Town of Pelham

PELHAM, NEW YORK 34 FIFTH AVE 10803

TOWN BOARD
Legislative Meeting Minutes
January 12, 2026

PELHAM TOWN BOARD MEMBERS

Theresa K. Mohan, *Town Supervisor*
Maura Curtin, *Deputy Supervisor*
Kristin Burke, *Councilmember*
Michael Jenks, *Councilmember*
Kara McLoughlin, *Councilmember*

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

Attendee Name	Present	Absent	Late	Arrived
Theresa K. Mohan	X	□	□	□
Maura Curtain	X	□	□	□
Kristin Burke	X	□	□	□
Michael Jenks	X	□	□	□
Kara McLoughlin	X	□	□	□

IV. No Public Comment

V. Approval of Minutes

Approval of the December 1, 2025 minutes							
X Adopted ☐ Adopted as Amended ☐ Defeated ☐ Tabled ☐ Withdrawn ☐ Failed to Move			Yes / Aye	No / Nay	Abstain	Remote	Absent
	Theresa K. Mohan		☐	☐	X	☐	☐
	Maura Curtin	Second	X	☐	☐	☐	☐
	Kristin Burke	Motion	X	☐	☐	☐	☐
	Michael Jenks		☐	☐	X	☐	☐
	Kara McLoughlin		X	☐	☐	☐	☐

VI. Reports

a. Town Council Reports

<u>Councilwoman McLoughlin - Recreation</u>

- YMCA nights are scheduled for January 31st and February 28th. This event is for Pelham teens only. The cost is $10 and participants must sign up in advance on the Rec website.
- Winter programs, including Rec Basketball, are in full swing. Registration for Winter Break camps (Feb. 17- Feb. 20) is open. More information on the website.
- Mindful Sports program is scheduled for Sunday, January 25th from 4pm-6pm at the Town House.
- Mahjong beginner lessons and open play will take place on Mondays from 6pm-8pm. Sign up on the website.
- At the recommendation of Pelham Together, there is a newly formed Recreation Youth Committee consisting of Pelham middle and high school students providing input on programming. The first meeting will be at the end of the month.
- Registration for early release programs at each elementary school is open. Programs will be held on Wednesday, January 14 from 1pm-3pm.
- Applications for Summer counselors and CITs are now being accepted on the website.

- Senior programming in December included birthday celebrations, a holiday party at the Davenport Club, Civics lunch, the Board of Education survey and all other regularly scheduled activities. There was also a visit from a Consumer Protection agency addressing fraud and scams.
- Supervisor Mohan requested that the Recreation Board present to the Board at the February 9 Board Meeting.

Deputy Supervisor Curtin – EMS

- Mark Baumblatt from EVAC addressed the looming nurse strike, which should not affect our services but might have an impact on turnaround time at the hospitals.
- Discussion to purchase the property by the post office in order to build an Emergency Services Center. NYS has recently announced grants for this type of project which we will apply for. **** See Resolution IX below**

Councilwoman Burke – Court and other updates

- Work continues on the build out space for the Court Clerks. The glass should be delivered on March 3.
- We are receiving the new Constable van next month.
- The Glover Field report from the NY Metropolitan Transportation Council has been finalized. This is a comprehensive study of the corridor between the middle/high school to Glover field. Three levels of improvements were suggested. There are jurisdictional considerations (the area includes both Villages, Mount Vernon, and the State) and the next step is a formal study.
- We were not awarded the NYSERDA demonstration grant for the EV ride share program. Supervisor Mohan and Councilwoman Burke are meeting with NYSERDA next week to get feedback. The mobility transit study will be published soon.

Councilman Jenks – Library

- Programming includes: mahjong, book club, and a defensive driving class ($35 per participant).
- 2025 finances were within a couple hundred dollars of budget. Museum pass usage continued to increase in 2025 and program attendance was up about 10% vs. 2024. Physical circulation decreased, but overdrive and notary usage were both up.

b. Supervisor Report

- **Comments from Supervisor Mohan:**

  As I shared after my swearing-in, this office is not about a title — it is about stewardship. It is about holding in trust the institutions that belong to every resident of Pelham. Tonight is not simply the start of a new term, but the start of a new chapter in how we care for that trust. Pelham has been well served by people who cared deeply about this community. At the same time, every generation has an obligation to renew what it inherits. Our Town government touches every part of daily life — from our library and recreation programs, to our seniors, to our youth, to the way we communicate with residents — yet much of our physical and digital infrastructure was built for a different era. My goal as Supervisor is to help Pelham move forward with the same excellence and pride that has always defined us.
  My governing philosophy is simple: clear roles, transparent processes, respect for professional staff, and a Town Board that governs strategically.
  There are three priorities that will guide this administration from day one.
  First, we will invest in modern, resilient infrastructure. That means not just our buildings and facilities, but the systems that support them — accessibility, safety, technology, and long-term capital planning — so Pelham is prepared not just for today, but for decades to come.

Second, we will strengthen and support the way our Town operates. We will build on the solid work already being done, with clear procedures, sound financial practices, and accountability that the public can see and trust.
Third, we will prioritize open, community-driven government. Residents deserve to understand how decisions are made, where their tax dollars go, and how their voices can be heard. Transparency builds confidence, and confidence builds community.
To the employees of the Town of Pelham — you are the institutional memory and the daily heartbeat of this government. You have my respect, my partnership, and my commitment that together we will build on the strong foundation you have already created.
And to my colleagues on the Town Board, I look forward to working with you in a spirit of professionalism, openness, and mutual respect. We were elected to serve, and I believe Pelham is at its best when we lead together.
The items before us tonight mark the beginning of that work. We are launching a professional review of our municipal facilities, taking the first steps toward a centralized emergency services center, strengthening our ethics framework, and addressing long-standing fiscal and legal obligations of the Town. These actions do not represent the end of the conversation — they open it, and they ensure that every step we take from here forward is grounded in facts, transparency, and the long-term interests of Pelham.
We are one Pelham, served by one Town, working toward one future. My door will be open, our processes will be fair, and our decisions will be guided by what best serves the whole community.
Thank you for the trust you have placed in me. Let's get to work.

- **Supervisor Mohan also extended condolences to Pelham Manor Mayor Jennifer Lapey and family on the loss of Jennifer's mother, Annette Monachino.**

- **Supervisor Mohan referenced the 2025 Historian's report provided by Town Historian, Art Scinta and asked that it be put into the record as follows:**

To Town Supervisor Theresa Mohan and Council Members, Burke, Curtin, McLoughlin, and Jenks:
I am pleased to provide this annual report on some of the work of the Office of the Town Historian for 2025 (and for those new to the board, my last year's report is at the bottom of this email):
Public Education about Pelham History
Continued research on the Battle of Pelham, including primary source research, which yielded fairly compelling evidence that (contrary to recent prevailing views), the epicenter of the battle was on Prospect Hill, very near the school (and unlikely to have been on the current Split Rock Golf Course). This research was followed by talks on the Battle of Pelham to the PMHS Alumni Reunion, Class of 1954, on October 11, 2025 and to the Pelham Women's Club on October 16, 2025.
Continued my "Pelham and How It Got This Way" walking tours, (the fourth annual) for second graders of Colonial Elementary School and (the first annual) for second graders at Hutchinson Elementary School. (Next year the walking tours will be expanded to the Prospect Hill School second graders.)
Researched and wrote my fourth annual Memorial Day post, last year about Peter Cornell, PMHS Class of 1944 who gave his life in service in WWII.
Answering Public Inquiries about Pelham History
For 2025, there were 36 inquiries to the town historian email address from people interested in their family history in Pelham, from other local historians, and from academics or authors doing scholarly research. (The most interesting was from a docent at Ford's Theatre National Historic Site seeking information about the late Pelham resident Helen Leale Harper whose grandfather was the physician who attended to President Lincoln after his assassination.)
Conserving and expanding the Town Historian Collection
We received several sets of materials that have been added to the collection. From the grandson of the former caretaker at the Pelham Priory, we received an extremely important collection of

drawings, which have since been attributed to William Jay Bolton, the famous American stained glass artist and son of the Reverend Robert Bolton, builder of the Priory and the founder and first minister of Christ Church. The donation also included some photographs of the Priory from the early 20th century and the donor allowed me to copy other photographs in his family collection from their time living on the grounds of the Priory.

With the demolition of Pelham's historic fire house, the remaining members of the former volunteer firefighters' association donated some additional photographs and other materials (adding to the collection received last year). We were also able to save an historic 100-year-old player piano (scheduled to go down with the firehouse). Thanks to: (i) Pelham resident Cherie Sigward, who made a brilliant suggestion and then a generous donation sufficient to restore the piano; (ii) the volunteer firefighters who agreed to move and permanently loan the piano (and several dozen music rolls) to the Pelham Picture House; and (iii) Clay Bushong who accepted the piano and incorporated it into the theater's
programming, the piano now resides on the Pelham Picture House stage and is turned on to play before select film showings.

With a very generous $5,000 donation from former Pelham resident Will Cavanagh and matching funds from the town, we continued the project of digitizing past issues of the *Pelham Weekly* newspaper. This three-year project of digitizing and creating an on-line database of all our historic Pelham newspapers should be completed within the next two months.

Eagle Scout Project

The Pelham Eagle Scout project that commenced in 2024 was completed this year with Logan Constant receiving his award for his project, which raised funds to purchase equipment and digitize a large, uncatalogued collection of 35MM negatives of life at PMHS in the early 1960s. He also met with alums from that timeframe to identify the people and scenes in the photographs and delivered the completed project in both hard copy and digital formats for the Pelham Town Historian Collection.

Other Board Service

I continued to serve on the boards of the St. Paul National Historic Site in Mount Vernon, the Southern Westchester 250 Committee, and the Westchester County Historical Society.

Pelham250

Starting last September, I began to organize the many Pelham charitable and civic organizations as well as the Pelham Schools to create a coordinated schedule of events and programs focused on celebrating the 250th anniversary of the Battle of Pelham and the signing of the Declaration of American Independence. The response was overwhelmingly positive and we should soon be releasing the schedule of events, co-branded under a Pelham250 logo created by a PMHS student.

Extra Curricular

Although not part of my official Town work, I am pleased to report that a book I have been working on for twelve years is scheduled to be published next year by Prometheus books (an imprint of Globe Pequot). Entitled *Brooklyn Ashes: the Rise of a City and the Brooklyn Theatre Fire of 1876*, the book tells for the first time the story of one of America's greatest tragedies where nearly 300 people perished (ranking it as the fourth deadliest structure fire in North American history and the worst in NYS history, prior to 9/11). The story was never told because the corrupt ring of Tammany Hall era politicians and builders covered it up. My great great grandfather, a police officer working private security in the top gallery level, perished in the fire (along with his oldest son). When I stumbled across his death certificate, it set me off on this crazy journey to find out how this substantial building had burned to the ground in about thirty minutes. My deadline for submitting the final final everything was this past Monday, the next step is copy editing, and, if all goes according to plan, the book should go to print later this year and be in bookstores next January.

Thank you for the opportunity to care for and promote Pelham's rich and interesting history. It is both an honor and privilege to serve as the Pelham Town Historian!

VII. Overview of Town Hall Elevator Project

Danielle DeVito, AIA from Pencil Projects Architecture Studio, pllc presented her vision and renderings of the elevator at Town Hall.

Supervisor Mohan suggested putting out an RFP for a space planner in order to evaluate use of the entire facility.
**** See Resolution VIII below****

VIII. Resolution Authorizing the Issuance of a Request for Proposals for a Facilities Space Planning Consultant

WHEREAS, the Town of Pelham owns, operates, and maintains multiple municipal facilities including Town Hall, the Daronco Town House, the Pelham Public Library, recreational facilities, and other buildings used to deliver essential public services; and

WHEREAS, the effective, safe, and fiscally responsible use of municipal space is critical to the Town's ability to serve residents, employees, volunteers, and visitors; and

WHEREAS, the Town Board has determined that a comprehensive, professional assessment of current and future space needs, building utilization, operational adjacencies, accessibility, code compliance, and long-term planning is necessary to guide informed decision-making regarding Town facilities; and

WHEREAS, the Town Board wishes to retain an independent, qualified facilities space planning consultant with expertise in municipal, public sector, and community facilities to analyze existing conditions, evaluate future needs, and develop strategic recommendations; and

WHEREAS, the Town Board finds that professional services of this nature are exempt from competitive bidding requirements under New York State law, but that the issuance of a Request for Proposals (RFP) is in the best interest of the Town to ensure transparency, competition, and the selection of the most qualified firm;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Pelham hereby authorizes the Town Supervisor, in consultation with the Town Attorney and such other staff or consultants as may be appropriate, to prepare, issue, and advertise a Request for Proposals for Facilities Space Planning Services; and

BE IT FURTHER RESOLVED, that such RFP shall solicit proposals from firms with demonstrated experience in municipal and public-sector facilities planning, including space utilization studies, programming, stakeholder engagement, and long-term capital planning; and

BE IT FURTHER RESOLVED, that upon receipt and evaluation of proposals, the Town Supervisor shall present a recommendation to the Town Board for the selection of a consultant and authorization to negotiate and enter into a professional services agreement, subject to Town Board approval; and

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.

Resolution 2026-15 Authorizing the Issuance of a Request for Proposals for a Facilities Space Planning Consultant							
X Adopted ☐ Adopted as Amended ☐ Defeated ☐ Tabled ☐ Withdrawn ☐ Failed to Move			Yes / Aye	No / Nay	Abstain	Remote	Absent
	Theresa K. Mohan		X	☐	☐	☐	☐
	Maura Curtin	Second	X	☐	☐	☐	☐
	Kristin Burke		X	☐	☐	☐	☐
	Michael Jenks		X	☐	☐	☐	☐
	Kara McLoughlin	Motion	X	☐	☐	☐	☐

IX. Authorizing Property Acquisition and Grant Applications for an Emergency Services Center

WHEREAS, the Town of Pelham has identified the need for a centralized Emergency Services Center to enhance emergency medical response, operational efficiency, and public safety; and

WHEREAS, a suitable property owned by Westchester County has been identified for acquisition. Such property is next to the post office at the end of First Street and First Avenue; and

WHEREAS, the Town seeks to apply for state funding, including through the New York Department of State Local Government Efficiency Program, to support property acquisition, design, and construction;

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Pelham authorizes Supervisor Mohan to:

1. Negotiate and acquire the identified property for up to $50,000;

2. Submission of a grant applications and grant documentation related to the creation of a centralized Emergency Services Center; and

3. Execution of all necessary agreements and certifications associated with pursuit for funding of and project development of said property for the centralized Emergency Services Center.

BE IT FURTHER RESOLVED that the Town Supervisor is authorized to take all actions necessary to effectuate this resolution.

Resolution 2026-16 Acquisition and Grant Application for an Emergency Service Center							
X Adopted ☐ Adopted as Amended ☐ Defeated ☐ Tabled ☐ Withdrawn ☐ Failed to Move			Yes / Aye	No / Nay	Abstain	Remote	Absent
	Theresa K. Mohan		X	☐	☐	☐	☐
	Maura Curtin	Motion	X	☐	☐	☐	☐
	Kristin Burke		X	☐	☐	☐	☐
	Michael Jenks		X	☐	☐	☐	☐
	Kara McLoughlin	Second	X	☐	☐	☐	☐

X. Resolution Proposing Adoption of Local Law No. 1 of 2026 Town of Pelham Code of Ethics

WHEREAS, article 18 of the General Municipal Law prohibits the officers and employees of a municipality from having certain conflicts of interest, and;

WHEREAS section 806 of the General Municipal Law requires the governing body of each county, city (other than the City of New York), town, village, school district and fire district to adopt a code of ethics that sets forth for the guidance of its officers and employees standards of conduct reasonably expected of them, and;

WHEREAS section 806 of the General Municipal Law also authorizes the governing body of any other municipality to adopt such a code of ethics, and;

WHEREAS, a code of ethics adopted by the governing body of a municipality must set forth standards of conduct for the guidance of the officers and employees of the municipality with respect to disclosure of interests in legislation before the local governing body, holding of investments in conflict with official duties, private employment in conflict with official duties, future employment, and such other standards as may be deemed advisable.

NOW, THEREFORE, be it resolved that the Town Board of the Town of Pelham hereby **Proposes Local Law No. 1 of 2026**, entitled 'Code of Ethics for the Town of Pelham' to read as follows:

Code of Ethics of the Town of Pelham

Section 1. Purpose.

Officers and employees of the Town of Pelham hold their positions to serve and benefit the public, and not for obtaining unwarranted personal or private gain in the exercise and performance of their official powers and duties. The Town Board recognizes that, in furtherance of this fundamental principle, there is a need for clear and reasonable standards of ethical conduct. This code of ethics establishes those standards.

Section 2. Definitions.

(a) "Board" means the governing board of a municipality and any municipal administrative board (e.g. Town Board of Assessment Review), commission, or other agency or body comprised of two or more municipal officers or employees.

(b) "Code" means this code of ethics.

(c) "Interest" means a direct or indirect financial or material benefit, but does not include any benefit arising from the provision or receipt of any services generally available to the residents or taxpayers of the municipality or an area of the municipality, or a lawful class of such residents or taxpayers. A municipal officer or employee is deemed to have an interest in any private organization when he or she, his or her spouse, or a member of his or her household, is an owner, partner, member, director, officer, employee, or directly or indirectly owns or controls more than 5% of the organization's outstanding stock.

(d) "Municipality" means the Town of Pelham. The word "municipal" refers to the municipality.

(e) "Municipal officer or employee" means a paid or unpaid officer or employee of the Town of Pelham, including, but not limited to, the members of any municipal board.

(f) "Relative" means a spouse, parent, step-parent, sibling, step-sibling, sibling's spouse, child, step-child, uncle, aunt, nephew, niece, first cousin, or household member of a municipal officer or employee, and individuals having any of these relationships to the spouse of the officer or employee.

Section 3. Applicability.

This code of ethics applies to the officers and employees of the Town of Pelham, and shall supersede any prior municipal code of ethics. The provisions of this code of ethics shall apply in addition to all applicable State and local laws relating to conflicts of interest and ethics including, but not limited to, article 18 of the General Municipal Law and all rules, regulations, policies and procedures of the Town of Pelham.

Section 4. Prohibition on use of municipal position for personal or private gain.

No municipal officer or employee shall use his or her municipal position or official powers and duties to secure a financial or material benefit for himself or herself, a relative, or any private organization in which he or she is deemed to have an interest.

Section 5. Disclosure of interest in legislation and other matters.

(a) Whenever a matter requiring the exercise of discretion comes before a municipal officer or employee, either individually or as a member of a board, and disposition of the matter could result in a direct or indirect financial or material benefit to himself or herself, a relative, or any private organization in which he or she is deemed to have an interest, the municipal officer or employee shall disclose in writing the nature of the interest.

(b) The disclosure shall be made when the matter requiring disclosure first comes before the municipal officer or employee, or when the municipal officer or employee first acquires knowledge of the interest requiring disclosure, whichever is earlier.

(c) In the case of a person serving in an elective office, the disclosure shall be filed with the governing board of the municipality. In all other cases, the disclosure shall be filed with the person's supervisor or, if the person does not have a supervisor, the disclosure shall be filed with the municipal officer, employee or board having the power to appoint to the person's position.
In addition, in the case of a person serving on a municipal board, a copy of the disclosure shall be filed with the board. Any disclosure made to a board shall be made publicly at a meeting of the board and must be included in the minutes of the meeting.

Section 6. Recusal and abstention.

(a) No municipal officer or employee may participate in any decision or take any official action with respect to any matter requiring the exercise of discretion, including discussing the matter and voting on it, when he or she knows or has reason to know that the action could confer a direct or indirect financial or material benefit on himself or herself, a relative, or any private organization in which he or she is deemed to have an interest.

(b) In the event that this section prohibits a municipal officer or employee from exercising or performing a power or duty:

(1) if the power or duty is vested in a municipal officer as a member of a board, then the power or duty shall be exercised or performed by the other members of the board; or

(2) if the power or duty that is vested in a municipal officer individually, then the power or duty shall be exercised or performed by his or her deputy or, if the officer does not have a deputy, the power or duty shall be performed by another person to whom the officer may lawfully delegate the function.

(3) if the power or duty is vested in a municipal employee, he or she must refer the matter to his or her immediate supervisor, and the immediate supervisor shall designate another person to exercise or perform the power or duty.

Section 7. Prohibition inapplicable; disclosure, recusal and abstention not required.

(a) This code's prohibition on use of a municipal position (section 4), disclosure requirements (section 5), and requirements relating to recusal and abstention (section 6), shall not apply with respect to the following matters:

(1) adoption of the municipality's annual budget;

(2) any matter requiring the exercise of discretion that directly affects any of the following groups of people or a lawful class of such groups:

(i) all municipal officers or employees;

(ii) all residents or taxpayers of the municipality or an area of the municipality; or

(iii) the general public; or

(3) any matter that does not require the exercise of discretion.

(b) Recusal and abstention shall not be required with respect to any matter:

(1) which comes before a board when a majority of the board's total membership would otherwise be prohibited from acting by section 6 of this code;

(2) which comes before a municipal officer when the officer would be prohibited from acting by section 6 of this code and the matter cannot be lawfully delegated to another person.

Section 8. Investments in conflict with official duties.

(a) No municipal officer or employee may acquire the following investments:

(1) investments that can be reasonably expected to require more than sporadic recusal and abstention under section 6 of this code; or

(2) investments that would otherwise impair the person's independence of judgment in the exercise or performance of his or her official powers and duties.

(b) This section does not prohibit a municipal officer or employee from acquiring any other investments or the following assets:

(1) real property located within the municipality and used as his or her personal residence;

(2) less than five percent of the stock of a publicly traded corporation; or

(3) bonds or notes issued by the municipality and acquired more than one year after the date on which the bonds or notes were originally issued.

Section 9. Private employment in conflict with official duties.

No municipal officer or employee, during his or her tenure as a municipal officer or employee, may engage in any private employment, including the rendition of any business, commercial, professional or other types of services, when the employment:

(a) can be reasonably expected to require more than sporadic recusal and abstention pursuant to section 6 of this code;

(b) can be reasonably expected to require disclosure or use of confidential information gained by reason of serving as a municipal officer or employee;

(c) violates section 805-a(1)(c) or (d) of the General Municipal Law; or

(d) requires representation of a person or organization other than the municipality in connection with litigation, negotiations or any other matter to which the municipality is a party.

Section 10. Future employment.

(a) No municipal officer or employee may ask for, pursue or accept a private post-government employment opportunity with any person or organization that has a matter requiring the exercise of discretion pending before the municipal officer or employee, either individually or as a member of a board, while the matter is pending or within the 30 days following final disposition of the matter.

(b) No municipal officer or employee, for the two-year period after serving as a municipal officer or employee, may represent or render services to a private person or organization in connection with any matter involving the exercise

of discretion before the municipal office, board, department or comparable organizational unit for which he or she serves.

(c) No municipal officer or employee, at any time after serving as a municipal officer or employee, may represent or render services to a private person or organization in connection with any particular transaction in which he or she personally and substantially participated while serving as a municipal officer or employee.

Section 11. Personal representations and claims permitted.

This code shall not be construed as prohibiting a municipal officer or employee from:

(a) representing himself or herself, or his or her spouse or minor children before the municipality; or

(b) asserting a claim against the municipality on his or her own behalf, or on behalf of his or her spouse or minor children.

Section 12. Use of municipal resources

(a) Municipal resources shall be used for lawful municipal purposes. Municipal resources include, but are not limited to, municipal personnel, and the municipality's money, vehicles, equipment, materials, supplies or other property.

(b) No municipal officer or employee may use or permit the use of municipal resources for personal or private purposes, but this provision shall not be construed as prohibiting:

(1) any use of municipal resources authorized by law or municipal policy;

(2) the use of municipal resources for personal or private purposes when provided to a municipal officer or employee as part of his or her compensation; or

(3) the occasional and incidental use during the business day of municipal telephones and computers for necessary personal matters such as family care and changes in work schedule.

(c) No municipal officer or employee shall cause the municipality to spend more than is reasonably necessary for transportation, meals or lodging in connection with official travel.

Section 13. Interests in Contracts.

(a) No municipal officer or employee may have an interest in a contract that is prohibited by section 801 of the General Municipal Law.

(b) Every municipal officer and employee shall disclose interests in contracts with the municipality at the time and in the manner required by section 803 of the General Municipal Law.

Section 14. Nepotism.

Except as otherwise required by law:

(a) No municipal officer or employee, either individually or as a member of a board, may participate in any decision specifically to appoint, hire, promote, discipline or discharge a relative for any position at, for or within the municipality or a municipal board.

(b) No municipal officer or employee may supervise a relative in the performance of the relative's official powers or duties.

Section 15. Political Solicitations.

(a) No municipal officer or employee shall directly or indirectly to compel or induce a subordinate municipal officer or employee to make, or promise to make, any political contribution, whether by gift of money, service or other thing of value.

(b) No municipal officer or employee may act or decline to act in relation to appointing, hiring or promoting, discharging, disciplining, or in any manner changing the official rank, status or compensation of any municipal officer or employee, or an applicant for a position as a municipal officer or employee, on the basis of the giving or withholding or neglecting to make any contribution of money or service or any other valuable thing for any political purpose.

Section 16. Confidential Information.

No municipal officer or employee who acquires confidential information in the course of exercising or performing his or her official powers or duties may disclose or use such information unless the disclosure or use is required by law or in the course of exercising or performing his or her official powers and duties.

Section 17. Gifts.

(a) No municipal officer or employee shall solicit, accept or receive a gift in violation of section 805-a(1)(a) of the General Municipal Law as interpreted in this section.

(b) No municipal officer or employee may directly or indirectly solicit any gift.

(c) No municipal officer or employee may accept or receive any gift, or multiple gifts from the same donor, having an annual aggregate value of seventy-five dollars or more when:

(1) the gift reasonably appears to be intended to influence the officer or employee in the exercise or performance of his or her official powers or duties;

(2) the gift could reasonably be expected to influence the officer or employee in the exercise or performance of his or her official powers or duties; or

(3) the gift is intended as a reward for any official action on the part of the officer or employee.

(d) For purposes of this section, a "gift" includes anything of value, whether in the form of money, service, loan, travel, entertainment, hospitality, thing or promise, or in any other form. The value of a gift is the gift's fair market value, determined by the retail cost of the item or a comparable item. The fair market value of a ticket entitling the holder to food, refreshments, entertainment, or any other benefit is the face value of the ticket, or the actual cost to the donor, whichever is greater. Determination of whether multiple gifts from a single donor exceed seventy-five dollars must be made by adding together the value of all gifts received from the donor by an officer or employee during the twelve-month period preceding the receipt of the most recent gift.

(e) (1) A gift to a municipal officer or employee is presumed to be intended to influence the exercise or performance of his or her official powers or duties when the gift is from a private person or organization that seeks municipal action involving the exercise of discretion by or with the participation of the officer or employee.

(2) A gift to a municipal officer or employee is presumed to be intended as a reward for official action when the gift is from a private person or organization that has obtained municipal action involving the exercise of discretion by or with the participation of the officer or employee during the preceding twelve months.

(f) This section does not prohibit any other gift, including:

(1) gift made to the municipality;

(2) gifts from a person with a family or personal relationship with the officer or employee when the circumstances make it clear that the personal relationship, rather than the recipient's status as a municipal officer or employee, is the primary motivating factor for the gift

(3) gifts given on special occasions, such as marriage, illness, or retirement, which are modest, reasonable and customary;

(4) unsolicited advertising or promotional material of little intrinsic value, such as pens, pencils, note pads, and calendars;

(5) awards and plaques having a value of seventy-five dollars or less which are publicly presented in recognition of service as a municipal officer or employee, or other service to the community; or

(6) meals and refreshments provided when a municipal officer or employee is a speaker or participant at a job-related professional or educational conference or program and the meals and refreshments are made available to all participants.

Section 18. Board of Ethics.

(a) There is hereby established a board of ethics for the municipality. The board of ethics shall consist of three members, a majority of whom shall not be officers or employees of the municipality, but at least one of whom must be a municipal officer or employee. The members of such board of ethics shall be appointed by the Town Board, serve at the pleasure of the appointing authority, and receive no salary or compensation for their services as members of the board of ethics.

(b) The board of ethics shall render advisory opinions to the officers and employees of the Town of Pelham with respect to article 18 of the General Municipal Law and this code. Such advisory opinions must be rendered pursuant to the written request of any such officer or employee under such rules and regulations as the board of ethics may prescribe. The board of ethics shall have the advice of legal counsel employed by the board, or if none, the municipality's legal counsel. In addition, the board of ethics may make recommendations with respect to the drafting and adoption of a code of ethics, or amendments thereto, upon the request of the Town Board.

Section 19. Posting and distribution.

(a) The Town Supervisor must promptly cause a copy of this code, and a copy of any amendment to this code, to be posted publicly and conspicuously in each building under the municipality's control. The code must be posted within ten days following the date on which the code takes effect. An amendment to the code must be posted within ten days following the date on which the amendment takes effect.

(b) The Town Supervisor must promptly cause a copy of this code, including any amendments to the code, to be distributed to every person who is or becomes an officer and employee of the Town of Pelham.

(c) Every municipal officer or employee who receives a copy of this code or an amendment to the code must acknowledge such receipt in writing. Such acknowledgments must be filed with the Town Clerk or Deputy Town Clerk who must maintain such acknowledgments as a public record.

(d) The failure to post this code or an amendment to the code does not affect either the applicability or enforceability of the code or the amendment. The failure of a municipal officer or employee to receive a copy of this code of ethics or an amendment to the code, or to acknowledge receipt thereof in writing, does not affect either the applicability or enforceability of the code or amendment to the code.

Section 20. Enforcement.

Any municipal officer or employee who violates this code may be censured, fined, suspended or removed from office or employment in the manner provided by law.

Section 21. Effective date.

This code takes effect on [insert date on which code of ethics takes effect].

Resolution 2026-17 Proposed Local Law No. 1 of 2026 "Town of Pelham Code of Ethics"							
X Adopted ☐ Adopted as Amended ☐ Defeated ☐ Tabled ☐ Withdrawn ☐ Failed to Move			Yes / Aye	No / Nay	Abstain	Remote	Absent
	Theresa K. Mohan		X	☐	☐	☐	☐
	Maura Curtin	Second	X	☐	☐	☐	☐
	Kristin Burke		X	☐	☐	☐	☐
	Michael Jenks		X	☐	☐	☐	☐
	Kara McLoughlin	Motion	X	☐	☐	☐	☐

****Public Hearing on proposed Local Law #1 of 2026 will take place on Monday, February 9, 2026.**

XI. Resolution Approving Tax Certiorari Settlement *Mtr. of Post Road Plaza Fee LLC v. Board of Assessors of the Town of Pelham, et al.* (Sup. Ct. West. Co. Index Nos. 63705/21, *et seq.*) -Authorization to Settle 2021-2025 Tax Certiorari Proceedings

WHEREAS, there are a series of tax certiorari proceedings titled *Mtr. of Post Road Plaza Fee LLC v. Board of Assessors of the Town of Pelham, et al.,* (Sup. Ct. West. Co. Index Nos. 63705/21, *et seq.*) pending before the New York State Supreme Court, County of Westchester; and

WHEREAS, these proceedings contest the real property tax assessment of a property located at 847 Pelham Parkway, which is designated as Section 166.34, Block 1, Lot 1 on the Tax Map of the Town of Pelham (the "PR Plaza Parcel");

WHEREAS, these proceedings challenge the annual assessments of the PR Plaza Parcel established by the Town of Pelham in Assessment Years 2021 through 2025; and

WHEREAS, proposed terms of settlement have been formulated providing for a voluntary disposition of these proceedings; and

WHEREAS, the Town Board has obtained the advice and assistance of its counsel, Keane & Beane, P.C., with respect to the proposed terms of settlement and duly considered same; and

WHEREAS, pursuant to the proposed terms of settlement, the 2021 assessment challenge will be withdrawn, with no adjustment to the 2021 assessment of the PR Plaza Parcel; and

WHEREAS, the proposed settlement terms provide for reductions to the 2022,2023, 2024 and 2025 assessments of the PR Plaza Parcel, which will result in a Town tax refund of approximately Eighteen Thousand Six Hundred Fifty and 37/100 ($18,650.37) Dollars; and

WHEREAS, the Board of Education of the Pelham Union Free School District approved the settlement terms by Resolution duly adopted on December 10, 2026;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Pelham authorizes the settlement of these proceedings to adjust the assessed valuation of the PR Plaza Parcel in Assessment Years 2021 through 2025, with a consequent Town tax refund, as follows:

BE IT FURTHER RESOLVED, that counsel for the Town of Pelham, Keane & Beane, P.C., together with the Assessor of the Town of Pelham and Town staff, are hereby authorized to undertake such actions as are necessary to effectuate this settlement, including the execution and entry of a Consent Judgment and the payment of the tax refunds required under the above authorized terms of settlement.

Resolution 2026-18 Approving Tax Certiorari Settlement *Mtr. of Post Road Plaza Fee LLC v. Board of Assessors of the Town of Pelham, et al.*							
X Adopted ☐ Adopted as Amended ☐ Defeated ☐ Tabled ☐ Withdrawn ☐ Failed to Move			Yes / Aye	No / Nay	Abstain	Remote	Absent
	Theresa K. Mohan		X	☐	☐	☐	☐
	Maura Curtin	Second	X	☐	☐	☐	☐
	Kristin Burke	Motion	X	☐	☐	☐	☐
	Michael Jenks		X	☐	☐	☐	☐
	Kara McLoughlin		X	☐	☐	☐	☐

XII. Financial Report for December 2025

a. Monthly Tax Receiver's Statement – November 2025

Town/County 2025	$2,647.79
Town/County 2024	$0
School Taxes	$323,835.87
School Collection Fee	$2,72310
Duplicate Payments	$0
Duplicate Refunds	$0
Penalties and Interest (Town)	$264.78
Penalties and Interest (School)	$5,556.31
Penalties and Interest (Liens)	$0
Liens	$0
Taxpayers Agreement	$812.56
Misc.	$15.00
Pro-Ratas	$0
Total	**$335,855.41**

b. Monthly Tax Receiver's Statement – December 2025

Town/County 2025	$20,734.35
Town/County 2024	$0
School Taxes	$2,600,488.93
School Collection Fee	$21,844.37
Duplicate Payments	$807.21
Duplicate Refunds	$(807.21)
Penalties and Interest (Town)	$2,073.44
Penalties and Interest (School)	$7,461.17
Penalties and Interest (Liens)	$13,278.80
Liens	$51,051.47
Taxpayers Agreement	$0
Misc.	$2,370.27
Pro-Ratas	$4,342.32
Total	**$2,723,645.12**

c. Justice Report:

November 2025:

Judge Kagan - $3,185.00

Judge Gardner - $47,634.00

XIII. Adjournment

Adjournment to Executive Session to discuss personnel and litigation matters							
X Adopted ☐ Adopted as Amended ☐ Defeated ☐ Tabled ☐ Withdrawn ☐ Failed to Move			Yes / Aye	No / Nay	Abstain	Remote	Absent
	Theresa K. Mohan		X	☐	☐	☐	☐
	Maura Curtin	Motion	X	☐	☐	☐	☐
	Kristin Burke	Second	X	☐	☐	☐	☐
	Michael Jenks		X	☐	☐	☐	☐
	Kara McLoughlin		X	☐	☐	☐	☐