...ENGINE PROTECTION SHUTDOWN (
	N2145	C231 NO....GEAR DOWN PROTECTION (P026)			
	N2146	C132 1600..MAX PTO SPEED (P046)			
	N2147	C239 NO....CRUISE CONTROL AUTO RESUME (
	N2148	C238 NO....AUTO ENGINE BRAKE IN CRUISE			
	N2150	C395 0....EXPIRATION DISTANCE (N209)			
	N2151	C225 YES...ENABLE IDLE SHUTDOWN PARK BR			
	N2152	C133 5....TIMER SETTING (P030)			
	N2153	C396 YES...ENABLE IMPENDING SHUTDOWN WA			

UNIT TYPE	2			
CODE	DESCRIPTION	PUB CD	PRICE	WEIGHT
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N2154	C397 60....TIMER FOR IMPENDING SHUTDOWN			
N2155	C206 35....ENGINE LOAD THRESHOLD (P516)			
N2157	C233 NO....IDLE SHUTDOWN MANUAL OVERRUL			
N2159	C382 YES...ENABLE HOT AMBIENT AUTOMATIC			
N2161	C188 39....LOW AMBIENT TEMPERATURE THRE			
N2162	C189 60....INTERMEDIATE AMBIENT TEMPERA			
N2163	C190 80....HIGH AMBIENT TEMPERATURE THR			
2513060	PACCAR 160 AMP ALTERNATOR, BRUSHED	P	0	0
2521090	IMMERSION TYPE BLOCK HEATER 110-120V SEE SALES TOOL DESC FOR PLUG LOCATION	P	103	2
2522110	PACCAR 12V STARTER N/A PACCAR MX ENGINES	P	0	0
2538040	3 PACCAR PREMIUM 12V DUAL PURPOSE BATTERIES, 2190 CCA	P	227	62
2539410	BATTERY JUMPER TERMINAL MTD UNDER HOOD LH FRAME RAIL	P	135	4
2539720	LOW VOLTAGE DISCONNECT SYSTEM	P	0	0
2539850	MD - BATTERY DISCONNECT SWITCH MOUNTED IN CAB, OUTBOARD DRIVERS SEAT	P	728	9
2621130	VARIABLE SPEED BELT DRIVEN FAN CLUTCH PX7/PX9/L9N	P	967	0
2723210	18.7 CFM AIR COMPRESSOR N/A X15	P	0	0
2812210	VGT EXHAUST BRAKE	P	0	0
2921110	PACCAR FUEL/WATER SEPARATOR STANDARD SERVICE INTERVAL	P	0	0
2921220	FUEL HEAT FOR FUEL FILTER	P	49	0
2921320	12V HEAT FOR FUEL FILTER	P	61	0
3010400	ENGINE PROTECTION SHUTDOWN W/ LABEL	P	6	0
3114270	HIGH EFFICIENCY COOLING SYSTEM	P	0	0
3211140	(1) AIR CLEANER ENGINE MOUNTED	P	0	0
3367160	EXHAUST SINGLE RH SOC DPF/SCR RH UNDER CAB, SINGLE MODULE	P	1,092	405
3381770	CURVED TIP STANDPIPE(S)	P	42	1
3387890	36" HT, 5" DIA STANDPIPE(S) CHROME WITH CLEAR COAT	P	230	4
TRANSMISSION AND CLUTCH				
4052920	ALLISON 3000 RDS-P TRANSMISSION, GEN 6 RUGGED DUTY SERIES	P	7,692	790
4099980	TRANSMISSION APPROVED	U	0	0
N4050	* ALLISON SCAAN #220303.			
4211000	SPL170 HD-XL DRIVELINE, 1 MIDSHIP BRG	P	504	20
4216330	SPL170 XL DRIVELINE INTERAXLE FOR TANDEM REAR AXLES	P	356	110-
4216660	SERVICE FREE DRIVELINE SPL350, SPL250, SPL170, SPL100	P	0	0
4230080	PTO F/O CHELSEA	P	0	0
4233910	(1) DASH MTD SINGLE ACTING EOH PTO CTRL ELECTRIC OVER HYDRAULIC	P	109	1
4250160	ALLISON WORLD TRANS PRIMARY SHIFT SCHEDULE 1	U	0	0
4250440	ALLISON RDS, PKG 180 3000, 3500, 4000, 4500 TRANSMISSIONS	U	0	0
4251020	TC-421 TORQUE CONVERTER ALLISON TRANSMISSION	U	0	0

CODE	DESCRIPTION	PUB CD	PRICE	WEIGHT
UNIT TYPE 2				
4252170	AUTO NEUTRAL ACTIVATES W/ PARKING BRAKE	P	17	0
4252890	ALLISON FUELSENSE NOT DESIRED DYNAMIC SHIFT SENSING	P	0	0
4252940	ALLISON NEUTRAL AT STOP	P	0	0
4253090	SEVERE SERVICE REAR TRANSMISSION SUPPORT SPRING	P	28	0
4256640	ALLISON 6-SPEED CONFIGURATION 3000 SERIES TRANS, CLOSE RATIO GEARS	P	0	0
4256870	ALLISON OUTPUT FUNCTION S NEUTRAL INDICATOR FOR PTO	P	0	0
4256920	DASH MOUNTED PUSH BUTTON SHIFTER	P	573	3
4256990	ROLLING DIRECTION CHANGE SHIFT INHIBIT FEATURE, ALLISON TRANSMISSIONS	P	0	0
4257110	LH MOUNTED TRANS PTO PROVISIONS	P	42	0
AIR AND TRAILER EQUIPMENT				
4510190	BENDIX AD-HF AIR DRYER, HEATER COALESCING FILTER	P	0	0
4520420	PULL CORDS ALL AIR TANKS	P	5	0
4540420	NYLON CHASSIS HOSE	P	0	0
4543340	ALUMINUM PAINTED AIR TANKS	P	90	45-
4610340	BODY LIGHTING JUNCTION BOX (W/O WIRING) AT EOF	P	29	3
4615250	FITTING FOR F/O AIR PORT MOUNTED OUTBOARD OF DRIVER SEAT	P	61	0
TIRES AND WHEELS				
5069770	FF: BR 16PLY 12R22.5 R268 ECOPIA PART: BR000278 FET: 74	P	569	278
5169310	RR: BR 16PLY 11R22.5 M799 PART: BR245434 FET: 232	P	1,684	992
5190008	Code-rear Tire Qty 08		0	0
5215300	FF: ACCUR 40008SP 22.5X8.25 ALM STD POLISH	P	546	20-
5315300	RR: ACCUR 40008SP 22.5X8.25 ALM STD POLISH	P	2,184	80-
5390008	Code-rear Rim Qty 08		0	0
5400100	ALLIGATOR V2B DOUBLE SEALING VALVE CAPS ON TIRE VALVE STEMS	P	28	0
5407780	FF: ACCUR EXTRA-POLISHED WHEELS	P	70	0
5407800	RR: ACCUR EXTRA-POLISHED WHEELS, TDM DR	P	281	0
5409300	WHEEL GUARDS, TANDEM AXLE BETWEEN BRAKE DRUM AND WHEEL	P	39	0
5409310	WHEEL GUARDS, STEER AXLE BETWEEN BRAKE DRUM AND WHEEL	P	20	0
5409320	WHEEL GUARDS, TANDEM AXLE BETWEEN WHEELS	P	39	0
FUEL TANKS				
5586100	D-SHAPED ALUM 70 GAL FUEL TANK LH BOC	P	59	80
5604070	LOCATION LH BEHIND CAB 70 GAL			
5650490	FUEL COOLER	P	193	15
5650810	POLISH (1) ALUMINUM FUEL TANK	P	199	0
5652830	POLISH ALL FUEL / HYDRAULIC TANK STRAPS	P	12	0
5652890	DEF TANK MOUNTED LH BOC	P	0	0
5652980	DEF TO FUEL RATIO BETWEEN 1:1 AND 2:1	P	0	0
5653000	POLISHED SS COVER FOR DEF TANK	P	171	0
5655019	DEF TANK SMALL, HD 14GAL 2.1M MD 5.5GAL	P	0	53
BATTERY BOX AND BUMPER				

CODE	DESCRIPTION	PUB CD	PRICE	WEIGHT
6020030	MD BATTERY BOX, NON-SLIP STEP LH U/C	P	0	0
6030150	RUBBER BATTERY PAD IN BOTTOM (1) BATTERY BOX	P	14	4
6030630	ALUMINUM BATTERY BOX COVER	P	184	4
6030650	DIAMOND PLATE COVER FOR DPF/SCR BOX	P	303	5
6040550	AFTERTREATMENT RH U/C ALUM NON-SLIP CAB ENTRY STEP	P	0	0
6121020	AERO BUMPER, STEEL 3-PIECE, BRIGHT FINISH	P	1,279	20
CAB AND EQUIPMENT				
6510180	PETERBILT AERO 107" BBC SMC HOOD W/MOLDED CHARCOAL CROWN & ALUM CAB	P	0	0
6540160	THERMAL INSULATION PACKAGE IN CAB	P	46	2
6540740	PETERBILT KEYLESS ENTRY	P	218	2
6800180	HOOD CROWN - BRIGHT FINISH IPO MOLDED GRAY	P	110	0
6800340	FENDER LIPS 4" EXTRA WIDE	P	234	8
6914190	SEARS PREMIUM DRIVER SEAT	P	265	4
6924200	SEARS (2) PERSON PASSENGER SEAT	P	984	10-
6930060	DRIVER SEAT HEATED	P	95	4
6930580	DRIVERS ARMRESTS - LH & RH	P	56	4
6930800	BLACK SEAT COLOR IPO STD COLOR	P	0	0
6931120	SEAT BELT COLOR ORANGE IPO STANDARD BLACK	P	10	0
6939110	TOOLBOX UNDER PASSENGER SEAT NON-SUSPENSION SEAT	P	0	0
6939395	SEAT BELT ALARM SYSTEM DRIVER SIDE ONLY	P	57	0
6939400	AIR RIDE DRIVER	P	0	0
6939420	HIGH BACK DRIVER	P	44	0
6939470	VINYL DRIVER	P	0	0
6939510	NON-AIR RIDE PASSENGER	P	0	0
6939540	LOW BACK PASSENGER	P	0	0
6939570	VINYL PASSENGER	P	0	0
7000025	STEERING WHEEL W/MULTI FUNCTION WITH PB LOGO, AUDIO AND CC	P	96	4
7000045	HIGH-VISIBILITY INTERIOR GRABHANDLES PAINTED YELLOW	P	38	0
7000065	METAL INTERIOR DOOR PANEL KICK PLATES	P	47	2
7001520	ADJUSTABLE STEERING COLUMN TILT/TELESCOPE	P	0	0
7036130	PROBILT INT CHARCOAL GRAY-CURVED ROOF	P	383	0
7110680	EXTERIOR CAB ENTRY GRABHANDLE TEXTURED; NFPA COMPLIANT	P	197	0
7210540	DAY CAB REAR WINDOW	P	0	0
7210550	1-PIECE GLASS REAR CAB WINDOW FIXED	P	0	0
7230060	ONE-PIECE CURVED WINDSHIELD	P	0	0
7230360	POWER DOOR LOCKS AND POWER WINDOW LIFTS STANDARD	P	0	0
7322010	COMBO FRESH AIR HEATER/AIR CONDITIONER	P	0	0
7330880	ADTL FINE PARTICULATE FLTR FOR HVAC SYS N/A WITH EMBER FILTER 7330890	P	17	1
7410040	OUTSIDE SUNVISOR - STAINLESS STEEL N/A W/ 2.1M HR SLEEPER	P	809	4
7510060	AERO REAR VIEW MIRROR HOUSING BRIGHT FINISH	P	158	3

UNIT TYPE 2

CODE	DESCRIPTION	PUB CD	PRICE	WEIGHT
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7514010	PETERBILT AERO REAR VIEW MIRROR MOTORIZED & HEATED W/INTEGRATED CONVEX	P	373	3
7514050	LOOK DOWN MIRROR OVER PASSENGER DOOR WITH BLACK HOUSING	P	0	0
7620040	(2) AIR HORNS ROUND, 26" LENGTH ROOF MTD, ROUND HORN SHIELD	P	353	8
7721050	SATELLITE RADIO REQUIRES USB PORT & BT FOR PHONE/AUDIO	P	300	0
7722120	CONCERTCLASS, AM/FM,WB, 3.5 AUX	P	347	11
7725710	STANDARD SPEAKER PACKAGE FOR CAB (2) SPEAKERS	P	55	4
7728030	RADIO MUTE WHEN AUTOMATIC OR AUTOMATED TRANSMISSION IN REVERSE	P	0	0
7728040	BLUETOOTH PHONE & AUDIO REQUIRES USB PORT	P	55	0
7728050	USB PORT	P	38	0
7788335	GLOBAL TELEMATICS HARDWARE	P	0	0
7851480	PB ELEC WINDSHIELD WIPERS W/INTERMITTENT FEATURE	P	0	0
7852020	CAB AIR SUSPENSION	P	171	15
7852050	AUTO RESET CIRCUIT PROTECTION DAYCAB AND SLEEPER	P	18	0
7852195	WIRING PROV - F/O DRIVECAM SYSTEM SF CAMERA ONLY; W/O RECORD SWITCH	P	139	0
7900040	FIRE EXTINGUISHER, SHIP LOOSE HAZMAT APPROVED UL LISTED/RATED ABC	P	57	7
7900090	TRIANGLE REFLECTOR KIT SHIP LOOSE	P	33	13
7900401	CRUISE CONTROL INACTIVE WITH WIPERS ON	P	0	0
7900402	CRUISE INACTIVE AT WIPER SPEEDS 1-6 ONLY AVAIL W/ 7900401	P	0	0
7900520	HEADLAMPS TO TURN ON WHEN WIPERS ON	P	0	0
7900560	EXTERIOR AUDIBLE ALARM, PARK BRAKE NOT SET WITH DOOR OPEN; CITY HORN	P	510	0
7901140	BACKUP ALARM (87-112 DB) VARIABLE ADJUSTING	P	60	6
8011850	TRANSMISSION OIL TEMPERATURE (MAIN) LOCATED IN DIGITAL CLUSTER DISPLAY	P	36	0
8021380	AIR RESTRICTION INDICATOR MTD ON AIR CLEANER, INTAKE PIPING, OR FIREWALL	P	0	0
8022160	FUEL FILTER RESTRICTION GAUGE 52MM ROUND, BACKLIT	P	224	0
8041200	DUAL SCALE SPEEDOMETER MPH OVER KPH	P	0	0
8070260	SWITCH TO DEACTIVATE ATC TRACTION CONTROL	P	0	0
8070390	ENGINE HOURMETER GAUGE LOCATED IN DIGITAL CLUSTER DISPLAY	P	0	0
8070450	ENGINE PTO HOURMETER GAUGE LOCATED IN DIGITAL CLUSTER DISPLAY	P	0	0
8070810	ENGINE MANIFOLD PRESSURE (TURBO BOOST) LOCATED IN DIGITAL CLUSTER DISPLAY	P	0	0
8070820	ENGINE PERCENT TORQUE LOCATED IN DIGITAL CLUSTER DISPLAY	P	0	0
8070860	MAIN INSTRUMENTATION PANEL DIGITAL CLUSTER 7" DISPLAY	P	0	0

CODE	DESCRIPTION	PUB CD	PRICE	WEIGHT
UNIT TYPE 2				
8070940	VOLTMETER GAUGE (MD/520 ONLY) LOCATED IN DIGITAL CLUSTER DISPLAY	P	0	0
8071470	ABS OFF-ROAD SWITCH	P	94	0
8071900	MANIFOLD PRESSURE GAUGE 52MM ROUND, BACKLIT	P	62	2
8110160	LED HEADLAMP	P	909	0
8121210	(5) MARKER LIGHTS, CHROME HOUSING AERO LED	P	75	0
8131560	(2) PETERBILT FOG LIGHTS RECESSED IN BUMPER	P	230	6
8133110	SWITCH & WIRING F/O AUXILIARY LIGHT UNDER CAB/SLEEPER (15A MAX)	P	64	2
8133470	SWITCH & WIRING FOR F/O BEACON/STROBE 10' WIRE BOC/BOS AT REAR SILL	P	87	2
8133900	NONE FURNISHED STOP/TAIL/BACKUP	P	104-	0
8134160	SELF-CANCELING TURN SIGNAL	P	0	2
PAINT				
8500710	STANDARD PAINT COLOR SELECTION	P	200-	0
8530770	(1) COLOR AXALTA TWO STAGE PAINT CAB/HOOD	P	0	0
N8502	A - L0006EY WHITE			
N8520	FRAME L0001EA BLACK			
N8530	FENDER L0006EY WHITE			
N8540	HOOD TOP L0006EY WHITE			
N8550	CAB ROOF L0006EY WHITE			
N9310	FE -8 DTPO 10092426 25-10-24T19:37:27Z			
MISCELLANEOUS				
9409045	AERO HOOD (MODEL 548)	P	0	0
9409075	STATE REGISTRY: MISSOURI	P	0	0
9409645	MODEL YEAR 2025 ENGINE	P	0	0
9409749	2024 SERIES EMISSIONS ENGINE WARRANTY ONLY	P	0	0
9410008	VV1	U	0	0
9410050	CONTINUITY	U	0	0
9490082	APPLICATIONS CONTACT: CHRIS PULTE (940) 591-4239	U	0	0
N9400	9408982 VL REFERENCE 800923			
N9495	PLEASE SCHEDULE FOR ASAP BUILD			
N9994	EMAIL: SYANCEY@TLGTRUCKS.COM			
N9995	CELL PHONE: 417-988-4879			
N9996	SALESPERSON ID: SHAWN YANCEY			
N9997	DEALER CONTACT			
N9998	NAME: SHAWN YANCEY PH:417-4096897			
N9999	CEP 11/07/25 OC008			
			** TOTAL ESTIMATED WEIGHT	19,871
			TOTAL LIST PRICE	187,853
BELOW CHARGES NOT INCLUDED IN TOTAL LIST PRICE				
			ADJUSTED LIST PRICE	187,853
PROMOTION PROGRAM CODE	0000000	@	0.00 %	0
COMPETITIVE ALLOWANCE NO	01786111	@	0.00 %	0
SURCHARGE/OPTIONS NO DISC				
9408528	- ALLISON SURCHARGE 3000 SERIES TRANS		700	
9408634	- SMARTLINQ RD - 5YR SUB		799	
PACCAR PX ENGINES				

UNIT TYPE	2			
CODE	DESCRIPTION	PUB CD	PRICE	WEIGHT
9408703	- BASE WARR: EMISSIONS 5YR/100K MI		0	
9408938	- PDI AT LARSON GROUP PDI CENTER		0	
9408982	- VEHICLE LAYOUT		1,500	
	TOTAL SURCHARGE/OPTIONS NOT SUBJECT TO DISC		2,999	
	OPTIONAL EXT WTY & PRV MNT			
9400091	- PETERBILT CLASS 7 STANDARD COVERAGE 1 YEAR/UNLIMITED MILES/KM		0	
9400094	- PACCAR PX-9 STANDARD COVERAGE 2 YRS/250,000 MI (402,336 KM)/6,250 HRS		0	
	TOTAL OPTIONAL EXT WTY & PRV MNT		0	
	TOTAL TIRE FET INCLUDED -- AS PRODUCED		306	
	MRKTG PROGS, PROMOS, SERVICE & TECHNOLOGY		1,595	

** WEIGHT SHOWN HERE IS AN ENGINEERING ESTIMATE AND DOES NOT INCLUDE UNPUBLISHED OPTIONS. ACTUAL "SHIPPING" WEIGHT MAY VARY.

SHIP CD : ISD0002
DLR/BUS : PDI At TLG
ADDRESS1 : 1012 N Masch Branch Rd
ADDRESS2 :
CITY : Denton ST: TX ZIP/PSTL: 76207
CONTACT : ISD0002-PDI
PH :
CTRY : US
SHIP CD : FNLDEST
DLR/BUS : LOADMASTER
ADDRESS1 : 100 W ELEVENTH ST
ADDRESS2 :
CITY : NORWAY ST: MI ZIP/PSTL: 49870
CONTACT : AL MICHAUD
PH : 906-563-9226
CTRY : US



City of Mount Vernon, New York

Staff Report

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

File #: TMP -2243

Agenda Date: 8/12/2026

Agenda #: 2.

City Council:

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF MOUNT VERNON APPOINTING
JAHİ LAFAYETTE TO THE CABLE TELEVISION
ADVISORY COMMITTEE**

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

WHEREAS, it is in the best interests of the City of Mount Vernon to maintain a fully constituted Cable Television Advisory Committee to advise on matters relating to cable television services and related communications issues affecting the residents of the City; and

WHEREAS, the City Council has been requested to appoint Jahi Lafayette to serve as a member of the Cable Television Advisory Committee for a term of two (2) years.

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

Section 1. Appointment. Pursuant to Chapter 12, Section 12-4 of the Code of the City of Mount Vernon, the City Council hereby appoints Jahi Lafayette to serve as a member of the Cable Television Advisory Committee.

Section 2. Term of Office. The appointment of Jahi Lafayette shall be for a term of two (2) years, commencing July 8, 2026, and expiring July 7, 2028, or until a successor has been duly appointed and qualified, whichever occurs later.

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



OFFICE OF THE CITY CLERK
ONE ROOSEVELT SQUARE NORTH
MOUNT VERNON, NEW YORK 10550
(914) 668-2348 * WWW.CMVNY.COM

NICOLE BONILLA, MBA
City Clerk

JORDAN RIULLANO, JD
Deputy City Clerk

July 2, 2026

Re: Cable Television Advisory Committee Appointment – Jahi Lafayette

Honorable City Council Members,

Under Chapter 12, Section 12-4 of the Mount Vernon City Code, which provides for the appointment of members of the Cable Television Advisory Committee by the City Council, this letter requests that the City Council enact legislation to appoint Jahi Lafayette for a term of two (2) years, commencing on July 8, 2026, and expiring on July 7, 2028.

Sincerely,

Nicole Bonilla, MBA
City Clerk



CITY OF MOUNT VERNON, NY
DEPARTMENT OF RECREATION

SHAWYN PATTERSON-HOWARD
Mayor

City Hall, One Roosevelt Square
Mount Vernon, NY, 10550
(914) 665-2420 – Fax: (914) 665-2421

KATHLEEN WALKER- PINCKNEY
Commissioner
ANDRÉ G. EARLY
Deputy Commissioner

June 30, 2026

Honorable Members of the City Council
Through the Office of the Mayor
City Hall
Mount Vernon, NY 10550

Re: New York State Liquor Authority License Application – Stadium at Memorial Field

Dear Honorable Council Members:

I am writing to respectfully request that the City Council enact the necessary legislation authorizing the City of Mount Vernon to apply for and obtain an on-premises liquor license from the New York State Liquor Authority (“SLA”) for the Stadium at Memorial Field. As the Stadium is owned and operated by the City, municipal authorization is required prior to the submission of the SLA application.

To assist with the preparation and filing of the SLA application, the Department of Recreation recommends retaining Terrane Flynn Jr. as a licensing consultant to guide the City through the application process. The proposed cost for these services is \$9,322.00, to be charged to budget line A7021.458.

Accordingly, I respectfully request that the City Council:

1. Enact legislation authorizing the City of Mount Vernon to apply for and hold an on-premises liquor license issued by the New York State Liquor Authority for the Stadium at Memorial Field;
2. Authorize the retention of Terrane Flynn Jr. to provide consulting services in connection with the SLA application process, at a total cost not to exceed \$9,322.00, chargeable to account A7021.458; and
3. Authorize the appropriate City officials to execute any documents necessary to complete the application and licensing process.

I appreciate your cooperation in this matter. We are available to answer any questions you may have.

Sincerely,

Kathleen Walker-Pinckney
Commissioner

cc: Office of the Mayor
Office of the Comptroller
Corporation Council
File



CITY OF MOUNT VERNON, N.Y.
MOUNT VERNON YOUTH BUREAU

SHAWYN PATTERSON-HOWARD
Mayor

City Hall, One Roosevelt Square
Mount Vernon, NY 10550
(914) 665-2344 – Fax: (914) 665-1373
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HTTP://youthbureau.cmvny.com
@mountvernonyb/ mv youthbureau

DEBBIE BURRELL-BUTLER, MBA
Executive Director

DENA T. WILLIAMS, MPA
Deputy Director

June 25, 2026

Honorable Members of the City Council
Through the Office of the Mayor
City Hall – One Roosevelt Square
Mount Vernon, NY 10550

Dear Honorable Members:

This letter respectfully requests that the City Council enact legislation enabling the Mayor to enter into an agreement with Family Services of Westchester (FSW) as the lead agency that will allow the Mount Vernon Youth Bureau to accept funds in the amount of **\$103,161.19**.

The purpose of this fund is to provide Project RISE-related community-based services beginning **July 1, 2026** and ending **June 30, 2027**. The MVYB will be providing a second round of the Drone Academy for high school students during the spring of 2027, Culinary Academy during the summer 2026, program essentials, supplies, and personnel to safely operate the academies. The services provided through the MVYB enhance leadership skills development, hands-on-working experience, build core competencies, and lifelong skill sets, which attributes to fostering positive maturation, self-sufficiency, and good work ethics.

Funds are to be accounted for in revenue code A2229.8 and with appropriations in budget codes: **Project RISE** A6295 (101; 104; 402; 405; 458; & 467). This fund is a reimbursable grant which requires **no** matching funds but requires supporting documents for auditing purposes.

Should you require further information, please feel free to contact the Debbie Burrell-Butler, Executive Director at (914) 665-2344 or by email at Dburrell@mountvernomy.gov.

Sincerely,

Debbie Burrell-Butler

Debbie Burrell-Butler
Executive Director, MBA

Enclosed: MOU

CC: Shawyn Patterson-Howard, Mayor
Darren Morton, Comptroller
Brian Johnson, Corporation Counsel



CITY OF MOUNT VERNON, N.Y.
MOUNT VERNON YOUTH BUREAU

SHAWYN PATTERSON-HOWARD
Mayor

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@mountvernonyb/ mv youthbureau

DEBBIE BURRELL-BUTLER, MBA
Executive Director

DENA T. WILLIAMS, MPA
Deputy Director

June 27, 2026

Honorable Members of the City Council
Through the Office of the Mayor
City Hall – One Roosevelt Square
Mount Vernon, NY 10550

Dear Honorable City Council Members:

Re: Executive Assistant Consolidation, Transfer and Creation Assistant Director

I am writing formally to request the approval to consolidate and transfer the Executive Assistant within the Youth Bureau Department to create the title of Assistant Director, effective **July 27, 2026**. This position will be created by combining and consolidating roles, duties, and responsibilities currently assigned to the Executive Assistant.

The Youth Bureau continues to manage increasing administrative and financial complexity, including expanded compliance/audit obligations, oversight of financial controls, and interdepartmental coordination tied to extended operations and auditing responses. By consolidating responsibilities into a single executive-level administrative position, the Department will maintain internal workflow efficiency, increase transparency, strengthen accountability for sensitive administrative and fiscal functions, and enhance strategic support for the Executive & Deputy Directors in a manner that exceeds the limitations of the existing separate roles.

The 2nd necessary steps have been completed and approved by Civil Service; therefore, I am hereby requesting the following legislative approval(s) by this Honorable City Council and thereafter submitted to the Board of Estimate for authorization:

Step 3 - Transfer of Funds

There is sufficient funding remaining in the Youth Bureau’s 2026 FY Operating Budget lines below, therefore a transfer of funds is warranted for this acquisition in the amount of \$13,435 for the remainder of the year.

Title	2026 FY Adopted Salary
Executive Assistant	\$60,000 A7311.101 (Salaries & Wages)
Invest In Kids	\$27,000 A7319.458 (Matching Funds)



CITY OF MOUNT VERNON, N.Y.
MOUNT VERNON YOUTH BUREAU

SHAWYN PATTERSON-HOWARD
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DEBBIE BURRELL-BUTLER, MBA
Executive Director

DENA T. WILLIAMS, MPA
Deputy Director

Step 4 - Salary Amendment

The proposed promotion includes the following salary amendment to transfer the remaining salary for the Executive Assistant and Invest In Kids to fund the Assistant Director, as follows:

Title	New Salary/Budget
Executive Assistant	\$1
Invest In Kids	\$13,565
Assistant Director	\$90,500

Step 5 – Salary Resolution

Subsequently, a corresponding separate Salary Resolution will be sent to the Board of Estimate, to coincide with this legislative request upon approval.

Should you require further information, please feel free to contact the Debbie Burrell-Butler, Executive Director at (914) 665-2344 or by email at Dburrell@mountvernony.gov.

Thank you for your consideration in this matter.

Respectfully,

Debbie Burrell-Butler

Debbie Burrell-Butler
Executive Director, MBA

Enclosed: Civil Service Job Specifications & Executive Director’s Executive Summary

CC: Shawyn Patterson-Howard, Mayor
Darren Morton, Comptroller
Brian Johnson, Corporation Counsel
Human Resource, Teniel Peters

EXECUTIVE SUMMARY

Reclassification of the Secretary to the Youth Bureau to Assistant Director for the Mt. Vernon Youth Bureau

Prepared by: Debbie Burrell-Butler, MBA — Executive Director, Mt. Vernon Youth Bureau

1. PURPOSE

This summary requests the support of the Mayor, Comptroller, Honorable City Council, and Mount Vernon Civil Service Commission to defund the title of Secretary to the Youth Bureau and create through non-competitive reclassification the title of Assistant Director for the Mt. Vernon Youth Bureau. The reclassification aligns the title, compensation, and Civil Service classification with the scope of work already being performed and the strategic needs of the Bureau.

2. CURRENT STATE

The Mt. Vernon Youth Bureau is led by an Executive Director and a Deputy Director who, together with one (1) Secretary, oversee a portfolio of nine (9) flagship programs: S.R.A.E.P., Aviation Career Program with BITTS, V.I.C.T.O.R.Y., GEM After-school, WDAY, Safe Haven After-School, Year round- Youth Employment, the YEAC, and recently added Grandpas United. These flagship programs provide an additional eight (8) specialized academies such as: the Culinary Explorer, Solar Go-Kart, EmpowerMED, SUSA, Entrepreneurship, GEM -summer, Safe Haven Summer Camp, and Energy & Environment with ELOC which doesn't include scholarships, special events, grants research and writing, and community partnerships serving youth across the City of Mount Vernon.

The current title of Secretary to the Youth Bureau, established under a non-competitive Civil Service specification requiring a high school diploma and three years of clerical experience, no longer reflects the work performed. The incumbent routinely manages program planning, scholarship coordination, event execution, interdepartmental liaison work, and leadership coverage when the Executive Director and Deputy Director are unavailable.

3. WHY THIS CHANGE? THE NEED FOR AN ASSISTANT DIRECTOR

- **Span of Control.** The Bureau administers 9+ concurrent youth programs, multiple grant-funded contracts, bi-annual scholarship and gala event, and over 12 city-wide events. The current two-person executive structure is insufficient to maintain consistent oversight, quality assurance, and grant-reporting compliance across the Bureau's portfolio.
- **Succession & Continuity Risk.** With this change, the Youth Bureau has one operational absence away from a leadership gap. A formal Assistant Director establishes a clear line of succession and ensures continuity of services to youth and families, grant-funder communications, and municipal reporting.
- **Scope Creep / Work Already Performed.** The incumbent has, for an extended period, performed duties well beyond the Secretary classification including program planning and

execution, scholarship-program management, supervisory support, and representation of the Executive Director. The current title and salary are misaligned with the actual scope of responsibility.

- **Grant Compliance & Reporting.** As you are aware, researching and grant-writing is labor-intensive, demanding, and rewarding, but it can be very emotionally taxing and mentally exhausting. State and federal youth-services funding streams require professional-level program oversight, performance reporting, and fiscal compliance. A bachelor's-degree-credentialed Assistant Director strengthens the Bureau's competitiveness for grant renewals, new awards, and efficacy.
- **Demonstrated Community Outcomes.** Youth Bureau programs have achieved a 98% - 100% completion rate across cohorts; the Bureau routinely aids and assists partner municipalities and community-based organizations in delivering youth services and events; and the incumbent has consistently lightened the Executive Director's workload by managing, planning, coordinating, and following-up behind the scenes. Formalizing the title protects and accelerates these outcomes.

4. CIVIL SERVICE ACTION REQUESTED

Non-Competitive Reclassification. The current incumbent meets the proposed minimum qualifications (bachelor's degree plus four years of professional experience, including two years in youth programs and the supervision of youth programming and staff). Because the duties require specialized knowledge of the Bureau's programs, partners, and community relationships that cannot be practically tested by competitive examination, the position is appropriately classified as Non-Competitive.

5. FISCAL IMPACT

Funding source: New appropriation requested from the Youth Bureau operating budget (**Budget Code A7311.101**). Proposed effective date: **July 27, 2026**

Fiscal Year	Current Budgeted Salary	Proposed Salary	Incremental Request
2026 (partial — eff. 7/24/26)	\$60,000.00	\$90,500.00	\$13,435 (23 wks. at the difference of \$16.69)
2027	\$60,000.00	\$90,500.00	\$30,500.00
2028	\$60,000.00	\$90,500.00	\$30,500.00
2029	\$60,000.00	\$90,500.00	\$30,500.00
2030	\$60,000.00	\$90,500.00	\$30,500.00
5-Year Total	—	—	\$135,939.59

Position is non-union; salary is a flat rate of \$90,500 with no negotiated grade or step structure. Budget code A7311.101 (Youth Bureau Personnel Services) will house the reclassified title.

6. RECOMMENDATION

The Executive Director respectfully recommends that the Mayor, Comptroller, Honorable City Council, and Civil Service Commission approve (1) the defunding of the Secretary to the Youth Bureau title, (2) the creation and funding of the Assistant Director for the Mt. Vernon Youth Bureau title at a flat annual salary of \$90,500, and (3) the non-competitive reclassification of the incumbent into the new title effective July 27, 2026. This action will formalize work already being performed, strengthen leadership continuity, protect grant compliance, and ensure that Mount Vernon's youth continue to receive the highest-quality programming the Bureau has been delivering.

The Executive Director, Debbie Burrell-Butler, welcomes all discussion, feedback, and support as she continues to lead the Youth Bureau Department to its full potential.



CITY OF MOUNT VERNON, N.Y.
MOUNT VERNON YOUTH BUREAU

SHAWYN PATTERSON-HOWARD
Mayor

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DEBBIE BURRELL-BUTLER, MBA
Executive Director

DENA T. WILLIAMS, MPA
Deputy Director

June 27, 2026

Honorable Members of the City Council
Through the Office of the Mayor
City Hall – One Roosevelt Square
Mount Vernon, NY 10550

Dear Honorable City Council Members:

I am formally writing to request approval to transfer \$7,500 from **A7314.458** to **A7314.101** within the Youth Bureau Department to offset the expense of the Summer Safe Haven Program from July 6, 2026, to August 21, 2026.

The Mount Vernon Youth Bureau has experienced a decline in grant funding but continues to deliver top-notch summer programming through the Summer Safe Haven Program. The program offers cooking, swimming lessons, water safety, weekly trips, arts and crafts, and fosters critical thinking among youth ages 6 to 12. By providing these enriching experiences at a low cost, we ensure every child has access to a safe, engaging, fun, interactive, and transformative summer. The transfer will allow the Bureau to pay for lifeguards, a swimming instructor, and two staff members who will stay past 3:00 pm to accommodate seven youths for extended hours. Please note that as of 6/30/2026, there is \$46,400 in budget code A7314.458.

Should you require further information, please feel free to contact Debbie Burrell-Butler, Executive Director at (914) 665-2344 or by email at Dburrell@mountvernony.gov.

Thank you for your consideration in this matter.

Respectfully,

Debbie Burrell-Butler

Debbie Burrell-Butler
Executive Director, MBA

CC: Shawyn Patterson-Howard, Mayor
Darren Morton, Comptroller
Brian Johnson, Corporation Counsel



SHAWYN PATTERSON-HOWARD
Mayor

CITY OF MOUNT VERNON, NY
DEPARTMENT OF BUILDINGS

Patrick G. Holder, R.A.
Commissioner

City Hall – One Roosevelt Square
Mount Vernon, NY 10550

(914) 665-2483
www.cmvny.com
Dob@cmvny.com

Hediye Mamak
1st Deputy Commissioner

Dawn Asbury
2nd Deputy Commissioner

June 17, 2026

The Honorable City Council
City of Mount Vernon
City Hall
1 Roosevelt Square
Mount Vernon, New York 10550

Re: Request for Budget Transfer to Support the Emergency Demolition of an Unsafe and Dangerous Structure Located at 230 South 2nd Avenue, Mount Vernon, New York

Dear Honorable Members of the City Council:

I am writing to respectfully request authorization for a budget transfer within the Department of Buildings to support the emergency demolition of the unsafe and dangerous structure located at 230 South 2nd Avenue, Mount Vernon, New York, as authorized by recent Council legislation.

The condition of the structure has deteriorated significantly and continues to present an imminent threat to public health, safety, and welfare. Due to the emergency nature of this matter, demolition activities are scheduled to commence on or about June 24, 2026, in order to mitigate the risk of structural collapse and protect neighboring properties, pedestrians, and the general public.

To support the costs associated with this emergency demolition, the Department respectfully requests approval of a budget transfer in the total amount of **\$42,500.00**, to be reallocated as follows:

From Account	To Account	Amount
A3620.101 – Salaries and Wages	A3620.443 – Department of Buildings, Emergency Unsafe Conditions	\$25,000.00
A3620.416 – Software Leases	A3620.443 – Department of Buildings, Emergency Unsafe Conditions	\$17,500.00
Total Transfer Requested		\$42,500.00

These funds will provide the necessary resources to engage qualified contractors and complete the work required to safely demolish and remove the structure in accordance with applicable procurement requirements, financial policies, and emergency response procedures.

The Department made a good-faith effort to obtain competitive pricing under emergency circumstances by soliciting multiple proposals from qualified contractors. Two responsive proposals were received. After review, the lowest responsible proposal was submitted by Webb Development Services Corporation in the amount of **Ninety-Two Thousand Five Hundred Dollars (\$92,500.00)**.

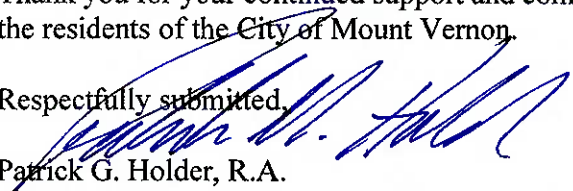
Based on the proposals received and the urgency of the work, the Department determined that this proposal represents the best value available to the City under the current conditions.

Accordingly, I respectfully request the Council's approval of this budget transfer so that the Department may proceed without delay and address the immediate public safety concerns associated with this property.

Should you require any additional information or supporting documentation, please do not hesitate to contact my office.

Thank you for your continued support and commitment to protecting the health, safety, and welfare of the residents of the City of Mount Vernon.

Respectfully submitted,



Patrick G. Holder, R.A.
Commissioner
Department of Buildings



Webb Development Services Corporation

Alonzo G. Webb
34 East 1st Street, Mount Vernon, NY 10550
Tel: 914-473-5924 | 917-345-4083
Tel: 914-371-7372 | 914-371-7374
Fax: 914-371-7376
alonzo@webbdsc.com | webbdsc.com

DEMOLITION CONTRACT

Project: Demolition of 230 South 2nd Avenue, Mount Vernon, NY

1. Parties

This Demolition Contract (the “Contract”) is entered into as of _____, 2026, by and between:

Contractor: Webb Development Services Corporation, a New York corporation, with its principal place of business at 34 East 1st Street, Mount Vernon, NY 10550 (“Contractor” or “WDSC”).

Owner: [Owner Legal Name], with offices at [Owner Address] (the “Owner”).

Contractor and Owner are each referred to as a “Party” and collectively as the “Parties.”

2. Project Site

The work under this Contract shall be performed at the following project site (the “Site”):

Address: 230 South 2nd Avenue, Mount Vernon, NY 10550

Limited adjacent work (temporary security fencing) shall also be performed within the property of 226 South 2nd Avenue, Mount Vernon, NY, as further described in the Scope of Work.

3. Scope of Work

Contractor shall furnish all labor, supervision, materials, equipment, tools, transportation, permits, and services necessary to perform the following work (the “Work”):

#	Description of Work
1	Furnish and install temporary security fencing within the property boundary of 226 South 2nd Avenue, Mount Vernon, NY, to secure the adjacent work area for the duration of the demolition operations.
2	Remove existing vehicle from the yard at 230 South 2nd Avenue and dispose of or relocate as directed by the Owner.
3	Order and obtain a pre-demolition asbestos survey of the structure, performed by a licensed asbestos inspector in accordance with applicable New York State and Westchester County requirements. (Note: Cost of any required asbestos abatement is excluded — see Exclusions.)



Webb Development Services Corporation

Alonzo G. Webb
 34 East 1st Street, Mount Vernon, NY 10550
 Tel: 914-473-5924 | 917-345-4083
 Tel: 914-371-7372 | 914-371-7374
 Fax: 914-371-7376
alonzo@webbdsc.com | webbdsc.com

4	Coordinate with Consolidated Edison (Con Edison) for the disconnection and removal of electrical service to the structure prior to demolition. Contractor will also coordinate gas, water, and sewer disconnections as required by the City of Mount Vernon and the respective utility providers.
5	Prepare, file, and obtain the demolition permit from the City of Mount Vernon Building Department, including any required notifications, postings, and supporting documentation.
6	Perform complete demolition of the existing two (2) story structure located at 230 South 2nd Avenue, Mount Vernon, NY, down to grade level.
7	Load, haul, and lawfully dispose of all construction and demolition debris generated by the work. Site to be left broom-clean upon completion.

All Work shall be performed in accordance with the City of Mount Vernon Building Department requirements, applicable New York State and federal regulations, and accepted industry practices for demolition work.

4. Contract Price

Total Contract Price: Ninety-Two Thousand Five Hundred and 00/100 Dollars (\$92,500.00) (the "Contract Price"), payable in accordance with the schedule set forth in Section 5.

The Contract Price is a lump sum, fixed price for the Work described in Section 3, subject only to changes executed through a written Change Order signed by both Parties.

5. Payment Schedule

Payments shall be made by Owner to Contractor in accordance with the following schedule. Each payment shall be due within ten (10) days of Contractor's submission of an invoice evidencing completion of the corresponding milestone.

Milestone	% of Contract	Amount
Mobilization, permit filing, asbestos survey ordered, security fence installed	TBD	TBD
Utilities disconnected and demolition permit issued	TBD	TBD
Substantial completion of demolition (structure down to grade)	TBD	TBD
Final debris removal, site broom-clean, all close-out documents delivered	TBD	TBD



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TOTAL CONTRACT PRICE	100%	\$92,500.00
-----------------------------	-------------	--------------------

6. Schedule

Commencement: Contractor shall commence the Work within ten (10) business days following (a) full execution of this Contract, (b) receipt of the initial mobilization payment, and (c) issuance of the demolition permit by the City of Mount Vernon.

Substantial Completion: Contractor shall achieve Substantial Completion of the demolition within approximately [] calendar days after the demolition permit is issued, subject to weather, utility scheduling, and other conditions beyond Contractor’s reasonable control.

7. Permits, Surveys, and Notifications

Contractor shall be responsible for:

- Preparing and filing the demolition permit application with the City of Mount Vernon Building Department.
- Ordering and obtaining the pre-demolition asbestos survey through a licensed asbestos inspector.
- Providing required notifications to utilities, neighboring properties, and regulatory agencies as mandated by local law.

Permit fees, asbestos survey fees, and similar regulatory costs are included in the Contract Price unless expressly listed as an Exclusion below.

8. Exclusions

The following items are expressly excluded from the Scope of Work and the Contract Price. If any of these items are required, they shall be addressed by a written Change Order at additional cost:

- Asbestos, lead paint, mold, or other hazardous-materials abatement, removal, transport, or disposal.
- Below-grade demolition, removal of foundations, slabs, footings, or underground tanks, unless specifically directed in writing.
- Soil remediation, environmental testing (other than the asbestos survey listed in the Scope), or contamination cleanup.
- Sidewalk, curb, street, or right-of-way repairs, including any work required by the City of Mount Vernon outside the property line.
- Utility company fees, deposits, or charges levied directly by Con Edison or other utility providers for disconnection or removal of service.



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-
- Surveying, engineering, or architectural services beyond those incidental to demolition permit filing.
 - Site security personnel, fire watch, or extended fencing beyond the temporary security fence described in the Scope.
 - Rodent extermination, pre-demolition pest control, or post-demolition site grading, fill, or restoration.

9. Insurance

Contractor shall maintain, at its own expense and at all times during performance of the Work, insurance coverage in amounts not less than:

- Commercial General Liability: \$1,000,000 per occurrence / \$2,000,000 aggregate.
- Workers' Compensation and Employer's Liability as required by New York State law.
- Commercial Automobile Liability: \$1,000,000 combined single limit.

Contractor shall provide Owner with Certificates of Insurance evidencing the foregoing coverages and naming Owner as an additional insured on the Commercial General Liability policy prior to commencement of the Work.

10. Indemnification

To the fullest extent permitted by law, Contractor shall indemnify, defend, and hold harmless Owner from and against any and all claims, damages, losses, and expenses (including reasonable attorneys' fees) arising out of or resulting from performance of the Work, but only to the extent caused by the negligent acts or omissions of Contractor, its subcontractors, or anyone for whose acts they may be liable.

11. Change Orders

Any change in the Scope of Work, Contract Price, or schedule shall be authorized only through a written Change Order signed by both Parties. Contractor shall not be obligated to perform additional work, nor shall Owner be obligated to pay for additional work, absent such a signed Change Order.

12. Termination

Owner may terminate this Contract for convenience upon seven (7) days written notice to Contractor. In the event of such termination, Owner shall pay Contractor for all Work performed through the date of termination, all materials properly ordered or delivered, and reasonable demobilization costs.

Either Party may terminate this Contract for cause upon ten (10) days written notice if the other Party materially breaches this Contract and fails to cure such breach within the notice period.



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alonzo@webbdsc.com | webbdsc.com

13. Warranties

Contractor warrants that all Work shall be performed in a workmanlike manner, in accordance with applicable laws and codes, and free from defects in workmanship for a period of one (1) year from Substantial Completion.

14. Governing Law and Disputes

This Contract shall be governed by and construed in accordance with the laws of the State of New York, without regard to its conflict-of-laws principles. Any dispute arising under this Contract shall be resolved in the state or federal courts located in Westchester County, New York.

15. Entire Agreement

This Contract, together with any exhibits and fully executed Change Orders, constitutes the entire agreement between the Parties with respect to the Work and supersedes all prior negotiations, representations, or agreements, whether written or oral.



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EXHIBIT A

Existing Site Conditions — 230 South 2nd Avenue, Mount Vernon, NY

The following photographs document the existing condition of the structure at the time of contract execution. The structure exhibits significant fire and/or structural damage, including a partially collapsed roof, missing windows, and overgrown vegetation. The Site is currently secured with police line tape and a Mount Vernon DPW barricade. These photographs are incorporated by reference into the Scope of Work and reflect the conditions on which the Contract Price is based.



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Photo 1 — Front elevation view of structure



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Photo 2 — Street-level view showing perimeter fencing, vehicle in yard, and MVDPW barricade



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16. Signatures

IN WITNESS WHEREOF, the Parties have executed this Contract as of the date first written above.

CONTRACTOR:

Webb Development Services Corporation

Alonzo G. Webb, President

Date: _____

OWNER:

Printed Name / Title

Date: _____

**CRP SANITATION
2 Bayview Rd
Cortlandt Manor, NY 10567
914-592-4129**

PROPOSAL – CONTROLLED DEMOLITION

Proposal for demolition work located at:
320 Second St, Mount Vernon, NY

Description	Amount
Controlled Demolition (treated as controlled demo project)	\$110,000.00
Demo house with machine	\$18,000.00
2 laborers – 4 days @ \$450/day each	\$3,600.00
12 – 40 yard containers @ \$1,400 each	\$16,800.00
Disconnect water and sewer services	\$7,000.00
Subtotal	\$155,400.00
21% Overhead & Profit	\$32,634.00
Total Proposal Amount	\$188,034.00

Means and Methods

1. Mobilize equipment and secure the site.
2. Perform controlled demolition of the structure.
3. Load and remove debris into 40-yard containers.
4. Dispose of debris at approved disposal facilities.
5. Fill foundation area after demolition is complete.
6. Existing basement slab and walls to remain.
7. Controlled demolition procedures will be utilized due to surrounding conditions and site safety requirements.

Exclusions

Asbestos abatement, oil tanks, contaminated materials, hazardous waste, and environmental remediation are not included in this proposal.

AN ORDINANCE AUTHORIZING THE EMERGENCY
DEMOLITION OF AN UNSAFE AND DANGEROUS
STRUCTURE LOCATED AT 230 SOUTH 2ND AVENUE,
MOUNT VERNON, NEW YORK

Whereas, in correspondence dated June 10, 2026, the Commissioner of Buildings requested that the City Council find and determine that the structure located at 230 South 2nd Avenue, Mount Vernon, New York, is an unsafe and dangerous building that poses an imminent threat to public health, safety, neighboring properties, and the general welfare; and

Whereas, on May 25, 2026, the City of Mount Vernon Department of Buildings received Complaint No. COM-26-517 concerning the condition of the structure located at 230 South 2nd Avenue, Mount Vernon, New York; and

Whereas, following an inspection by the Department of Buildings, it was determined that the building is partially collapsed and that the remaining portions of the structure are unstable and pose an imminent danger of further collapse, thereby threatening neighboring properties and the health, safety, and welfare of the public; and

Whereas, the property is owned by 230 S. 2nd Avenue Corp., with a mailing address of 230 South 2nd Avenue, Mount Vernon, New York 10550; and

Whereas, pursuant to Chapter 106, Section 106-5 of the Code of the City of Mount Vernon, the Commissioner of Buildings is authorized to order the immediate repair, vacation, or demolition of an unsafe building whenever an immediate danger to life or safety exists; and

Whereas, the subject property has remained vacant and abandoned since sustaining significant fire damage in 2016 and has previously been determined to be an Unsafe and Dangerous Building; and

Whereas, over the years the Department of Buildings has received numerous complaints concerning the deteriorated condition of the property, including reports of structural instability, collapsing walls, excessive vegetation growth, accumulation of debris, and conditions conducive to vermin and pest infestations; and

Whereas, due to a recent collapse affecting an adjoining property, the Commissioner of Buildings has determined that the structure presents an immediate hazard and requires emergency demolition to protect life, health, property, and public safety; and

Whereas, the scope of work necessary to eliminate the hazard includes the complete demolition of the existing one-family dwelling, removal of all debris, site clearance, and stabilization of the property to prevent further danger; and

Whereas, in order to secure the most favorable pricing available under the emergency circumstances, the Department of Buildings solicited quotations for the required demolition work and received two responsive proposals; and

SPECIAL

JUN 14 2026

Whereas, the Commissioner of Buildings has determined that immediate action is required and has exercised the authority granted under Chapter 106, Section 106-5 of the City Code to proceed with all necessary emergency measures; and

Whereas, the City Council finds that the condition of the structure constitutes an imminent danger to public health and safety and that emergency demolition is necessary and appropriate.

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

Section 1. Finding of Emergency. The City Council hereby finds and determines that the structure located at 230 South 2nd Avenue, Mount Vernon, New York, constitutes an unsafe and dangerous building presenting an imminent threat to life, safety, neighboring properties, and the general public.

Section 2. Effective Date. This Ordinance shall take effect immediately upon its adoption by the City Council.

Vote Taken As Follows: 6/12/2026 special
Boxhill: Yea Gleason: Yea
Turnquest-Jones: Yea Wallace: Absent
Thompson: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

JUN 15 2026

Date

Thomas H. Howard
Mayor

Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

President

ATTEST:

City Clerk

[Handwritten signatures and stamps]

CITY OF MOUNT VERNON, NY
OFFICE OF CONSUMER PROTECTION
BUREAU OF WEIGHTS AND MEASURES



Monthly Report – June 2026

Shawyn Patterson-Howard, Mayor
Michael Paulercio, Director



CITY OF MOUNT VERNON, N.Y.
Mayor Office

SHAWYN PATTERSON-HOWARD
Mayor

City Hall, One Roosevelt Square
Mount Vernon, NY, 10550
(914) 665-2362 - Fax (914) 665-6173

MICHAEL PAULERCIO
*Director Consumer Protection
Weights & Measures*

To: Shawyn Patterson-Howard – Howard, Mayor

Cc: Malcolm Clark, Chief of Staff

From: Michael Paulercio, Director of Consumer Protection Weights & Measures

Re: June 2026 Monthly Report

Department Summary: The Office of Consumer Protection started the second round of inspections in small stores off right where it started at the beginning of the year. Compliance remains with high outdated merchandise and the sale of loose and out-of-state cigarettes.

Scanner accuracy audits were conducted in Petco and a follow-up was conducted in Staples. Both locations were within the 98% required accuracy on 100 items and received a one-year extension. The citywide average price per gallon fell 46¢ in the month of June and is still dropping. At the time of the survey the average cash price of a gallon of 87 blend was \$3.93.

Trained the new ordinance officer within the business districts and other areas. The focus was on sidewalk obstructions, coin operated amusement, sidewalk displays, and unlicensed peddlers. Locations were visited for payment of overdue inspection fees.

Deposits: Inspection Fees: \$3,152.00



CITY OF MOUNT VERNON, N.Y.

Mayor Office

SHAWYN PATTERSON-HOWARD
Mayor

City Hall, One Roosevelt Square
Mount Vernon, NY. 10550
(914) 665-2362 - Fax (914) 665-6173

MICHAEL PAULERCIO
Director Consumer Protection
Weights & Measures

Office of Consumer Protection Weights and Measures
Monthly Report June 2026

Supermarkets	2
Gas Stations	3
Pawn Shops	1
Gold Buyer	2
Restaurants	1
Pet Supply	1
Grocery/ Deli	20
Butcher	3
Variety	2
Laundromat	14

Device	Total	Over Registering	Under Registering	Other	Passed	Sealed
Blended Pumps	23				23	14
Computing Scales	26				26	1
Pre Pack Scales	7				7	
Customer	1				1	1
Platform Scales	14				14	1
Precious Metal Scales	2				2	2

**AN ORDINANCE AMENDING CHAPTER 237 OF THE CODE OF
THE CITY OF MOUNT VERNON, ENTITLED "TAXICABS," TO
CONFORM TAXICAB DRIVER AND TAXICAB LICENSING
REQUIREMENTS WITH NEW YORK CORRECTION LAW
ARTICLE 23-A AND CRIMINAL PROCEDURE LAW § 160.57, AND
TO ESTABLISH AN ADMINISTRATIVE APPEALS PROCESS FOR
LICENSE DETERMINATIONS.**

Whereas, the City Council finds that New York Correction Law Article 23-A establishes the public policy of the State of New York to encourage the licensure and employment of persons previously convicted of criminal offenses while protecting the public health, safety and welfare.

Whereas, the City Council further finds that Criminal Procedure Law § 160.57 limits the consideration and use of sealed criminal history information and that local licensing regulations should be administered in a manner consistent with state law.

Whereas, the purpose of this Ordinance is to ensure that taxicab driver and taxicab licensing determinations are made in accordance with Article 23-A of the Correction Law, Criminal Procedure Law § 160.57, and principles of due process.

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

Section 1. Removal of § 237-3(A)(6). Section 237-3(A)(6) of the Code of the City of Mount Vernon is hereby removed:

~~[Not have been convicted of a felony nor any crime involving violence, dishonesty, deceit, indecency, degeneracy or moral turpitude.]~~

Section 2. Amendment of § 237-16(F). The final sentence of § 237-16(F), is hereby repealed and replaced with the following:

~~["No application for a taxicab license shall be approved nor any license issued under the provisions of this chapter until after the commanding officer of the Bureau of Criminal Identification in the Department of Public Safety has reviewed and examined the criminal history record information disseminated by the Division of Criminal Justice~~

~~Services. No license shall be granted to any applicant who has been convicted of any felony or any misdemeanor involving violence, dishonesty or deceit.”]~~

"Criminal history information obtained through the Division of Criminal Justice Services or other authorized source shall be reviewed only to the extent permitted by law.

No application shall be denied solely because of a prior criminal conviction except in accordance with Article 23-A of the New York Correction Law.

Any determination based in whole or in part upon criminal conviction history shall include written findings identifying the factors considered pursuant to Section 753 of the New York Correction Law and the basis for the determination."

Section 3. Amendment of § 237-21(C). Section 237-21(C) is hereby repealed and replaced with the following:

~~["The applicant or any officer, director, stockholder, partner, employee or any other person directly or indirectly interested in the application has been convicted of a felony or any crime involving violence, dishonesty, deceit, indecency, degeneracy or moral turpitude"]~~

"C. The Commissioner of Public Safety may deny an application based upon criminal conviction history only after conducting the analysis required by Article 23-A of the New York Correction Law and determining that:

(1) A direct relationship exists between the criminal offense and the license sought; or

(2) Issuance of the license would create an unreasonable risk to property or to the safety or welfare of specific individuals or the general public."

Section 4. New Subsection § 237-21(F). Section 237-21 is hereby amended to read as follows:

“(F) The Commissioner of Public Safety or their designee must provide written notice whenever a license is denied based upon criminal history, including:

1. Identification of the conviction(s) relied upon.

2. Findings regarding each applicable Article 23-A factor.
3. The basis for concluding that either:
 - o a direct relationship exists, or
 - o an unreasonable risk exists.
4. Notice of appeal rights.

Section 5. New Section § 237-21.1 – Consideration of Criminal History

Records. A new Section 237-21.1 is hereby added to read as follows:

"§ 237-21.1 Consideration of Criminal History Records.

A. The Commissioner of Public Safety and all City personnel involved in the licensing process shall comply with Criminal Procedure Law § 160.57 and all other applicable laws governing the use, dissemination, and consideration of criminal history information.

B. Criminal history information that is sealed or otherwise unavailable for consideration under New York law shall not be considered in determining eligibility for any license issued pursuant to this Chapter.

C. Nothing contained herein shall be construed to authorize access to, disclosure of, or consideration of criminal history information beyond that permitted by state law."

Section 5. New Section § 237-21.3 – Appeals. A new Section 237-21.2 is hereby added to read as follows:

"§ 237-21.2 Appeals.

A. Any applicant aggrieved by the denial, suspension, revocation, or non-renewal of a taxicab driver's license or taxicab license may file a written appeal with the Mount Vernon Taxicab Commission within ten (10) business days after service of written notice of the determination from the Commissioner of Public Safety or their designee.

B. Upon receipt of a timely appeal, the Taxicab Commission shall schedule a hearing to be held within thirty (30) calendar days, unless adjourned for good cause shown. The Commission - with the assistance of the Law Department - shall determine whether the denial, suspension, revocation, or nonrenewal was supported by substantial evidence and was made in accordance with applicable law.

C. The appellant shall have the right to:

- (1) Appear personally;
- (2) Be represented by counsel;
- (3) Present documentary evidence;
- (4) Present witnesses; and
- (5) Submit written materials relevant to the appeal.

D. The Taxicab Commission shall consider the evidence presented and shall issue a written recommendation to the Commissioner of Public Safety within thirty (30) calendar days following the conclusion of the hearing.

E. The Commissioner of Public Safety shall review the recommendation of the Taxicab Commission and shall issue a final written determination within fifteen (15) business days after receipt of the recommendation.

G. The final determination shall state the reasons for the decision and shall advise the applicant of any right to seek judicial review pursuant to Article 78 of the Civil Practice Law and Rules."

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 severable and such holding shall not affect the validity of the remaining portions hereof.

Section 8. Effective Date. This Ordinance shall take effect immediately upon adoption by the City Council and filing as required by law.

[] deleted matter

___ new matter

**AN ORDINANCE TO AMEND CHAPTER 237
(TAXICABS) OF THE CODE OF THE CITY OF
MOUNT VERNON TO PROMOTE PUBLIC SAFETY
BY ESTABLISHING NEW REGULATIONS FOR
REGISTERED CLASS A TAXICABS OPERATING
WITHIN THE CITY**

WHEREAS, the City of Mount Vernon (“City”) seeks to ensure the safety, reliability, and quality of taxicab services within the City; and

WHEREAS, in recent months, members of the public have complained that certain taxicabs are not safe or suitable to be operating within the City; and

WHEREAS, the City Council recognized the need for stronger regulations and penalties applying to Class A taxicab operators; and

WHEREAS, the City Council finds this amendment to be in the best interest of public safety and the taxicab industry at large;

NOW, THEREFORE, the City of Mount Vernon, in City Council convened, does hereby ordain, and enact:

Section 1. Section 237-17 of the Code of the City of Mount Vernon is hereby amended to read as follows:

§ 237-17 Inspection of vehicles; fees.

E. Any vehicle which is found, after such inspection, to be unsafe, more than fifteen (15) years old, or in any way unsuitable for hiring service, shall be immediately ordered out of service by the Commissioner of Public Safety or their designee(s), and before being again placed in service shall be delivered to the Police Department at a designated point for reinspection by the Commissioner of Public Safety or their designees.

Section 2. Section 237-24 of the Code of the City of Mount Vernon is hereby amended to read as follows:

§ 237-24 Responsibilities of operators.

E. Taxicab licensees shall replace taxicabs where it appears that the vehicle or vehicles no longer meet the reasonable standards of safe operation. Pursuant to § 237-17 of this chapter, all licensed Class A taxicabs, which are at least fifteen (15) years from the date of assembly, are presumed to no longer meet the reasonable standards of safe operation. The holder of a Class A taxicab license shall be ordered by the Commissioner of Public Safety or their designee(s) to replace the Class A taxicab vehicle or other equipment or accessories if it appears that the same no longer meet with the reasonable standards of safe operation or vehicle appearance prescribed by the Commissioner of Public Safety. Upon failure of the owner to comply with any such order within 120 days after service thereof, the license shall be deemed to have been abandoned by nonuse.

Section 3. Implementation. The Commissioner of Public Safety shall oversee implementation of the above amendments. The Department of Public Safety shall assess its capacity to inspect all currently registered Class A taxicabs and enforce orders for replacement of taxicabs. The Commissioner or their designee(s) shall report findings to the City Council.

Section 4. Effective Date. This Ordinance shall take effect immediately upon its adoption by the City Council and filing as required by law.

New Matter Underlined

Deleted Matter in Brackets []



CITY OF MOUNT VERNON, N. Y.
DEPARTMENT of ASSESSMENT

SHAWYN PATTERSON-HOWARD
Mayor

City Hall, One Roosevelt Square
Mount Vernon, NY, 10550
(914) 665-2328 – Fax: (914) 665-3522

Stephanie Vanderpool
Commissioner

Cranson D. Johnson
Deputy Commissioner

June 15, 2026

Board of Estimate
City of Mount Vernon,
Mount Vernon, New York 10550

(Through the Office of the Mayor)

Dear Honorable Board of Estimate Members:

I am writing to request your approval for Kameka Faulkner and Jennifer Shute, Senior Assessment Clerks, for the Department of Assessment to attend the Cornell Conference in Ithaca, New York on July 19-24, 2026.

Please be advise Kameka Faulkner was awarded 2026 recipient of the Michele Casandra Memorial Scholarship Fund for the NYSAA Seminar on Professional Development to be used solely at the Cornell Conference in the amount of \$1,200. The scholarship funds will be released upon 30 days after successful completion of the classes.

Based on the awarded scholarship there is minimal cost to the city's budget, making it an excellent, low-risk professional development opportunity.

They will gain training on “Emerging Topics in Property Assessment” and “The Path of the Petition: Navigating BAR, SCAR, Mock Trial, and the Petition”. Both will receive continuing education credit from the Office of Real Property Tax Services.

The cost should not exceed \$2,300 which includes courses, hotel, travel and meal expenses. To help minimize hotel expenses Kameka Faulkner and Jennifer Shute, will be sharing lodging.

Please be advised funds are available in BOE Austerity budget line A1030.402

If this meets the approval of your Honorable Body, would you kindly have the necessary legislation enacted.

Thank you in advance for your cooperation.

Respectfully submitted,

Stephanie Vanderpool
Commissioner of Assessment
City-Hall One Roosevelt Square
Mount Vernon, NY 10550
Email: SVanderpool@mountvernonny.gov

[View this email in your browser](#)



Registration is Now Open for the 2026 Cornell Seminar on Professional Development

Registration for the Cornell Seminar is now open!

July 19-24, 2025, Hotel Ithaca, 222 S. Cayuga St., Ithaca, NY

The Cornell Seminar on Professional Development is your go-to conference for the education you need to advance in your career! During the registration period, there's one thing to remember that will make your experience much smoother, and it's at the end of this email!

Classes start on Monday, July 20, but be sure to plan to attend the welcome cocktail reception and buffet dinner on Sunday, July 19. It's a time to reconnect with your fellow assessors and share stories!

After classes on Monday, July 20, meet up in the hotel for a new event this year - a technology showcase, sponsored by GAR! Join us for snacks, drink, and the latest technology!

Classes will be held at two locations this year: on the Cornell University campus and at the Hotel Ithaca. A bus will be provided for those taking classes on the Cornell campus.

The class registration fee does not include hotel rooms. The Hotel Ithaca is the host hotel.

[To see the class schedule and hotel information, please click here for the event website.](#)

Here's the most important thing to remember right now:

Please log into your Member Compass on the NYSAA website before registering for the Cornell Seminar. If you have not yet created an account and would like assistance, please call the NYSAA office at 315-706-3424. If you are a NYSAA member (and even if you're not) and enter your email address and the system doesn't recognize it, please STOP. You are likely already in the system, just under a different email address, especially if your municipality has had to change email format due to the new NYS law. Please do not create a second account. Please call the NYSAA office for assistance.

See you in Ithaca!



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Our mailing address is:

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You can [update your preferences](#) or [unsubscribe](#)

⚠ **It's time to nominate your hard-working fellow assessors for an award! Visit** NYSAA Awards - New York State Assessors Association (<https://www.nyassessor.org/nysaa-awards>) or IAO Awards - New York State Assessors Association (<https://www.nyassessor.org/iao-awards>) **to submit a nomination!**

< [Back to Events \(/events/\)](/events/)



Cornell Seminar

Cornell Seminar on Professional Development

Registration opens in April.

📅 **Sunday, July 19, 2026 at 6:00 PM (EDT) to Friday, July 24, 2026 at 4:00 PM (EDT)**

📍 Hotel Ithaca

[222 South Cayuga Street](#)

[Ithaca, NY 14850-5510 \(https://maps.google.com/?q=\(Hotel Ithaca 222 South Cayuga Street Ithaca, NY 14850-5510\)\)](https://maps.google.com/?q=(Hotel+Ithaca+222+South+Cayuga+Street+Ithaca,+NY+14850-5510))



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Menu

🔴 Five-Day Classes

These classes run Monday-Friday. This page is for information only. Tickets can be purchased during the registration process.

	Credits	Price
IAAO 300: Fundamentals of Mass Appraisal (IAO)	30.00 (Continuing Education (CE) credit)	\$575.00
Please select this ticket if you would like to take IAAO 300: Fundamentals of Mass Appraisal. Attendees will receive CE credits for NYS whether they take the exam or not. Attendees who would like IAAO certification credit must take the exam.		

	Credits	Price
IAAO 300: Fundamentals of Mass Appraisal (NYSAA) Please select this ticket if you would like to take IAAO 300: Fundamentals of Mass Appraisal. Attendees will receive CE credits for NYS whether they take the exam or not. Attendees who would like IAAO certification credit must take the exam.	30.00 (Continuing Education (CE) credit)	\$595.00
IAAO 300: Fundamentals of Mass Appraisal (Non-mem) Non-Members: Please select this ticket if you would like to take IAAO 300: Fundamentals of Mass Appraisal. Attendees will receive CE credits for NYS whether they take the exam or not. Attendees who would like IAAO certification credit must take the exam.	30.00 (Continuing Education (CE) credit)	\$750.00
IAO Members Five-Day Pass: In Person Select this pass if you would like to take Course 1 or Course 2 in person.	24.00 (Basic Certification Course)	\$475.00
IAO Members Five-Day Pass: Online Select this pass if you would like to take Course 1 or Course 2 online.	24.00 (Basic Certification Course)	\$450.00
NYSAA Members Five-Day Pass: In Person Select this pass if you would like to take Course 1 or Course 2 in person.	24.00 (Basic Certification Course)	\$495.00
NYSAA Members Five-Day Pass: Online Select this pass if you would like to take Course 1 or Course 2 online.	24.00 (Basic Certification Course)	\$470.00
Non-Members Five-Day Pass: In Person Select this pass if you would like to take Course 1 or Course 2 in person.	24.00 (Basic Certification Course)	\$650.00
Non-Members Five-Day Pass: Online Select this pass if you would like to take Course 1 or Course 2 online.	24.00 (Basic Certification Course)	\$650.00

🔴 Four-Day Classes

Select this ticket to attend 2, two-day classes. This page is for information only. Tickets can be purchased during the registration process.

	Credits	Price
IAO Members Four-Day Pass Select this pass if you would like to take a class on Monday-Tuesday and a class on Wednesday-Thursday. Please be sure to pay attention to the days the classes are offered.	24.00 (Continuing Education (CE) credit)	\$405.00
NYSAA Members Four-Day Pass Select this pass if you would like to take a class on Monday-Tuesday and a class on Wednesday-Thursday. Please be sure to pay attention to the days the classes are offered.	24.00 (Continuing Education (CE) credit)	\$425.00
Non-Members Four-Day Pass Select this pass if you would like to take a class on Monday-Tuesday and a class on Wednesday-Thursday. Please be sure to pay attention to the days the classes are offered.	24.00 (Continuing Education (CE) credit)	\$575.00

🔴 Two-Day Classes

Select this ticket to attend a class either Monday-Tuesday or Wednesday-Thursday. Tickets can be purchased during the registration process.

	Credits	Price
IAO Members Two-Day Pass Select this pass if you would like to take a class on Monday-Tuesday OR a class on Wednesday-Thursday.	24.00 (Continuing Education (CE) credit)	\$265.00
NYSAA Members Two-Day Pass Select this pass if you would like to take a class on Monday-Tuesday OR a class on Wednesday-Thursday.	24.00 (Continuing Education (CE) credit)	\$285.00
Non-Members Two-Day Pass Select this pass if you would like to take a class on Monday-Tuesday OR a class on Wednesday-Thursday.	24.00 (Continuing Education (CE) credit)	\$450.00

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For More Information:



Tracy Carman

Communications Director

NYS Assessors Association

Contact

116 Salina St., Suite 8

Liverpool, NY 13088

315-706-3424

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The New York State Assessors Association (NYSAA) was established in 1940 with the mission to improve the standards of assessment practices. NYSAA provides training, continuing education, and mentors for local assessors through its programs.

Join NYSAA (<https://www.nyassessor.org/register>)

Cornell Seminar on Professional Development

July 19-24, 2026

Hotel Ithaca, Ithaca, NY

All classes are 9:00 a.m. – 4:00 p.m.

Monday - Friday

Course 1: Appraisal Principles and Procedures

Instructor: William Purtell, IAO

This is an introductory course of instruction in real property appraisal, emphasizing legal considerations, economic principles, real estate markets, and analysis. At the conclusion of this course, the student will understand the basic terms, concepts, and principles applicable to valuation; understand the appraisal process and its steps; and apply the valuation process and its steps to course exercises and to “real world” situations. An HP12C calculator (or equivalent) is required for this course. (This course is required for assessors seeking basic certification from ORPTS.)

ADDITIONAL REQUIREMENTS: A workbook is included in the cost of the course. An HP12C calculator (or equivalent) is required for this course.

Location: Hotel Ithaca

Course 2: Application of the Three Approaches to Value

Instructor: Nate Gabbert, FIAO

This is an intermediate course of instruction that will build on assessors’ knowledge of basic appraisal procedures and the use of the three approaches to value. At the conclusion of this course, the student will understand and be able to apply the three approaches to value and reconcile the three approaches to value into a final value opinion. (This course is required for assessors seeking basic certification from ORPTS.)

ADDITIONAL REQUIREMENTS: A workbook is included in the cost of the course. An HP12C calculator (or equivalent) is required for this course.

Location: Hotel Ithaca

IAAO 300: Fundamentals of Mass Appraisal

Instructor: William Mitchell, CAE

This course provides an introduction to mass appraisal and is a prerequisite for the IAAO 300-level course series. Topics covered include single-property appraisal versus mass appraisal, components of a mass appraisal system, data requirements and analysis, introduction to statistics, use of assessment ratio studies in mass appraisal, modeling of the three approaches to value, and selection of a mass appraisal system. Attendees will receive CE credits for NYS whether they take the exam or not. Attendees who would like IAAO certification credit must take the exam.

Location: TBD

Monday-Tuesday

Valuation of Golf Courses

Instructor: John Zukowski, IAO, MAI, SRA

Much has changed in the valuation of golf courses over the past 10 years, and this new two-day course explores the changes in the industry that have affected the value of these properties. Golf course properties are unusual and different from most property types as they are recreational facilities, with various levels, structures, and infrastructures on the land. Understanding the complexities of why and what these properties sell for is challenging for real estate professionals of all kinds including assessors and appraisers.

During Day Two we will have an opportunity to interview an owner/ manager and maintenance staff of a local 18-hole course. This question-and-answer session should create a deeper understanding by talking directly to people involved with the industry.

This seminar is aimed at assessors and appraisers of all levels of experience.

Please be prepared to drive or carpool to the local golf course.

DOS credit approved

Location: TBD

Emerging Topics in Property Assessment

Instructors: Scott Shedler, CMS Realty Advisors Corporation; Dylan Harris, Whiteman Osterman & Hanna LLP; Daniel Vincelette, Vincelette Law Firm; and John Valente, Tyler Technologies

The property assessment profession is at an inflection point. Artificial intelligence is reshaping how properties are discovered, analyzed, and valued—and how assessors, appraisers, and attorneys must respond. At the same time, evolving legal frameworks, new property types, and complex incentive structures are creating challenges that demand both technical fluency and legal precision. This two-day program moves from theory to practice, giving participants the tools to navigate the most pressing emerging issues in the profession today.

The program features a multidisciplinary panel including Scott Shedler of CMS Realty Advisors Corporation, who will serve as moderator and presenter; Dylan Harris of Whiteman Osterman & Hanna LLP; Daniel Vincelette of Vincelette Law Firm; and John Valente of Tyler Technologies, along with additional guest speakers representing academia, technology, valuation, and legal practice.

Participants will leave with a deeper understanding of how AI, new property types, and evolving legal standards are reshaping assessment administration—and with the practical knowledge to respond confidently.

Mastering the Message: The Public Speaking Playbook

Instructor: Edye McCarthy, FIAO

Whether you are addressing a small group or a room of a hundred, your expertise is only as impactful as your ability to communicate it.

This two-day course is designed to transform public speaking from a stressful situation into a powerful professional tool. We all know that public speaking is rarely easy and can, to say the least, be stressful. This course presents the tools, theories, and practical tips to help you master everything from impromptu conversations to prepared presentations.

Join us to learn the secrets of effective delivery. Over these two days, students will practice presenting both impromptu topics and prepared speeches to their classmates.

The class is informative, a little challenging, and most importantly fun!

Location: TBD

RPSv4 Subdivision Case Study: A Full-Year Assessment Cycle

Instructor: Teri Ross, IAO

This intensive two-day hands-on course, held in Cornell's computer lab, walks participants through a realistic subdivision case study using RPSV4. Attendees will create and manage a new subdivision from initial parcel setup through a complete assessment year cycle. Topics include adding new homes and improvements, processing ownership and property changes, applying exemptions, generating change of assessment notices, and maintaining accurate assessment records throughout the year. Designed for assessors and appraisal staff, the class emphasizes practical workflows, data accuracy, and real-world assessment administration in RPSv4.

Location: Computer Lab, Cornell campus

Wednesday - Thursday

The Path of the Petition: Navigating BAR, SCAR, Mock Trial, and the Petition

Instructors: Edye McCarthy, FIAO; Scott Shedler, IAO; Dan Vincelette, Esq.; and Dylan Harris, Esq.

Understanding the nuances of administrative and judicial challenges is essential to successful results.

This two-day course will provide a deep dive into the two primary aspects of assessment appeals: BAR and SCAR.

We will cover everything from filing a formal appeal to the final determination of assessments. We will present the anatomy of a grievance, including what assessors are permitted to do and when—and how to prepare for Grievance Day and after.

The class then shifts to Small Claims Assessment Review (SCAR) (Article 7) eligibility and filings. We will examine the anatomy of SCAR proceedings and hearings, again, focusing on the how, what, and when of the assessor's role.

To conclude the course, join us and learn how to master these two processes while enjoying the professional banter of a live trial setting!

Location: TBD

Residential Exemption Extravaganza: The Ultimate Two-day Deep Dive for the Modern NY Assessor and Staff

Instructor: Donna M. Komor, IAO

For municipalities outside New York City.

In an era of rapid-fire legislative changes and increasing public scrutiny, staying ahead of the "exemption curve" is no longer optional - it's essential! This two-day extravaganza is your one-stop shop for a deep-dive into New York's spectacle of residential exemptions. If you've been looking for a way to turn the annual exemption season from a headache to a highlight, you've found it!

Don't worry over the extravagant number of rules, local options, and recent legislative changes. You'll finish with a refreshed and solid understanding of eligibility criteria that ensures every taxpayer gets exactly what they're entitled to - no more, no less. This is a faster-paced continuing education course for seasoned assessors and staff. Basic knowledge of residential exemptions is recommended. We will discuss a full baker's dozen exemptions in just a dozen hours.

Why attend? This isn't just a class - it's an operational "tool kit" of legislative updates and best practices. Join us for two days of high-speed RPTL navigation. Complete your own summary template to log exemption criteria in your own words for each exemption during discussion. Pick up strategies to keep your public interactions smooth and professional. Peer-to-peer insights and discussion will leave you eager to begin renewal season with renewed confidence to manage even the most "extravagant" exemption applications with ease.

Location: TBD

From Hayfields to Hardwood

Instructor: Stephen Harris, CCD

This two-day course will explore the Agricultural Land Assessment (exemption) program and forest exemptions, benefits, and penalties.

The agricultural portion class will cover the application process to the penalty process for conversion. It will review Ag & Market Article 25-AA – Agricultural Districts and the benefits for being in a district. It will cover the agricultural land ceiling values, the process for calculating the agricultural land assessment (exemption) manually and in RPS. There will also be a presentation by Cornell staff on large scale solar development with the landowner and farmer perspective. We will also review the assessor’s responsibility for penalty calculations and penalty process for converted agricultural land receiving an agricultural land assessment (exemption).

The forest portion will review RPTL 480 & 480-a Forest Exemption Law as well as the process for property owners to apply for and maintain the Forest Exemption. We will review the process for calculation of the exemption as well as the stumpage and penalty process and calculations. There will be a presentation by a guest speaker from Cornell on “Sustaining Working, Productive, and Healthy Forests.”

Location: TBD

Valuation of Hospitality Properties

Instructor: John Zukowski, IAO, MAI, SRA

This seminar is an overview of the hotel and motel valuation process. First, we will explore the different types of hospitality properties; discuss the current state of the industry; and search out where to find industry information, reports, and industry standards. From there, we will discuss the three approaches to value. Lastly, we will explore the extremely difficult job of allocating the market value from the business value in hotels and motels.

This seminar is aimed at assessors and appraisers of all levels of experience.

DOS credit approved

Location: TBD

Using Excel in the Real World

Instructor: Patrick Duffy, IAO

This course is intended to assist assessors and staff in increasing their productivity. The curriculum emphasizes real-world applications, equipping assessors with tools to enhance accuracy and productivity in their daily tasks. Students will learn import and export techniques, how to download data, linking and merging V4 data, how to use Excel basic statistics tools, and graphing. Students are asked to submit personal examples of what they would like to learn, and appropriate examples will be incorporated into the class as time permits.

Location: Computer Lab, Cornell campus



CITY OF MOUNT VERNON, N.Y.
Real Estate Committee – 2026
City Hall, One Roosevelt Square
Mount Vernon, NY 10550

REAL ESTATE COMMITTEE

Derrick Thompson – City Council President
Dr. Darren Morton – Chairman
Stephanie Vanderpool – Co-Chair
Antoinette Anderson - Secretary

July 8, 2026

Honorable City Council Members
City Of Mount Vernon
1 Roosevelt Square
Mount Vernon, NY 10552

Re: Recommend the Sale of City-Owned Property Located at 52 Mersereau Avenue, Mount Vernon,
New York

Dear Honorable Council Members,

On behalf of the Real Estate Committee (REC), I respectfully submit this request for your consideration and approval to authorize the Mayor to convey at 52 Mersereau Avenue, Mount Vernon, NY to Reginald Lowe, Jr. for the total sum of \$410,000 (Four Hundred and Ten Thousand Dollars).

This property was acquired by the City through foreclosure for non-payment of taxes. The property did not sell in the City's public auction held on May 19, 2026. Since that date, Mr. Lowe has been the sole bidder on the property. At its meeting on June 25, 2026, the Real Estate Committee unanimously voted to accept Mr. Lowe's bid and recommends approval of this conveyance.

If this request meets with the City Council's approval, I respectfully ask that the necessary legislation be enacted to reflect this action. Thank you for your attention to this matter.

Sincerely,

Antoinette Anderson

Secretary, Real Estate Committee

**A LOCAL LAW AUTHORIZING THE AMENDMENT
OF CHAPTER 267 (ZONING) OF THE CODE OF
THE CITY OF MOUNT VERNON TO ESTABLISH AN
AFFORDABLE HOUSING SET ASIDE PROGRAM**

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

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

“A Local Law Amending the Mount Vernon City Code to Establish an Affordable Housing Set Aside Program.”

Section 2. Legislative Findings and Purpose.

WHEREAS, There is a national shortage of affordable housing, with over 50,000 units in Westchester alone and

WHEREAS, the City of Mount Vernon is committed to diverse housing opportunities and

WHEREAS the County has provided a model ordinance to help municipalities provide housing in cooperaton with local developers, and

WHEREAS the City Council received a referral letter dated January 22, 2026 from the Office of the Mayor and a supplemental letter dated January 26, 2026 from the Department of Planning and Community Development requesting legislation requiring future market-rate residential developments set aside no less than ten percent (10%) of total dwelling units for multi-family developments with ten or more (10+) units as affordable housing; and

WHEREAS, the proposed local law would provide for the construction of rental housing units that will be capped between 80% and 130% of AMI the Westchester County area median income on a project by project basis, and

WHEREAS, a goal of the proposed local law would be to promote economic diversity and long-term community stability through the development of affordable housing units throughout the City; and

WHEREAS, the stated goals of the ordinance are aligned with recommendations in Mount Vernon’s Comprehensive Plan regarding housing access for all, neighborhood diversity, and inclusion.

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

Section 3. Amendment to Section § 267-4 the Mount Vernon City Code.

§ 267-4 Definitions

The Code of the City of Mount Vernon is hereby amended to add the following in the appropriate alphabetical order:

AFFORDABLE HOUSING TRUST FUND (AHTF)

A trust fund created for the use of receiving funds from applicants required to provide affordable housing units that have been granted the option of paying into the AHTF in lieu of developing the required number of affordable units. Nothing in this article shall be construed as providing any developer with any AHTF funds or other subsidy from the City as a matter of right.

AFFORDABLE HOUSING TRUST FUND BOARD (AHTF BOARD)

A committee composed of the following five voting members: two members appointed by the Mayor of the City of Mount Vernon; two members appointed by the Mount Vernon City Council; and one member appointed by the Comptroller of the City of Mount Vernon. The AHTF Committee shall administer the AHTF and perform such other duties as provided in this article.

AFFORDABLE HOUSING UNIT

A rental unit that is affordable to a household whose income is at least 80% of area AMI and that is marketed in accordance with the Westchester County Fair & Affordable Housing Affirmative Marketing Plan.

AREA MEDIAN INCOME (AMI)

The most recently updated annual median household income figures, adjusted for family size, calculated and published by the U.S. Department of Housing and Urban Development (HUD) for Westchester County, New York.

Section 4. Amendment to Chapter 267 of the Mount Vernon City Code.

Chapter 267 is hereby amended to add a new Article XVI, entitled “Affordable Housing,” comprising the following provisions:

Article XVI – Affordable Housing Program

§ 267-103 Purpose.

The Mayor and City Council of the City of Mount Vernon are deeply concerned that there are insufficient opportunities for individuals and families of earning at least 80% of AMI to purchase or rent dwelling units in the City. In order to enhance the public welfare and to promote the well-being of the City's current and future residents, the Mayor and City Council believe that it is essential that new residential and mixed-use developments involving the construction of ten or more new dwelling units be required to include dwelling units for individuals and families earning at least 80% of AMI or, in the alternative, be required to make payments to an Affordable Housing Trust Fund to assist in the development of housing opportunities for individuals and families earning at least 80% of AMI.

§ 267-104 Required number and distribution of affordable housing units in future residential developments.

- A. Within all future residential developments of 10 or more units created by subdivision or site plan approval, no less than 10% of the total number of units must be created as affordable housing units. The affordable housing units shall be made available to families (including single-person families) earning at least 80% of AMI. These unit obligations will be floating and will not be linked to any specific unit in a building.
- B. Any development of fewer than 10 units is exempt from the requirements of this article.
- C. In calculating the required number of affordable housing units based on the percentage required, a fraction of a unit less than 0.5 shall be rounded down to the nearest whole number, and a fraction of a unit 0.5 or greater shall be rounded up to the nearest whole number.
- D. No preferences shall be utilized to prioritize the selection of income-eligible tenants or purchasers for affordable housing units created under this subsection except that developers are required to market the available unit to individuals and families currently residing in the City of Mount Vernon prior to marketing beyond the boundaries of the City.

§ 267-105 Payment-in-lieu.

- A. Notwithstanding any provision set forth herein to the contrary, an applicant subject to the provisions of this article may make application to the Mount Vernon City Council or their designee for discharge of such obligation by a fee-in-lieu contribution to the Affordable Housing Trust Fund (AHTF) to be used for the purchase and/or development of affordable housing at other suitable locations within the City in accordance with the terms herein.
- B. The determination of the City Council or designee over the application to allow a fee-in-lieu contribution instead of requiring affordable housing to be provided on the development site shall be discretionary, depending on all the facts and circumstances it determines are relevant and applicable to the particular application.
- C. Any fee-in-lieu application requires the approval of Mount Vernon City Council.
- D. If a request for a fee-in-lieu contribution is approved, the per-unit fee, regardless of unit size, shall be 1.5 times the AMI for a household of four for the year in which the project is approved.
- E. The fee shall be set annually by the City Council based on the market construction rate of a unit.

§ 267-106 Term and transfer restrictions.

- A. Units designated as affordable housing units must remain affordable for a minimum of 50 years from date of initial certificate of occupancy. A property containing any affordable housing units must be restricted using a mechanism such as a declaration of restrictive covenants in recordable form acceptable to the AHTF Board, which shall ensure that the affordable housing unit shall remain subject to affordable regulations for the minimum 50-year period of affordability. Among other provisions, the covenants shall require that the unit be the primary residence of the resident household selected to occupy the unit. Upon approval, such declaration shall be recorded against the property containing the affordable housing unit prior to the issuance of a Certificate of Occupancy for the development.
- B. Affordable housing units shall be rented or purchased only by households meeting (at the time of rental) the affordability criteria detailed in this article as from time to time adjusted for Westchester County by the United States Department of Housing and Urban Development (HUD). Such units shall be the primary residence of the occupants; subletting and assignments to avoid these requirements shall be prohibited.

§ 267-107 Applicant prescreening; qualification and enforcement.

The developer shall be responsible for prescreening, qualifying and selecting applicants who wish to occupy affordable housing units in compliance with this article and any other applicable law and/or regulation relating to the provision of affordable housing units subject to monitor by the AHTF and guided by HUD regulations. The developer must contract with a qualified housing services provider to assist in outreach, screening and certifications. The AHTF Board and designated City staff shall be permitted to review and monitor a developer's ongoing compliance with the provisions of this article and other applicable laws and regulations, including the long-term enforcement of affordability covenants. In the event a developer fails to enforce the long-term affordability requirements of this article, the AHTF Board and the City shall have the right to elect to take control of said function and enforce the requirements of this article and or to enforce a penalty on the Owner equal to all illegally collected funds from the tenant to be used for future housing opportunities.

§ 267-108 Maximum Rent.

The maximum monthly rent for an affordable housing unit shall be established in accordance with U.S. Department of Housing and Urban Development guidelines as published in the current edition of the "Westchester County Area Median Income (AMI) Sales & Rent Limits" available from the County of Westchester.

§ 267-109 Lease Renewal Requirements for Rental Housing Units.

- A. Applicants for affordable housing units shall, if eligible and if selected for occupancy, sign leases for a term of no more than two years. Income verification shall be done by an accepted nonprofit agency. As long as a resident remains eligible and has complied with the terms of the lease, said resident shall be offered renewal leases for a term of no more than two years each. Renewal of a lease shall be subject to the conditions of federal, state or county provisions that may be imposed by the terms of the original development funding agreements for the development or to the provisions of other applicable local law.
- B. If no such provisions are applicable and if a resident's annual gross income should subsequently exceed the maximum then allowable, as defined in this chapter, then:

Option (a): said resident may complete their current lease term and shall be offered a non-restricted rental unit available in the development at the termination of such lease term, if available. If no such dwelling unit shall be available at said time, the resident may be allowed to sign one additional one-year lease for the affordable AFFH unit they occupy but shall not be offered a renewal of the lease beyond the expiration of said term.

-OR-

Option (b) – the landlord shall provide another vacant unit as affordable and offer the existing unit to tenant at full market rate.

§ 267-110 Minimum Floor Area.

- A. The minimum gross floor area per affordable housing unit shall not be less than 80% of the average floor area of non-restricted market-rate housing units in the development and no less than the following:

Dwelling Unit	Minimum Gross Floor Area (square feet)
Efficiency	400
1 bedroom	675
2 bedrooms	750
3 bedrooms	1,000 (including at least 1.5 baths)
4 bedrooms	1,200 (including at least 1.5 baths)

- B. For the purposes of this section, paved terraces or balconies may be counted toward the minimum gross floor area requirement in an amount not to exceed 1/3 of the square footage of such terraces or balconies.
- C. As an alternative or supplemental standard -- The minimum gross floor area per affordable housing unit shall be in accordance with the standards set forth by the New York State Division of Housing and Community Renewal & the New York

State Housing Trust Fund Corporation in Section 4.03.03 of the most recent edition of its joint Design Manual.

§ 267-111 Occupancy standards.

For the rental or purchase of affordable housing units, the following occupancy schedule shall apply:

Number of Bedrooms	Number of Persons
Efficiency	Minimum:1 , Maximum:2
1 Bedroom	Minimum:1 , Maximum:3
2 Bedrooms	Minimum:2 , Maximum:5
3 Bedrooms	Minimum:3 , Maximum:7
4 Bedrooms	Minimum:4 , Maximum:9

§ 267-112 Administration.

- A. The AHTF Board shall be responsible for establishing rules, regulations and procedures necessary for the implementation and administration of the AHTF as created by this article.

- B. The Department of Planning and Community Development or the Mount Vernon Urban Renewal Agency shall be responsible for monitoring the affordable housing units during the units' periods of affordability.

Section 4. 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 5. Effective Date. This ordinance shall take effect upon review and acceptance by the City Council.