



**CITY OF MIDDLETOWN
COMMON COUNCIL MEETING AGENDA
MAY 20, 2025**

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. APPROVAL OF MINUTES
 - 3.1. Accept the Minutes of May 6, 2025
4. CORRESPONDENCE, COMMUNICATION AND REPORTS
5. FOR THE GOOD OF THE CITY
6. REMARKS OF THE MAYOR
7. REMARKS OF THE DEPARTMENT HEADS
8. PUBLIC HEARINGS AND GRIEVANCES
 - 8.1. Public Hearing: Short Term Rentals
9. PETITIONS AND COMPLAINTS
10. REMARKS OF THE ALDERMAN AND REPORTS OF THE COMMITTEES
11. UNFINISHED BUSINESS
12. NEW BUSINESS
 - 138- Resolution to Authorize Funding for Senior Yoga Programming at Mulberry House
25
 - 139- Resolution to Authorize Funding for Art Instruction at Mulberry House Senior
25 Center
 - 140- A Resolution to Rename the Middletown Warming Station in Honor of Marilyn
25 Pierce
 - 141- Resolution to Award Bids and Authorize Funding for The South Street Parking

25 Garage Project

142- Resolution Authorizing an Amendment to City Code Chapter 460, Vehicles and
25 Traffic, Prohibiting Three-axel Vehicles from Turning Right from Academy
Avenue onto Sterling Street

13. LOCAL LAWS

14. AUDIT OF CLAIMS AND ACCOUNTS

14.1. Resolution Authorizing the Accounts be Audited, Claims Adjusted, and the
Treasurer be Authorized to Issue Warrants for their Payment

15. ADJOURNMENT



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: May 20, 2025
Index No:

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Tobin				
Ald. Jean-Francois				
Ald. Johnson				
Ald. Wray				
Ald. Kleiner				
Ald. Green				
Ald. Witt				
Ald. Masi				
Pres. Rodrigues				
Total				

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Accept the Minutes of May 6, 2025

Accept the Minutes of May 6, 2025

Prepared by:
Rick McCormack, City Clerk

Attachments:

1.	05.06.25 CC Minutes
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COMMON COUNCIL MEETING
CITY OF MIDDLETOWN

May 5, 2025 Minutes
City Hall
16 James Street
Middletown, New York 10940

J. Miguel Rodrigues, President
Ald. Jude Jean-Francois
Ald. Andrew Green
Ald. Paul Johnson
Ald. Gerald Kleiner
Ald. Sparrow Tobin
Ald. Kevin Witt
Ald. Kate Wray (Absent)
Ald. Joseph Masi

ALSO PRESENT:
Richard McCormack, City Clerk
Joseph M. DeStefano, Mayor

ALL: I pledge allegiance to the flag
of the United States of America, and to the
republic for which it stands, one nation, under
God, indivisible with liberty and justice for
all.

PRESIDENT J. MIGUEL RODRIGUES: Roll.

CLERK RICHARD MCCORMACK: Alderman
Tobin?

ALDERMAN SPARROW TOBIN: Here.

CLERK RICHARD MCCORMACK: Alderman
Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Here.

CLERK RICHARD MCCORMACK: Alderman
Johnson?

ALDERMAN PAUL JOHNSON: Here.

CLERK RICHARD MCCORMACK: Alderwoman
Wray? Alderman Kleiner?

ALDERMAN GERALD KLEINER: Here.

CLERK RICHARD MCCORMACK: Alderman
Green?

ALDERMAN ANDREW GREEN: Here.

CLERK RICHARD MCCORMACK: Alderman
Witt?

ALDERMAN KEVIN WITT: Here.

CLERK RICHARD MCCORMACK: Alderman

Masi?

ALDERMAN JOSEPH MASI: Here.

CLERK RICHARD MCCORMACK: President
Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Here.

CLERK RICHARD MCCORMACK: Quorum is
present.

PRESIDENT J. MIGUEL RODRIGUES:
Approval of minutes?

ALDERMAN JOSEPH MASI: So move.

PRESIDENT J. MIGUEL RODRIGUES: Motion
by Mr. Masi.

ALDERMAN KEVIN WITT: Second.

PRESIDENT J. MIGUEL RODRIGUES:
Seconded by Alderman Witt. All in favor?

ALL: Aye.

PRESIDENT J. MIGUEL RODRIGUES:
Correspondence.

CLERK RICHARD MCCORMACK: We have one
correspondence, one item this evening. It's a
30-day standard notice for a liquor license for
Don Julio Restaurant 3, LLC located at 130-156
Dolson Avenue.

PRESIDENT J. MIGUEL RODRIGUES: Over to
the police. For the good of the city, we would

like to welcome our school district to do our presentation.

AMY CREEDEN: Good evening. Thank you so much for having us, Mayor DeStefano, President Rodrigues and members of city council. It's always a wonderful opportunity to be in front of you, share space, and talk about the good things that are happening in our city and school community. And tonight we are joined by our board of education trustees President Ed Estrada, Trustee Rose Tobiassen, and Trustee John Williams.

And just as a little side note, President Estrada -- John Perrino. Oh, my gosh. I said John Williams. I'm so sorry. I apologize. President Estrada and John Perrino are going to be honored tomorrow night by the Mid-Hudson School Study Council for -- Mr. Perrino is being honored for the Golden Apple Award, which is 50 plus years of public education service, and --

(Applause)

AMY CREEDEN: And President Estrada is being honored for his multiple years of school board service and board service in general in

multiple foundation and schools.

(Applause)

AMY CREEDEN: And then also with me is the assistant superintendent for business Michael Tuttle. So without further ado, we are here to present the budget that has been adopted by the board of education and will be presented to the community for voting on, okay, May 20th. Perfect. Great. And so just always rooted in our mission, talking about making sure that we're providing excellent educational opportunities in a safe environment that respect and understand the fiscal responsibilities that we have to our school community. Perfect.

Our budget development includes collaboration from a variety of stakeholders always ensuring that we're keeping our finger on the pulse of what's important to not only the individuals inside the organization, but all of the agencies and community members that are impacted by public education in their community.

MICHAEL TUTTLE: All right. Good evening, everyone. So tonight we just wanted to present what we proposed and the board adopted the budget for this year. So what we tried to do

-- the state gives us the budget state runs in January and so we were waiting feverishly until April so they passed the budget. So this year has been a little bit of a challenge for us trying to make a budget as close as possible to the revenues.

So this year we're looking at a 5.23 percent increase from last year's budget. So we're looking at about \$276 million budget going into the next year. And typically from year to year, our budget is 8 to \$9 million just in salaries and benefits increases. So we're keeping pace where normally where we are and trying to keep pace with health benefits and insurance costs and all the other things that keep skyrocketing for us.

So this year we're looking at a 1.99 percent tax increase to the levy. If you look at the previous years, we've been at zero. We've been at a \$5 million decrease. We've been at zero. We've been at one. And then this year we're going to go at 1.99. And that will be like a \$1.4 million increase to the tax levy. So we've been pretty consistently trying to not increase the tax levy, but this year we needed to

go into it a little bit more.

So our proposed budget, just to recap, \$276 million, a \$13 million increase, 5.23 percent increase, and a tax levy of 1.4 million. And the tax levy, you know, there's a 2 percent tax cap, although you can go over 2 percent. This year we could've went to over 4 percent for the tax levy. We maintained under 2 percent this year.

So for Proposition 1 -- this year there's going to be three propositions on the ballot. Proposition 1 is a budget, \$276 million budget. Go ahead. Proposition 2 will be to create a capital reserve, a \$20 million capital reserve. This will be our third reserve that we've had over the past five or six years.

We've depleted the first two already. We filled them with 20 million and then we used them for capital projects. Those two are depleted. Now we're getting -- now we need to create a third. So we're looking for Proposition 2 for that.

So a couple of things that we're -- and this will be Proposition 3 coming on. We're going to talk a little bit about capital

projects. So over at Twin Towers we're looking at -- we have the big addition going on and the renovation inside the school. But outside the school we wanted to create like another extended turf area, a sensory area for students with disabilities, and then we also need to transfer some capital into the project as well. So that's 17.5 million.

Over at William A. Carter, some of our restrooms are in desperate need of repair because they get used all day long. The doors are broken. We're constantly fixing tiles. So we're going to go in and make multi-use and single-use bathrooms over there at Carter. Some hallway light replacements and some playground structures. So that's about 6.4 million over at Carter.

Over at Maple Hill, similar issue. Restrooms need to be upgraded, some classroom sink areas need to be upgraded, security. The library media center needs an extensive upgrade. The cafeteria needs some work as well. So about 9.9 there.

Presidential Park, although that's our newer school from 2013, there's just a couple of

things that we need to look at over there and remodel. Go ahead. Monhagen, fire alarm and security alarms. And again, the two buildings that were built at the same time, 1996 Monhagen and Maple Hill, both library centers need to be upgraded and more useful space to be created.

Over at the high school we have quite a little bit of a list. These are just kind of some maintenance things that we need to do, but we need to repair some HVAC in a couple of areas, electric switch gear down in the main basement. It's been there since the 1960s. So it's seen its day. Some drainage repair and some auditorium ceiling painting and masonry restoration over at the high school.

So we're looking at a \$45.6 million capital project and you can see how we broke down. We use one of the capital reserves, which I talked about before. That's being depleted with 8.4 million, unappropriated fund balance of 10 million, and then we're going bond out the 26. So essentially there's no cost additional to the taxpayer the way we are funding this because the state gives us aid every year based on the projects that we're doing. So that's Proposition

3.

So we have Proposition 1 is the budget, Proposition 2 is the capital reserve, and Proposition 3 is the capital projects. So we go to contingent budget rules. The normal budget needs to pass with 50 plus one votes. And if that fails, we can go to contingency, which we go to last year's tax levy.

The downside of going into contingent is we cannot have any additional budget requests honored, no equipment purchases except health and safety, and the big one for the community is that we have to charge facilities' use. And our facilities are used constantly every day all year long. Yep. So that's a big one.

So obviously we're here today for the budget overview of the city. May 12th we're having a budget adoption, which is next Monday, in person over at the high school media center. And obviously May -- Tuesday -- oh, no, we have a public hearing coming up May 8th. That'll be the next board meeting this week, and then we have our budget. Super Tuesday is May 20th, and the budget -- hopefully that will be a successful budget for us.

Go ahead. And again, May 20th. Any questions?

PRESIDENT J. MIGUEL RODRIGUES:
Alderman Johnson?

ALDERMAN PAUL JOHNSON: I just had one question. So the capital projects are 45 million. And how -- what percent aid or how does that work?

MICHAEL TUTTLE: Well, because we're using -- so based on our aid, we get about 89.9 percent aid from the state.

ALDERMAN PAUL JOHNSON: On the 45?

MICHAEL TUTTLE: Yeah.

ALDERMAN PAUL JOHNSON: Okay.

MICHAEL TUTTLE: So we have to come up with our local share. So we came up with our -- an appropriate fund balance and our capital reserve. That pays our local share. And then when you complete projects, they start giving you more aid that pays your bonding and stuff. So basically just washes -- it's a wash.

ALDERMAN PAUL JOHNSON: Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Do you think we're going to have any effects from what's going on in Washington next year?

MICHAEL TUTTLE: It's hard to say. We are keeping an eye on it because we do have a lot of -- you know, I'll give you the lunch program as one of them.

PRESIDENT J. MIGUEL RODRIGUES: Right.

MICHAEL TUTTLE: That's about a \$6 million business for us and we get about \$6 million from the federal government to run the food service. So that could be something that could be impacted. And the other one is about 4 million total grants that we have from the federal government. So there's some employee in there, but we're trying to -- we have enough reserves to cover that for us for a little while to get us through that. So I don't think it'll be too catastrophic for us immediately.

AMY CREEDEN: We hoping that the state aid runs that we get when the state ultimately passes their budget come in a little higher than what we anticipated. And if that is the case because we've already adopted our budget proposal, we would use any additional revenue -- add to our revenue. So that would be additional money that we would put in essentially our savings account that we could use for a time when

we might need it in the future.

PRESIDENT J. MIGUEL RODRIGUES: All right. Any other questions? Appreciate it. Thank you.

MICHAEL TUTTLE: Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Great job.

AMY CREEDEN: Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Thank you. For the good of the city we have anybody else?

CLERK RICHARD MCCORMACK: We do. Our first speaker this evening is Susan Depew.

SUSAN DEPEW: Hi. Good evening. I'm happy to report that we did have a relatively good turnout for a very rainy day on April 24th. People came and they didn't do as much as we thought they would do, but they did more than they thought they would do.

We thank everyone who participated. Thanks from the mayor -- for the mayor and from everybody in the council who helped us. And we just can't do it alone. We can do it with you. And we do it for our city. It was a chilly Saturday, a day that most people would rather not

have shown up, but they did show up. And thank all of you.

It's the way you tell us that you want Middletown clean is by showing up. And we thank everybody who participated and those who didn't come but cleaned up around their house or their neighborhood. A lot of people told us they did that. And kudos to everyone. Middletown is a much cleaner city than when I started this a long time, and thank you very much for everybody.

PRESIDENT J. MIGUEL RODRIGUES: Thank you.

CLERK RICHARD MCCORMACK: Our next speaker is Kevin Gomez.

KEVIN GOMEZ: I will speak in the second session.

CLERK RICHARD MCCORMACK: Second session?

KEVIN GOMEZ: Yes.

CLERK RICHARD MCCORMACK: Okay. That concludes early topic.

PRESIDENT J. MIGUEL RODRIGUES: All right. Thank you. Remarks of the mayor?

MAYOR JOSEPH DESTEFANO: I was going to let Mr. Gomez have my time.

PRESIDENT J. MIGUEL RODRIGUES: Yeah.

KEVIN GOMEZ: (Indiscernible).

MAYOR JOSEPH DESTEFANO: But Mr. Masi gave me a dirty look, so... Well, first I want to begin by thanking Superintendent Creeden, President Estrada, and Mr. Tuttle for the presentation. This has become an annual event here, and I think it goes -- it's very helpful in educating our voters here in the Middletown community about what's happening in our school district in moving forward.

You know, the -- it's important to realize how many programs that we do run with the school district, and a no vote on that school budget will totally eliminate that. And I think the numbers that they presented over the past five years are very responsible numbers. They're moving forward. I think the one concern that the council president asked is a legitimate concern, but I -- hopefully that's going to be resolved next year in a congressional vote.

But for now, the district, you know, we've had some great success. You see house prices in Middletown are going crazy in a way that's -- everybody's dream is when you guy a

home, you want to be able to make sure that it appreciates. And so we're addressing some affordable housing issues as you know, but I think that's more or less an indication that people are happy with the city and even more so happy with the school district because you have families that are moving here because of the Middletown School District.

And if you have an opportunity to tour as we have, and I'm -- it's one of my slides in here, you'll see what's happening in that district, especially at that high school, is absolutely amazing. So thank you for the presentation and I'll be voting yes.

I don't think I've ever voted no on a school budget, but I'll be voting yes and hopefully the community will continue to support the budget and the capital programs that are actually zero cost. So I think it would be foolish for the community to turn down \$45 million basically in grant money from the state of New York to improve our facilities.

Just a quick update on the O&W Project. I know last meeting I went into more detail, but the project is out to bid and bids are expected

back on June 30th. And just once again, this is a project that Washington, DC can really screw up for us. So -- in two ways. One is the tariffs. We don't know the impact on the bidding. And number two is the impacts on Head Start and funding of those programs. We haven't heard anything about historic tax credits yet, whether that program will be eliminated. I haven't heard anything at all on that. But the two are Head Start funding and impact on the bids that will be coming on June 30th.

Next is the 48 North Street. This is the old Montgomery Ward building. As you know, we've been working with the property owner for a couple of years now. We did give him an easement onto the 40 -- this is 46 North or 48 North, but the park, Gerry's Park, they're going to change the building to reflect the entrances from Gerry's Park.

You can see the netting. They're going through the penetration through the walls there. And so we're looking at 24 residential units, first floor commercial as required by the DMU code. So that project is moving forward. There's a little slight inconvenience over at the

park area, but for the most part, that project is moving ahead pretty quickly.

Next is what I just mentioned was we had the good fortune -- and I've taken the tour before and the school district has always been very receptive to these types of tours to -- I know a few years ago they did it with real estate agents throughout the county. And they were just equally as impressed as the Orange County Partnership was on this tour.

The -- it's like going to college when you go through the different academies that the school district offers. This was a relationship that developed at one of the symposiums at Fei Tian College where the school district offered to take Orange County Partnership on a tour, Conor Eckert, who's the incoming president of the partnership.

It was just taken back by the (Indiscernible) Program and the interaction with young people within that school, and especially within the academies that they're operating in that school. So I'm sure the council members, if you haven't had an opportunity to do so, at some point in the future if there's another

opportunity, I certainly would invite you and encourage you to take the tour so that when you're talking to your constituents you can share that same information.

Also, part of that was they are now doing halal meals at the school. This was a request from the imam at the mosque and reflective of a significantly growing Muslim population in the Middletown School District. And Goshen is also doing it. I believe they were the first school in the area to do it. We had a beautiful meal put on by Loren Burr. Tommy's daughter is now the director of food service I believe.

And so the -- it's just reflective of not only the city but the district that we are a diverse community with diverse interests and diverse needs. And the school district, I want to congratulate them for once again accommodating the needs of a special part of our community.

Also had the opportunity to attend multi-cultural night, and I think these are the types of things that we're talking about, that this was a fantastic event. I got there a little bit late so I did miss the superintendent. But

the -- we -- I did speak with some of the school board members there. And the pride of this type of an event, the dancing, the entertainment, the students, it was just an amazing night. Matter of fact, the bottom right-hand corner, they also performed at their Cinco de Mayo performance at the Paramount Theater on Sunday.

So this is another community that's getting involved in our community. Communities that have felt that they were neglected before for whatever reason are now feeling comfortable coming out and sharing their experiences, sharing their culture with the rest of us in the community. We had a nice turnout at the Paramount on Sunday. We had a nice turnout on Saturday for both parks, the North Street Park and the Run4Downtown Park with the festival that was held.

The rain sort of put a damper on the parade that was scheduled, but we did have the event inside the Paramount. I want to thank the -- Maria Bruni and her staff for adapting very quickly on a day's notice to move the parade from -- move the event from the festival square or Degnan Square to the Paramount and changing the

whole program. So it took a lot of work and they were able to pull it off. And I also want to thank the committee. Juan from the Taco Factor, Jose from the -- Alondra's, the -- Alvaro from Garcia's Market, and Maria and her staff Stephanie and I believe Eileen and maybe a few others that I'm missing. But it was a great weekend of celebration in downtown in celebrating Cinco de Mayo.

Sue, this is the reference that Sue made about the 2025 cleanup. I believe it's 16 years or 17 years now that Sue has run that. It goes back to her story about the pizza box that was thrown out of her car and hit her car. And she really started the -- this and we thank her every year, but it is a lot of work.

I know Rick and Maria get involved too and other volunteers. So we want to thank everyone for their effort. It was a horrible day raining and -- but a lot of groups are still picking up. And I know during the week I -- and I -- when I passed SUNY Orange yesterday I saw a couple of bags with the green tags on them out front. So -- on Wawayanda Avenue. So the people are still doing their neighborhood. So that's a

good sign, and I want to thank everyone who participated.

I also attended the Mulberry House volunteer recognition last week. This was a luncheon. They honored 65 of their volunteers on different programs. And this is -- I'm the cubby guy in the middle with the yellow tie if you can't pick me out. But the -- it was a great time, great -- it was a brunch actually. And we had a good time there.

And they need to be thanked on a regular basis, but this one year -- this once-a-year volunteer recognition dinner went a long way for letting them know that they're an important part of our city operation too and thank each and every one of them.

We also had a BOA, which is the psychiatric center, former psychiatric center campus, community campus community outreach. It's a community input event. We have many members of the community that sit on the board, including the school superintendent Mrs. Creeden. And we thank her for the -- and the other members of the board.

But this was a great opportunity and it

was well advertised and well attended by people to come and give their feedback on what they would like to see on that community campus moving forward. And a lot of great ideas, a lot of great thoughts. The committee will continue to discuss. Alderman Johnson is the representative of the Third Ward on the committee. We -- you know, bicycle pathways, connections between the Heritage Trail and the reservoir trails are certainly a highlight there.

I believe the people are very comfortable with the proposal to maintain a development of educational and possibly some very light type of commercial development. The feedback that I had received was that strictly opposing the vast development of multi-family housing on the campus. And there's actually no need for multi-family housing on the campus.

And we are doing the affordable housing project right across the street from the campus and the BOA does expand beyond the campus grounds. And we're doing 50 units with Middletown Housing Authority Partnership at the Summitfield site across the street and 50 additional units at David Moore on the other end

of town, part of the Middletown Housing Authority along with a renovation of 199 units.

So housing, I can assure the people of the Third Ward especially, and the city as a whole, that this this 200-plus acres is prime development space. We've had a plan in place. The purpose of the BOA is to enhance that plan to react to the transfers of the property from the state of New York, the 34-plus acres, the several buildings like Tuckerman Hall, which has already been transferred to the college, how we're going to develop the rest of the campus, how we're going to encourage more public use of the property.

The city owns, you know, about 15 acres currently on the property. But my -- the voices that I heard at all of these from the feedback from the public is we do not want to see mass multi-family housing on that campus. The campus is too beautiful to load up and make it garden apartments or multi-family housing, that there are other parts of the city that people support that concept. But this is not one of them.

So we'll continue. BOA will come out. You know, this is a grant paid for by the state

of New York, a \$250,000 grant. We're working in partnership with Pattern for Progress. And the board -- I think the committee is about 20 people. I think Gerry as the Kleiner family representative is also on the board with his history of the campus. And so we want to thank everybody on that committee that's doing the hard work.

This is the survey. There is still time. If you go on our website you'll be able to just scan in the QR code and take the survey and give your feedback if you're interested or write a letter. There's addresses on there or should be on there. If not, you can send it to my office and we will make sure that the representative of Pattern who's running the BOA program receives it and inputs your information into the system.

This is the Cinco de Mayo that I had mentioned. This was, as you can see, very colorful, but it was very talented. And there was a lot of pride exhibited by the people, and they were so happy that not only did -- was it well attended, but they were so happy that the city partnered with them on this. So I want to

thank the departments that participated,
especially the Economic Development Department.

And these are just some of the
pictures. That's Juan and Alvaro in the bottom
left.

(25:57 - 26:11 no sound)

MAYOR JOSEPH DESTEFANO: Thursday, May
8th the open house is at the Middletown
Recreation Center. The ribbon cutting for the
new boxing program will be held. This program
was a privately run program for a couple of
years, and the city decided to offer it as one of
our programs.

And it's been a great success. I
believe they have a couple of young boxers that
are in the Golden Gloves, and -- but it's well-
attended. But you're all invited to the open
house and to the ribbon cutting at 5:30 on
Thursday.

Today we had the SUNY Orange Celebrates
75 Years. The press conference, we awarded the
-- Dr. Young, on behalf of the City of
Middletown, a proclamation declaring June of 2025
SUNY Orange month in the city along with the key
to the city and a special plaque that they will

hang in Morrison Hall.

It was well attended, as you can see from the staff and some city people. Mr. Masi was there, Mr. Kleiner, Mr. Green, or aldermen. We -- I believe all four of us had attended SUNY Orange at one point in our lives. Gerry, can you stand up, Gerry? You have your shirt on. Gerry has his Orange County Community College shirt from 1963.

If you don't know, they're known as the Colts. So that's the colt on the shirt. So Gerry was the hit of the party. So -- but it was a great time by the -- by all that attended. And Dr. Young was very gracious in accepting the plaque and the key to the city and the proclamation.

I'm very thankful and recognize the role that -- similar to what our school district role is where you have a great relationship with the Middletown school district, a great relationship with SUNY Orange, developed a great relationship with Toro Medical, and developing a great relationship with Fei Tian, soon to be Northern University.

But you can see the educational

component coming together for us here in the city of Middletown, how important it is. There's a couple of pictures there. And that's all I have. If you have any questions, I'll be more than happy to address them.

PRESIDENT J. MIGUEL RODRIGUES: Any questions for the mayor?

MAYOR JOSEPH DESTEFANO: Okay. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: All right. Thank you, Mayor. Department heads, Economic Development.

DIRECTOR MARIA BRUNI: I as well want to thank the committee members, the bid board members regarding Cinco de Mayo, Juan from Taco Factory, Jose from Alondro's, Alvaro from Garcia's, and Naomi from Naomi's Beauty on North Street.

John Numchuck, he's a board member, and other board members, Stefania and Eileen, and it was just a great program. And inside the Paramount that day, it was amazing, the talent. And thank Superintendent Creeden for the midi mariachi. They were awesome. They opened up the program on Sunday.

And working with Amanda and everyone, it was just flawless. I mean, it was just a great time and a great event. And thank you to all again. And we're looking forward to a bigger celebration next year.

This evening I did -- we had a Community Development Agency meeting. We discussed a bid for interior demo for 7 Genung Street. That's the next house we're moving onto. We are currently working on 168 Linden, and now we'll be also working on 7 Genung.

A couple of events that are happening this week, we have a ribbon cutting at Estelitas Mexican Kitchen, 114 North Street. And that's this Saturday at noon at 114 North Street. So come on by for the ribbon cutting.

Hillside Cemetery celebration will be -- the second annual bus tour is this Saturday as well from noon to 5. For bus reservations, call Middletown Hillside Cemetery 343-5534. And admission is free, but donations are gratefully accepted. So that's this coming Saturday.

And the summer concert event, summer concert series, the -- is out, all the promotional materials. So this is being pushed

out. And the cards -- and there's going to be mailers going out regarding the concerts and getting to everybody. And they start the first week of June, so here we are. Thank you. And --

PRESIDENT J. MIGUEL RODRIGUES: Any questions for Maria? Thank you, Maria.

DIRECTOR MARIA BRUNI: Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Police chief.

CHIEF JOHN EWANCIW: I have nothing unless you have anything for me this evening.

PRESIDENT J. MIGUEL RODRIGUES: Any questions? Alderman Masi.

ALDERMAN JOSEPH MASI: Chief and committee members or council members, please bear with me because after what I saw that Mr. Sierra had said about not only our city but our police department, I have several questions for you. I hate to put you on the spot like this, but I'm hoping that we can clear up some stuff.

I realize that it is time for politics. It's the silage season, as a lot of people say, but I feel it's necessary on behalf of not only this council, our residents, our businesses and visitors to address certain claims that Mr.

Sierra had made. He, by the way, happens to be a candidate for mayor. Staffing numbers then and now. Mr. Sierra has claimed that the city currently has only half the number of police officers compared to when Mr. DeStefano took office 42 years ago, although I'm not sure that Mr. Sierra can count.

The mayor actually returned to office in 2010. Can you please provide the approximate number of budgeted sworn officers currently on the force and compare that to the staffing level in 2010?

CHIEF JOHN EWANCIW: So currently 2025 my budget for sworn officers is 75. 2010 I'd have to look at some records, but throughout my career -- I've been with the department for 25 years, and when I got hired in 2000, our numbers were in the mid-60s and we've gone up since then.

Sometimes our staffing is down a little bit, not due to lack of budgeting but lack of, you know, being able to hire individuals for the -- to fill the spots. Which I have some of that right now. Even though I'm budgeted for 75, I do have some vacancies. As you know as a civil service commissioner that we are always actively

trying to fill those spots. They don't sit vacant for lack of trying.

We just gave an exam this past Saturday with 200 and some individuals that took it. We gave an agility a year -- or a week ago, and I want to say in my tenure specifically as police chief, I don't think there's been a single year that I've been police chief that we haven't hired to try to fill the vacancies that are -- you know, some of them are for people going other places. Some are retirement. So for a variety of reasons.

And that's been the same throughout my whole career as well. There's always been some vacancies throughout our budget from what I can recall. But I don't know the number from 2010, but I'm going to say it's right in the same realm.

ALDERMAN JOSEPH MASI: A lot of exaggeration on his part. Crime rates and perceived safety. Mr. Sierra claims that crime is at an all-time high, parenthesis, and that residents feel unsafe. Can you provide the official data for index crimes reported to New York state 2010 up until present?

CHIEF JOHN EWANCIW: Yeah. Index crimes are Part 1 crimes. That's our more serious crimes. These are reported every month also. I have a police commission meeting once a month. It's the third Thursday of every month and I go through these specifically. From my memory, I know 2024 to '23 we were down 25 percent.

And if I recall correctly, it's close to 50 percent reduction from 2010 to 2025, '24. This is all also public record. You could go on the Department of Criminal Justice website and see all these numbers as well. Because all of our numbers, all of our stats, our arrests, our crimes are all reported on a monthly basis to the Department of Criminal Justice.

ALDERMAN JOSEPH MASI: Obviously he doesn't know how to do that. He just makes claims. Investigative capacity. Mr. Sierra has stated that the department only gives out blue cards and victims are only called back if "they are lucky". Is that a fair and accurate statement?

CHIEF JOHN EWANCIW: I'm going to say no. That's my -- my perception is absolutely

not. And I think we have one of the best-trained police departments in this area. And I report not only to you as the council, but the commission on a monthly basis of, you know, the effectiveness that our police department has in our community, effectiveness that we have on solving crimes.

And we just recently made arrests in cold case crimes that happened several years ago. And I think that's a testament to the fact that the men and women of the police department don't give up and don't stop working day in and day out whether it's a small incident or a large incident.

I've reported many times things such as quality of life things that we follow up on and address. Graffiti things that could be perceived as like a minor thing, we put the effort in to find the people that are held accountable. Are we 100 percent successful in that? Obviously we can't be.

But can I go back to the previous question? You asked -- that was a two-part question and I'm -- it's just resonating in my head now.

ALDERMAN JOSEPH MASI: The investigative one or the crime rate and perceived safety?

CHIEF JOHN EWANCIW: Perceived safety. That --

ALDERMAN JOSEPH MASI: Well, he says that the people feel unsafe.

CHIEF JOHN EWANCIW: I have to strongly, strongly disagree with that. I have the opportunity to engage with a lot of people. That's offensive, actually, to me, honestly. That -- I get to speak with a lot of people throughout my time here. Not just within our community, but outside our community, my colleagues. That is not true at all.

And I think if you look around this community and see the investment that has been made over the last 10-plus years, that that wouldn't be if this community wasn't safe. People would not be willing to invest their money, come here and move their families here from other communities, invest in homes and small businesses and larger businesses.

I mean, we hear every other week all the success in this community of investment. We

have colleges here. We have schools here. We have businesses here, small businesses, large businesses. I -- that is not accurate at all. That is very offensive actually.

ALDERMAN JOSEPH MASI: Well, this one actually takes in the mayor and the council. Mr. Sierra has claimed that your department lacks adequate resources and that the mayor and the city council have failed to support the department. Do you believe that's true? Have we held back funding, institutional support? Is there anything that we've not done?

CHIEF JOHN EWANCIW: No, not at all.. I can speak to my tenure as police chief, which is going on completing eight years coming in July. I've been very fortunate. The council has supported me. The commission has supported me. The mayor has supported me.

I've -- policing in 2025 is so different than it was in 2010, 2020, 2018, 2021. It's changed dramatically. Thus, we've had to change our approach to policing. I know when I first started we (indiscernible) our way out of a lot of things. We can't do that today.

We've had to find new and unique ways

to address crime and the needs of the community. And this council, the mayor, the commission has been nothing but supportive. I don't recall a single time I've been told no. I've brought new technology and new programs, new ideas. And sometimes I'm sure you guys looked at me like I was crazy in trying new things, but you always supported it.

You know, from just as recent as the service coordinator position, we just brought Stevenson Monchery on our team to help as a conduit to connect the people in our community to the services that are needed. Several years ago I introduced the Neighborhood Enhancement Team. You -- all of you supported that.

Then we adapted that and furthered that into the crime prevention through environmental design. We partnered with the code enforcement with the city common -- for the -- with Alex Smith, with Jacob with all the city partners to find better and more unique and creative ways to address crime rather than just trying to arrest people.

We have so many new pieces of technology that you have never told me no.

You've supported grants and programs. I have, you know, all types of opportunities right now. I have people assigned to the ATF task force. I have people assigned to the FBI Safe Streets task force. I have someone assigned to the Hudson Valley Intel, the Crime Analysis Center. We have school resource officers again. We have a downtown officer.

The technology, you support the grants and supplementing the grants to improve technology because that is the way of today's policing. That is policing in 2025 is using technology. License plate readers, all this comes with a cost. Body cameras all comes with a cost that each and every one of you have supported without any real kickback. So I don't believe that to be true at all.

I'm very, very blessed. The community is blessed to have the support of the council the mayor, the commission to give the resources that are necessary to effectively police this community.

ALDERMAN JOSEPH MASI: I just have a couple of others. When I read what he had said, it just upset me and I wrote down some stuff.

Alleged discrimination settlements. Mr. Sierra states that the city has paid millions in discrimination settlements involving the police department. Are you aware of such discrimination settlements?

CHIEF JOHN EWANCIW: No. We -- we've -- have lawsuits. It's part of business. But I don't know what that references of millions of dollars in discrimination. Traditionally, like lawsuits that we are subject to are normally false arrests and excessive force type claims.

I -- in the recent past I don't recall. I mean, I don't know how far back he's going. I don't know where this information is coming from. So...

ALDERMAN JOSEPH MASI: I'm not sure he knows where he's going. He mentioned something about the use of trailer-mounted cameras. Mr. Sierra claims that the department is replacing boots on the ground policing with trailer-mounted cameras --

CHIEF JOHN EWANCIW: No.

ALDERMAN JOSEPH MASI: -- instead of --

CHIEF JOHN EWANCIW: That is a tool in our tool box just like many other tools that we

have. They are -- they're -- it's a great piece of technology that's been very effective. We purchase them under grants and we incorporate them with a program that we run, which is the GIVE, which is Gun Elimination -- or Gun Initiative Violence Elimination program that we are funded through the state to have -- to focus on our hotspots with additional boots on the ground, additional resources on the ground, and those designated hot spots.

And we also use those cameras in those designated hot spots. Oftentimes we'll move those cameras also as a deterrent to address other issues that we may have to maybe in a park, maybe in an area that we're seeing an increase in some type of activity. But they are a tool that have been effective.

They have not only -- I can't tell you how many crimes they've deterred. I'm just assuming they did by their presence, but we've also used them to effectively prosecute crimes. So they are not a replacement. They're a tool. They feed directly into our police dispatch so we could utilize and we can move them. We can view a lot. They're very, very effective. In fact,

I'd be looking to buy a third one because they are effective.

ALDERMAN JOSEPH MASI: Police radio encryption. He alleges that encrypting police radio traffic is an effort to hide crime and cut the public off from real time information.

CHIEF JOHN EWANCIW: I...

ALDERMAN JOSEPH MASI: Well, I'm --

CHIEF JOHN EWANCIW: Can you --

ALDERMAN JOSEPH MASI: That's why I want --

CHIEF JOHN EWANCIW: Can you say that again?

ALDERMAN JOSEPH MASI: -- the people to know what he -- what this guy is saying and he wants to be your mayor.

MAN 1: Say it again.

CHIEF JOHN EWANCIW: I have a hard enough time signing into a computer. I could not encrypt a radio. I don't know what he's referencing. I could tell you what we have as far as radio communications. About four years ago, every police department in Orange County transitioned from the old analog style police radios to a new digital platform that is

countywide.

It was a county funded program that was in the making for many, many years that was implemented about four or five years ago. We got all new radio equipment. The old-school scanners that many people used to listen to become -- they're ineffective. You can't utilize them with the new technology.

There are higher-end scanners that people could buy for quite a bit of money, but the intention of that was not to encrypt anything. The intention was to improve radio communications and inter-operability to allow us to communicate with our neighboring departments and a little more effective, and even more so in large like scale incidents.

We have a bank of different radio channels now that we could communicate on for incidents, traffic. We could use them for parades traffic situations. God forbid we have any type of large mass casualty. Perfect example of that, though, is the bus accident a couple of years ago. You had multiple agencies, multiple disciplines.

You had fire, EMS, police. They would

all go to one of those operable channels to use. Prior to that radio transition, we didn't have those abilities. They were very, very limited. Even when we would partner with agencies such as the sheriffs and state police when they come in and do joint patrols, such as we do now, with them just about every weekend, they would have to come into our station. We'd have to give them a portable.

Now we don't have to do that. We are in 2025 where technology is actually our friend and we're using it effectively. I would hope Mr. Sierra -- that he's coming from a fire background where they used radios and the fire department also was part of that program. So that should be something that he is familiar with in regards to the radios.

But it -- to encrypt them, we're not here to hide anything. We are an open book. We are more transparent than ever. I am an open book. If someone wants to have a conversation with me about what's going on in the police department, I welcome them. I will show them body cam. I will let them listen to audios.

I will share investigations.

Everything is public. I read almost all of it out every month at the police commission meeting that is publicized and looped on Channel 20 so nothing is there. We have to report to the state. We're audited by the state. There is nothing being secretly done or hidden in the police department.

ALDERMAN JOSEPH MASI: Finally, chief, I'll let people -- Mr. Sierra ends his public statements with the challenge he had the highest level of crime ever. He has -- his final statement was prove me wrong. Well, I think I'll let you respond to that, but you just gave -- there were eight questions or eight statements that he made and I think you've proven that each and every one of them were false. And that I don't know what else proof he needs, but if...

CHIEF JOHN EWANCIW: I don't know. I'm assuming this is something that was posted on social media. I am not a social media person. I --

ALDERMAN JOSEPH MASI: Oh, yes. This was all on social media.

CHIEF JOHN EWANCIW: I don't know. I don't know what the intention of it is. If he

feels that, I'm open. I've known Mr. Sierra for many years. He's more than welcome to sit down and have a conversation with me and I could show him. In fact, the Department of Criminal Justice, which is DCJS, all those stats are public knowledge. They're open forum. He could research them.

The index numbers are the FBI crime stats that are broken down in part ones and part twos. Traditionally part ones are the index crimes. That include the more serious crimes. And as I said, I know for a fact we're about -- it's -- if I recall correctly, its 25 percent down from '24 -- '23 to '24. And I know we're down because we do a monthly report from the intel center.

And part ones, I'd have to go to the charts, but I'm almost positive we're below the five-year average currently and we have been. Obviously that's how we got below. And going back -- because we do this for the yearly statistics as well when we submit to the city, to the mayor that we're about 50 percent down from 2010 if I recall correctly.

ALDERMAN JOSEPH MASI: I just thought

the public had a right to know in the transparency. And I think your answers will go a long way reaffirming the community's trust in the police department, and I thank you very much. And I'm sorry to take so much time.

CHIEF JOHN EWANCIW: No, but you just said something. The trust in the police department, I don't get feedback that the community does not trust us.

ALDERMAN JOSEPH MASI: I --

CHIEF JOHN EWANCIW: Do you not get that feedback? And I would be very alarmed if I did. I do everything more than I do now to try to correct that. I think we have great men and women in the Middletown Police Department that work their butts off day in and day out. They're very responsive to the needs of the community.

When each and every one of you provides me with some intel, some information, a situation, we are very diligent on trying to find a resolution to that as each and every one of you know that. I think we have the best police department in the county right now, and I'm not, you know, discrediting any other police department because there's amazing people out

there. But the resources we have, the technology we have, the ability of training, we train the heck out of our people because it's an investment in our people that gives back to this community.

It's amazing. I mean, you're making me think even more. We have the police academy here in the -- in our local city now. That is a testament to the mayor and all of you to support that. You support that day in and day out by allowing us to be in a city-owned building, and that's for everybody in this county and Sullivan County. And we've had other people -- like right now there's two people from Oneonta SUNY police attending the police academy. So it's far-reaching.

So to say that we don't have the support, that we don't have the trust of the community, I just -- I have a hard time believing that.

ALDERMAN JOSEPH MASI: Well, I can tell you at the test on Saturday, all the applicants, they are so hoping that, one, they'll pass that; two, move onto the agility; and three, be hired by this department.

CHIEF JOHN EWANCIW: Mm-hmm.

ALDERMAN JOSEPH MASI: So I thank you very much, chief.

CHIEF JOHN EWANCIW: Yep.

PRESIDENT J. MIGUEL RODRIGUES: Mr. Kleiner.

ALDERMAN GERALD KLEINER: Very quickly. Thank --

CHIEF JOHN EWANCIW: Well, this is the longest "I have no questions".

ALDERMAN GERALD KLEINER: I'm going to be a lot quicker. Thank you, chief. I think community is the operative word when I think of our police department. You've just been such a great part of this community and that's always in the forefront of your mind.

But as someone who attends all those police commission meetings when I can when I don't have a conflict, it's just amazing that -- how transparent it is and the statistics. They just -- it's an incredible job, and thank you very much.

Second point, those civil service exams, and maybe Alderman Masi can add to this, but when will we have results? Do we have --

ALDERMAN JOSEPH MASI: Gerry, I'd like

to --

ALDERMAN GERALD KLEINER: I know how the state is with those, but has there been any improvement? Do we have any idea?

ALDERMAN JOSEPH MASI: No, Gerry. And --

ALDERMAN GERALD KLEINER: Okay.

ALDERMAN JOSEPH MASI: -- it's a shame because chief -- the next academy is in August.

CHIEF JOHN EWANCIW: September.

ALDERMAN JOSEPH MASI: September. There's a slight chance, Gerry, that the grades will be back by then. And it's a shame because you don't want to miss another one. Every time I go up to a conference -- and I know Pam has a conference to go up to at the beginning of June, she's going to bring that up again.

We're still waiting on results of a test that we gave January 18th. So we're hoping. And I've talked to the state and say -- told them that it's very important to get the results of this so we can have people possibly go into the academy. So I'm sorry to interrupt, but --

CHIEF JOHN EWANCIW: No, that's good.

ALDERMAN JOSEPH MASI: -- we've been

fighting this battle for a long time, and I just don't understand it. The school could do it in -- that day.

ALDERMAN GERALD KLEINER: Yes. Thank you, chief.

CHIEF JOHN EWANCIW: Can I comment on those?

ALDERMAN GERALD KLEINER: Certainly.

CHIEF JOHN EWANCIW: So on the test, I -- well, Mr. Masi said like we're trying to get support. April I believe it was the 10th I attended a meeting with the Department of Criminal Justice Commissioner Rosado and that was something that came up in that meeting about getting some help, getting the results back quicker.

And I had a meeting along with some of our -- my colleagues, other police chiefs, with Assemblywoman Kay, and that was one of the items that we brought to her attention as well because of the lag. But you mentioned community as well, and that is something that I pride our department in.

We work hard. We've done all types of community programs, outreaches from jump-out

barbecues, youth police academies, leadership academies. The amazing partnership we have with the school is part of the community. We can't be a community policing organization without that partnership. The mayor supports every aspect of that. He attends most of our events.

We also -- like on that community level, like Stevenson is part of that outreach program to connect.

ALDERMAN JOSEPH MASI: Yes. He's amazing.

CHIEF JOHN EWANCIW: But we also have people from independent living that are co-located in our organization. We have people from Fearless, the domestic violence program, co-located in our organization. I have someone -- I'm working with a company to bring an intern, a social worker intern into our organization to help fill that gap between the community and the policing and the services.

So we are very community-focused. And you get to see that day in and day out when we do events. You are out there as well, as are many of you, seeing the work that we do in the community. We try like heck.

ALDERMAN GERALD KLEINER: Thank you, chief.

PRESIDENT J. MIGUEL RODRIGUES: All right. Thank you, chief. DPW Commissioner.

JACOB TAWIL: Good evening. So the chief, he took over the meeting so I'm going to be very fast here.

PRESIDENT J. MIGUEL RODRIGUES: Did Mr. Sierra say anything about the reservoirs?

JACOB TAWIL: He reversed roles with me. Yes. So the reservoirs, Alderman Masi, they are 100 percent and they are overflowing. Actually over 100 percent. And that presents a little bit of a problem for us because we have to treat for algae blooms. We have to store it. And by applying copper sulfate, they should not be overflowing.

So we're trying to play our games, but with the rain it's not helping now. It's too much rain. Too much of a good thing. But we're happy with it. We'll manage.

And with that before you tonight, there is a tremendous project that's going to take effect, which is development of a new water resource for us in Indigo area. And this project

has been on the books for -- in this region since 1936 even through different engineering studies and so on and so forth. The last time we constructed any reservoir here in the city of Middletown, our founding fathers, it was in the 1900. And now we are in 2025. And now we are embarking on hopefully the project to build a new reservoir in the Indigo region.

The mayor and the County Executive Neuhaus, they worked tirelessly in order to make this project happen securing funds, meeting with different agencies, meeting with different -- within the county, within the surrounding municipality, and so on and so forth.

With the last meeting for the mayor and for the county executive, they secured about 512 or \$517,000 towards a study by CDM Smith. What, 514? Yeah. 514,000. So that was the mayor. He went himself. And the county exec and his team, of course, the county exec team and myself went with the mayor, and our consultant and we made a presentation in there. And the IDA, they approved the \$514,000 to fund that project.

With that, we're going to have another \$100,000 from the city of Middletown and \$100,000

from Orange County. That will only cover the exploration of ground water. This is what the IDA, Orange County -- IDA wanted to do, only talk about the ground water because they are not sure about the success or the DEC acceptance of building a new reservoir because of all the environmental regulations.

We believe we can do it, so we're going to -- should you endorse the resolution before you for tonight of hiring CDM Smith for the exploration and development of Indigo area for an additional water source for the city of Middletown, which would be supplying adjacent areas around us. It's not only water for our need. It's for the adjacent areas. And the mayor, he can speak about revenues and all that stuff.

But it's really a generational project in there. I don't want to -- you know, I can't stress it enough how important this project is for the entire mid-county region, not just for Middletown in there. So we hope that you can -- and once you approve it, we're going to hit the ground running with CDM Smith and start doing the work.

And hopefully once we gather some information, we'll have an initial meeting with DEC to see if they can show us by law or by any other means why we cannot build a reservoir. Then we can abandon the idea of the reservoir, but it's going to be really a struggle for them to convince us that we can't do it. But it is what it is.

Then we can focus on ground water. Otherwise we'll be looking for both surface water, reservoir construction. and ground water exploration as well to give us as much yield as we can for -- you know, for -- that would be for generations to come.

That matches very well with our program in there that the mayor was able to obtain about \$6 million in there for watershed acquisition, which we've been working on it and purchasing property all around our area in order to preserve it. And all these PFAS things and all that stuff you're hearing about and impurities in the water, forever chemicals, we're trying to keep them from our reservoirs.

And so far I think we are the only ones in the area, knock on wood. We have not found

any PFAS in any measurable amount so far. So the regulations are getting to be more and more complicated and they keep drilling down on the detective limits and so on and so forth in the micrograms and nanograms and so on.

So we are very excited about this project because, again, I keep using the word "generational". It is truly generational. Hopefully we'll be very successful with that. Once we meet with the DEC, hopefully we'll come back to you and say, guess what, guys. The price went from \$714,000 to \$1,000,050, which is all before you. Because that's what they -- the reservoir investigation is.

But that will be hopefully matched by the county. It's not going to be borne by the city only. It would be matched by our County Exec Neuhaus because he's been extremely supportive of this. And the IDA as well as looking for other sources of funding.

Reminder, electronic drop-off. It's going to be May 24th on Saturday at the DPW garage. If you have TVs, if you have any computers, any monitors, just bring them over please. It's going to be from 8:00 until 3 p.m.

8 a.m. until 3 p.m., and that's on Monhagen Avenue at the DPW garage.

Design, we have -- design plans are moving along as well as cementing the grants that we had -- we were offered from the EPA, about three and a half million dollars. And also we have some grants from EFC. So we're working on those two for raw water lines from (Indiscernible) down to Shawangunk and another one from the water treatment plant to down Monhagen. That's finished water line. I'm running through in order because the chief took all the time here.

PRESIDENT J. MIGUEL RODRIGUES: Thanks for being brief.

JACOB TAWIL: I'm talking over myself here.

PRESIDENT J. MIGUEL RODRIGUES: Yeah, we know.

JACOB TAWIL: Milling and paving, our annual milling and paving program will start May 27th. So you will see our machines and their rental machines milling the streets that will be paved. Milled and paved. I believe the mayor has distributed as well as my office distributed

the list of the roads that will be milled and paved by us.

Boyce Excavation has started the project again, restarted the project, and hopefully this will be the -- this definitely would be the last season for them. They're doing crosswalks. They're doing a new intersection at Wallkill and Lake. That will be done. They're finishing up the intersection on Highland and Wisner. And all these thermal liner, which is brick looking crosswalks throughout the work that we have done.

So look out for that. The best way to get informed is sign up for our notification system. And Rick here, he will give you directions how to sign. It's very simple, very easy. And you will get -- all the time we send text messages and emails and phone calls, automated ones to advise you where the construction is going to be so you can avoid the area or you can plan accordingly. So please sign up for it. And with that, I will conclude my comments.

PRESIDENT J. MIGUEL RODRIGUES: Any questions for Jacob? Alderman Kleiner.

ALDERMAN GERALD KLEINER: Not a question. I just want to add one thing, that Indigo is so important because it is a separate watershed.

JACOB TAWIL: Yep.

ALDERMAN GERALD KLEINER: That's if people don't understand that, it's separate from all our reservoirs. So it's a -- would be a great addition.

JACOB TAWIL: Absolutely.

ALDERMAN GERALD KLEINER: Thank you.

JACOB TAWIL: A hundred percent. Thank you for saying that. Yep.

PRESIDENT J. MIGUEL RODRIGUES: All right. Thank you, Jacob. Superintendent of Recreation?

ALDERMAN GERALD KLEINER: You look serious.

RAELYN BERTHOLF: I just want to start by showing a piece of artwork that one of our local artists Alex Mills is going to be putting up on the splashpad wall at Maple Hill.

ALDERMAN GERALD KLEINER: Oh, sweet.

ALDERMAN JOSEPH MASI: Very nice.

RAELYN BERTHOLF: Yes. We're really

excited about that. So that splashpad project at Maple Hill will be train-themed, so it's going to go with it. And we are looking forward to hopefully more art in the city of Middletown and getting some more artwork on some of our buildings and areas that we have.

Just want to touch on some of our programs and updates. It feels like a long time since I've been up here giving updates on our programs, but I do want to start by mentioning we are trying to get more into multi-generational activities that we're offering.

So right now we currently have crochet and boxing. Crochet is very interesting that a lot of first-timers from 8 years old to 65-year-olds learning to crochet. And the little kids pick it up fast at first, so it's very interesting to watch. Just the youths and adults engaging together and fostering these connections is amazing.

Especially with boxing when we have the younger kids with the adults in there boxing. So the multi-generational recreation is working in programming and we are looking forward to doing more of that soon.

Adult programming that we have going on right now, we have fitness. And these programs are strictly just for adults. So fitness, indoor soccer, volleyball, boxing fitness, pickle ball, and tennis registration. Our youth paid programming, we have art clinics, boxing, soccer clinics, cheerleading clinics, and volleyball clinics.

Our youth free programming, Music for Littles, Story Time with Ms. Sharon, youth and teen open gyms, and our newest program sensory time once a week that we have for toddlers. Summer programs are up and registration is up on our site for our summer camps. We have sports camp registration, Little People Playtime, swim lessons, tennis clinics registration.

At Davidge this summer, we're going to do free family swims on Friday. Friday free -- Friday Family Swim. Nicole loves to play on words and letters. So Fridays Free Family. And then Sundays we are going to have a free Sunday Sensory Swim dedicated to just the sensory individuals in the mornings before it's open to the public. We're going to have free community yoga and the free movie nights also throughout

the summer. All those dates and times are all posted on our Facebook page and our registration site as well.

Some special events coming up, the mayor mentioned the ribbon cutting on Thursday. Ribbon cutting is at 5:30, but the open house is from 3 p.m. to 6 p.m. Fishing derby is Saturday, June 14th in conjunction with the Middletown Lion's Club. And special thank you to Middletown Police Department for the basketball game on Saturday. The kids were happy. They defeated the police department again. I hope they all recovered so far.

MAN 1: (Indiscernible).

RAELYN BERTHOLF: And special thank you to the school district for once again allowing us to be in the facility. We almost took it over that weekend, Saturday with the basketball game. And we also held our lifeguarding class that weekend also in the pool area. So thank you to the school district for allowing us to be in there free of charge and bringing that to make sure you vote. Because it would be impossible to use their facilities constantly and pay those fees. So please make sure you get out there and

vote for that.

May 17th we have a -- Saturday, May 17th a 2 p.m. ribbon cutting for the Reservoir Mountain Biking Trails. Ryan Yasika, who has headed that whole trail, he has done an incredible job. On the next board of estimate and council we are putting up to name the trails. Ryan has some very interesting names and giving recognition to the people who've done the hard work there.

So naming a trail or two after them and his dog who has been up there, also naming a trail after him. So that will be on there to officially name those trails. So we are looking forward to that Saturday, May 17th. We're trying to make it a nice event for the city and youth with adults out there doing multi-generational recreation and showing the younger kids the trails and some of the easier trails for the kids to ride their bikes back there. Any questions?

PRESIDENT J. MIGUEL RODRIGUES: Any questions for Raelyn? Alderman Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: What is the starting age for the boxing?

RAELYN BERTHOLF: Boxing age 8.

However, we do have some -- I think a 6-year-old in there, two 6-year-olds who are -- as long as they are focused and can -- that they have that self-discipline and they're not running around trying to play tag while everyone else is training. Because it is -- our numbers have increased and it is very busy in there and very structured. So if we do have a 6-, 7-year-old who can stay focused and follow along with that structure, they are welcome to join. But usually around 8.

ALDERMAN JUDE JEAN-FRANCOIS: Thank you.

RAELYN BERTHOLF: You're welcome.

PRESIDENT J. MIGUEL RODRIGUES: Okay. Anyone else?

ALDERMAN JOSEPH MASI: Happy belated birthday, by the way.

RAELYN BERTHOLF: Thank you. I appreciate it.

PRESIDENT J. MIGUEL RODRIGUES: Happy birthday.

RAELYN BERTHOLF: Thank you, thank you.

PRESIDENT J. MIGUEL RODRIGUES: All right. Thank you. City clerk.

CLERK RICHARD MCCORMACK: Good evening. Thank you, everybody. I just want to extend my thanks to Sue Depew as well for the spring cleanup. I know we weren't anticipating the rain this year. But despite the rain, I think we had a great event. Thank you to Raelyn and her staff at Parks and Rec, including the guys who went out afterwards to pick up the garbage.

Nicole and Salinas were coming out and Deara and Helen from my -- Helen and Deara and Laurie from my office. Helen and Leonora from Finance also volunteered. It's really a citywide event that brings a lot of our staff together to come out and help keep our streets clean.

Citywide yard sale is once again on the books. Registration's opened up. We are constantly looking to improve and change the event to make it better accessible and more accessible to our residents. This time around we have introduced corrugated plastic signs that residents can get when they sign up for the yard sale.

We're encouraging you to put it on your front lawn so everybody in the city knows that you are in fact a participant in the yard sale.

There's a QR code on it that'll link your visitors to your yard sale right back to our website so they can see where their next stop on their yard sale trail is. The mayor has been incredibly supportive of this event. Every year we try to add something new to it.

So we have two days in June. We have the 7th and 8th this year. It's the first weekend in June and the first Saturday in September. We've also opened up, thanks to Maria and the mayor's leadership, the Erie Way Park pavilion for folks that want to participate who may not have a yard to do it or a driveway to do it in. We just ask that if that is what you're interested in you sign up by the middle of May.

I think the deadline is May 10th. Once that deadline has passed, we will open it up to other individuals who may want to utilize that space at Erie Way for their yard sale. We don't provide tables. We provide you a spot, and come on out with your wares. And whatever you carry in, you have to carry out at the end of the day. So thank you to everybody for participating. The link is live on our website MiddletownNY.gov.

Also, Jacob mentioned the emergency

alerts. Everybody at this point should have their most recent water bill in their houses if not already in their mailboxes, and there was another insert this time with directions and ways to sign up to get our emergency alerts as well as our weekly newsletter that we send out. With that said, that's it for me.

PRESIDENT J. MIGUEL RODRIGUES: Any questions for the city clerk? All right. Thank you. Remarks of aldermen. Alderman Masi.

ALDERMAN JOSEPH MASI: I think you heard enough from me tonight.

PRESIDENT J. MIGUEL RODRIGUES:
Alderman Witt?

ALDERMAN KEVIN WITT: Thank you very much. I just -- to sort of put my day hat on here and -- about the school budget coming up and the elections and everything like that, this is a process that has been going on for months.

And if you are interested in seeing all of the presentations, you can watch the video. You can see the questions and answering sessions between our board and the folks you saw today, Superintendent Creeden and Assistant Superintendent Tuttle. You can go on the

district website, which is www.middletowncityschools.org. If you start just typing in Middletown City Schools, make sure you get the website that's blue. There's one in Ohio that's purple. So you don't want to get mixed up. But they have put a lot of time into this budget and the presentations. And we were talking about transparency on our end about things. This is something that they do as well.

So -- and then the second thing is about what Mr. Masi had to say today with his questions. And thank you, chief, for clarifying that. Like I didn't know where you were going to go with that. And I'm listening. And you start to hear things, and it gets a little bit more severe, and a little bit more severe, and a little bit more severe.

And to make the implication that people don't feel safe is so irresponsible and reprehensible for what results or amounts to an attempt at political gain. That is a terrible thing to do. And you know, it just kept coming at us in different questions and as Mr. Masi is saying to the chief and he's answering them.

Then then you mention us, that we're

not supporting this whole process. And I don't get it. It's dangerous. What are you trying to do here? And I started to think about it. It's like if you have questions of the chief, you're actually in a role right now where you can ask questions of the chief. But clearly from listening, that hasn't happened. So what, all of a sudden now we're going to represent three-quarters of the city that you've been supposedly representing now and you're waiting to see if an election happens?

If you have the concerns that this is not a safe city and you're going to throw that out there on social media, so you are absolute correct to ask those questions. Absolutely correct to ask those questions. So that's all I got. Thank you.

PRESIDENT J. MIGUEL RODRIGUES:

Alderman Green.

ALDERMAN ANDREW GREEN: Thank you very much. Yeah, with the school-district-wise, I did -- not just because my niece was in it, but I was able to go to the High School Musical this past weekend, the 25th Annual Putnam County Spelling Bee. Man, was that hilarious and was the

production amazing. The talent of our district and the students and the pit orchestra, you know, you would've thought it was a recording off of the Broadway stage. You kind of have to, you know, pinch yourself when you're in there.

Really just second to none. So kudos to everyone, all the directors and the students who were involved in that and the high school. And I know Presidential Park has their 101 Dalmatian kids' version coming up. So that's something to look forward to as well. So a lot going on there on the fine arts side.

Yeah, so it was at SUNY Orange today. It's a place that's near and dear to my heart. I hadn't been in Morrison in -- for 15 years. And it was beautiful to see everything just, you know, again, and all the beautiful work that was done in the rehab of that building on the site of the college there.

And I do -- you know, in light of everything that those aldermen before me have said, you know, I do have to thank both the police chief and the DPW commissioner for just the responsiveness any time I've reached out to them as well. You know, really for being there

and going out of your way, you know, 99.9 percent of the time, you know, handling something immediately when, you know, it may seem only urgent to ourselves.

But you know, definitely there's openness and communication and things that you might not see on the cameras that go on behind the scenes that really show just how wonderful this community is. So thank you.

PRESIDENT J. MIGUEL RODRIGUES:

Alderman Kleiner.

ALDERMAN GERALD KLEINER: Thank you.

We have a constituents meeting next Monday, May 12th. And our DPW Commissioner Jacob will be there. So that should be a good one.

I also want to thank everyone involved with the Cinco de Mayo celebration and Maria and everyone in your department and the Paramount for stepping up in light of the weather having that mostly inside. It was a great thing and it does show the heart and soul of Middletown. So thank you for that.

The mayor did mention I think that the Hillside Cemetery tour is this coming Saturday, and that's from noon to 5 p.m. And if you

haven't been to historic Hillside Cemetery, I mean, they -- Fred Isseks and Andy Mills, they do a great job on getting, again, students involved. And the students take the roles of famous people who are in the cemetery. But that cemetery, built in 1861, and continuing since then, but that was the start of it. And it is on the National Register of Historic Places and for a good reason. It's an amazing place, so I would encourage people to take that tour.

I want to wish the young DoorDash person who was shot in Chester, I want to wish him well. It's a horrible thing. And he is a Middletown resident. So I hope he is able to make a full recovery.

May is also Frontline Workers Appreciation Month. We declared that I think at the last meeting. So I want to thank all our frontline and emergency workers and everyone. We do take them for granted way too often. The budget vote.

Well, I did say at the time the day after the inauguration that it was inauguration, not a coronation. And considering what's going on in Washington, trying to turn it into a

coronation, and we're a no-kings country. We have a constitution. We have a separation of powers. And when your president is asked is he obligated to follow the constitution after he takes his oath of office to defend, preserve, and protect the Constitution of the United States and he says I don't know, we know. So keep protesting. Keep making your voices heard. Thank you.

PRESIDENT J. MIGUEL RODRIGUES:

Alderman Johnson.

ALDERMAN PAUL JOHNSON: Thanks.

Citywide yard sale, you're like reinventing the phenomenon. This is like amazing. Very cool.

Park and Rec, inter-generational activities and more art? Who could ask for anything more. Go.

The -- you know, those of us who have been privileged enough to raise children often try to impart philosophy to take the high road when you can. And impart that philosophy because it's difficult. It's a lot easier to just go down. As Michelle once said, when they go low, we go high perhaps.

The interaction between Mr. Masi and

the chief of police this evening is a real test to trying to continue to take the high road. So I'll do my best to stay on the high road. I might fall off the edge. You never know. But to the chief who comports himself with honesty, integrity, and humility, the attributes to which we have become accustomed, thank you. Thanks.

PRESIDENT J. MIGUEL RODRIGUES:

Alderman Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Yes.

Good evening. DPW commissioner -- committee met this evening. We discussed the short-term rentals. I want to thank the mayor for his feedback on the short-term rental. Hopefully we have a resolution follow soon.

And Gerry, thank you for bringing that up. The young that actually got shot, he actually lives in my neighborhood on my street and I reached out to one of the family members, his sister who's home today. He's doing a lot better. So thank you for bringing that up. That's all I have.

PRESIDENT J. MIGUEL RODRIGUES:

Alderman Tobin?

ALDERMAN SPARROW TOBIN: Wow. I wasn't

going to say anything tonight, but there's so much stuff here. So the police chief and the police department, I'd like to thank you. I do feel safe in our neighborhoods. Whenever I've called the police and it only needed one car, I see five cars show up. I mean, it's -- and quickly. I don't -- I feel safe in every area of the city. I've walked every block of the city pretty much. I feel safe everywhere, so thank you.

For Susan Depew and all the people that Rick mentioned that worked behind the scenes to support the citywide cleanup, thank you. It makes it -- you make it look so easy.

For Superintendent Creeden and the members of the school board, they're still here, thank you, you know, for putting forth a very responsible budget. As a taxpayer, you know, I'll use the business kind of term. I think the return in investment for what we pay in taxes is incredible. And thank you guys for investing and have, you know, not just a five-year plan, but a ten-year plan. You can see that you're planning ahead. You're planning for the future and that's great to see.

And the national news, I mean, someone mentioned the diversity, equity, and inclusion, and our schools might lose money because of that. Diversity means, you know, diversity of cultures. Equity means fairness. Inclusion means inclusiveness. And to be against diversity, equity, and inclusion I think you'd have to ignore the hundreds of years of legal and de facto segregation and discrimination of people that weren't included in colleges or careers.

And so, you know, in some countries of the world we have -- there's horrible relationships between ethnic and religious groups. But here in America, we celebrate diversity. And I think the Cinco de Mayo celebration is just another way that we celebrate diversity and inclusiveness in our community. So we're heading in the right direction. I don't know about the current administration. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Okay.
New business.

CLERK RICHARD MCCORMACK: Good evening.
We have a resolution sponsored by Alderman Masi accepting Amendment Number 7 for the additional

funding for the Orange County Department Office
of the Aging for the '24/'25 Goldenarea
Transportation Program.

PRESIDENT J. MIGUEL RODRIGUES:

Resolution sponsored by Alderman Masi, seconded
by Alderman Tobin. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-
Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President
Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.

Resolution sponsored by Alderman Jean-Francois authorizing a budget transfer within the 2025 Department of Public Works budget to cover the costs of vehicle purchases.

PRESIDENT J. MIGUEL RODRIGUES:

Resolution sponsored by Alderman Jean-Francois, seconded by Alderman Green. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.

Resolution sponsored by Alderman Tobin
authorizing the acceptance of a grant of \$275,000
in CREST through Senator Skoufis' Office.

PRESIDENT J. MIGUEL RODRIGUES:

Resolution sponsored by Alderman Tobin, seconded
by Alderman Kleiner. Any discussion? Mayor, can
you just give us a brief on the \$275,000?

MAYOR JOSEPH DESTEFANO: As you know,
we've had great success in the grant department.
And one of the reasons, especially for the last
two years, has been Senator Skoufis. This is a
-- was brought to our attention by members of the
Goldenarea Club at the senior center and other
seniors who patronize the different programs
there that their bathrooms needed an upgrade.

So when Senator Skoufis paid a visit to
the center, they conveyed that message to him
also. We worked together with Maria on
submitting some documentation to the senator, and
he was able to secure I believe out of this 275
about 110 or so, 120 is going to improvements to
the senior center restrooms, the public part of
the restrooms.

The other part of the grant is a camera upgrade that the chief can probably address a little bit better. I think it's replacing some of the -- I think you called them Legacy cameras, the older camera systems that were in downtown. But I believe the money can be spent -- the chief did submit a document identifying where that money would be spent. But -- so the two -- part one is investment in the senior center, and part two is security cameras in parts of the city.

PRESIDENT J. MIGUEL RODRIGUES: Okay. Thank you. All right. Anyone else? Alderman Kleiner?

ALDERMAN GERALD KLEINER: I had to look this up because I didn't know what CREST funding was, and it is Community Resiliency Economic Sustainability and Technology Program. So that's what the funding is for, and I fully support it. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: It's not toothpaste like Mr. Masi said. All right. Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-

Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President

Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.

Resolution sponsored by Alderman Johnson
authorizing salary adjustments and review of
employee exemption status in accordance with New
York state law.

PRESIDENT J. MIGUEL RODRIGUES:

Resolution sponsored by Alderman Johnson,
seconded by Alderman Jean-Francois. Any
discussion? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.

Resolution sponsored by Alderman Masi authorizing the treasurer to transfer funds within the citywide budget to cover final 2024 fiscal year overdrafts.

PRESIDENT J. MIGUEL RODRIGUES:

Resolution sponsored by Alderman Masi, seconded by Alderman Tobin. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.

Resolution sponsored by Alderman Witt authorizing approval of CDM Smith proposal for the Indigo Water Source Development and Funding Commitment.

PRESIDENT J. MIGUEL RODRIGUES:

Resolution sponsored by Alderman Witt, seconded by Alderman Green. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-
Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President
Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.

Resolution sponsored by Alderman Green
authorizing an amendment to Chapter 438 of the
City Code regarding tobacco, hookah, and vaping
establishment licenses.

PRESIDENT J. MIGUEL RODRIGUES:

Resolution sponsored by Alderman Green, seconded

by Alderman Kleiner. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.

Resolution sponsored by Alderman Kleiner authorizing an amendment to Chapter 460 of the City Code to prohibit left turns from the Park Circle parking lot onto North Street.

PRESIDENT J. MIGUEL RODRIGUES:

Resolution sponsored by Alderman Kleiner,
seconded by Alderman Green. Any discussion?
Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-
Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President
Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.

Resolution sponsored by Alderman Johnson
authorizing a public hearing on a proposed short-
term rental legislation.

PRESIDENT J. MIGUEL RODRIGUES:

Resolution sponsored by Alderman Johnson,
seconded by Alderman Tobin. Any discussion?
Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-
Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President
Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.

PRESIDENT J. MIGUEL RODRIGUES:

Alderman Johnson?

ALDERMAN PAUL JOHNSON: Mr. President, in view of the conversation we had in DPW earlier this evening, I would like to offer a resolution to the floor making Prospect a one-way street between Wickham and Linden in a westerly direction.

PRESIDENT J. MIGUEL RODRIGUES:
Resolution sponsored by Alderman Johnson. Do I have a second? Alderman Jean-Francois. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President
Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.
Audit?

ALDERMAN JOSEPH MASI: Mr. President, I
move that the accounts be audited, that the
claims be adjusted, and the city treasurer be
authorized to issue warrants for their payment.

PRESIDENT J. MIGUEL RODRIGUES:
Resolution sponsored by Alderman Masi, seconded
by --

ALDERMAN PAUL JOHNSON: Second.

PRESIDENT J. MIGUEL RODRIGUES: --
Alderman Johnson. Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-
Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President
Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Resolution
carries.

PRESIDENT J. MIGUEL RODRIGUES: Don't
go anywhere. We got round two. For the good of
the city.

CLERK RICHARD MCCORMACK: We have one
speaker this evening, Mr. Kevin Gomez.

PRESIDENT J. MIGUEL RODRIGUES: You're
making friends.

KEVIN GOMEZ: All right. Mr.
President, Your Honor the Mayor, esteemed members
of the common council, this year marks the 60th
anniversary of Head Start launched May 18, 1965
by President Lyndon Johnson. Head Start has, for
over half a century, empowered parents throughout
our country in cities like our own with the tools
and resources for every child regardless of

circumstance at birth to have the ability to reach their full potential.

Among Head Start's resources are prenatal services for new mothers, dental hygiene and preventative services and preventative medical care for young children, early childhood education for children, and expanded daycare services for working parents. Over 30 million children have benefited from the services offered by Head Start. And then over the year bipartisan support, including the Head Start Act of 1981 signed by President Reagan.

But sadly, that appears to be changing. Despite that, we had great news in October when Mayor DeStefano accompanied by Senator Skoufis and former Assemblywoman Gunther announced that our local Head Start under the auspices of RECAP will be one of the new tenants at the soon-to-be-restored O&W station.

And now we hear that the federal administration is planning to ax Head Start just like it tried to cut the federal lifeline for our O&W restoration. And as a member of our community I join our council and our mayor to say no, you will not.

So today I come before the common council urging that we all work together on behalf of our working families to make sure that Head Start's here to stay, that we stand in support of Head Start, its vision, and ideals, which remind me of that verse of Proverbs: Train up a child in the way he should go so that when is old he will not depart.

And that's what Head Start's all about, preparing not some but all our children for a reward in the future. I urge everybody to visit the National Head Start Association Facebook page and sign the Head Start birthday e-card in support of Head Start. And I also urge Congressman Ryan and along with Senator Schumer and Gillibrand to lead the fight so the Head Start won't die but will endure.

But more important, let's stand together in support of Head Start as one of our -- as a united community. In the words of President Johnson, we are going to need a million good neighbors, volunteers who will give their time for a few hours each week caring for these children helping in 100 ways to grow out the potentials. We need teachers and doctors. We

need men and women of all walks of -- and all interests to lend their talents and their warmth and their hands and their hearts. That, my friends, is what Middletown is all about.

So that soon, no matter what setbacks get thrown our way, we will join our mayor, Mayor DeStefano, in the future ribbon-cutting ceremony for not only for our new O&W station, but we will also inaugurate our new and expanded Middletown Head Start to serve future generations of our children so that none be left behind. Oh, just in time.

ALDERMAN GERALD KLEINER: Oh, that was good.

KEVIN GOMEZ: Kept my word.

PRESIDENT J. MIGUEL RODRIGUES:
Alderman Kleiner?

ALDERMAN GERALD KLEINER: Very quickly, the last we heard last night was that Head Start was off the chopping block. Who knows from day to day? But thank you, Kevin.

PRESIDENT J. MIGUEL RODRIGUES: All right. Move for adjournment.

ALDERMAN JOSEPH MASI: So move.

(Adjourned)

C E R T I F I C A T I O N

I, Sonya Ledanski Hyde, certify that the
foregoing transcript is a true and accurate
record of the proceedings.



Sonya M. Ledanski Hyde

Veritext Legal Solutions

330 Old Country Road

Suite 300

Mineola, NY 11501

Date: May 15, 2025



**CITY OF MIDDLETOWN
COMMON COUNCIL MEETING AGENDA
MAY 6, 2025**

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. APPROVAL OF MINUTES
 - 3.1. Accept the Minutes of April 1, 2025
 - 3.2. Accept the Minutes of April 15, 2025
4. CORRESPONDENCE, COMMUNICATION AND REPORTS
5. FOR THE GOOD OF THE CITY (AGENDA ITEMS & CITY BUSINESS ONLY)
 - 5.1. School District Budget Presentation
6. REMARKS OF THE MAYOR
7. REMARKS OF THE DEPARTMENT HEADS
8. PUBLIC HEARINGS AND GRIEVANCES
9. PETITIONS AND COMPLAINTS
10. REMARKS OF THE ALDERMAN AND REPORTS OF THE COMMITTEES
11. UNFINISHED BUSINESS
12. NEW BUSINESS
 - 128- Resolution Accepting Amendment #7 For Additional Funding From The Orange
25 County Office For The Aging For The 2024-2025 Goldenarea Transportation
Program
 - 129- Resolution Authorizing a Budget Transfer Within the 2025 Department of Public
25 Works Budget to Cover the Cost of Vehicle Purchases
 - 130- Resolution authorizing the acceptance of a grant of \$275,000 in CREST through

25 Senator Skoufis's Office

131- Resolution Authorizing Salary Adjustments and Review of Employee Exemption
25 Status in Accordance with New York State Law

132- Resolution Authorizing Treasurer to Transfer Funds Within the Citywide Budget to
25 Cover Final 2024 Fiscal Year Overdrafts

133- Resolution Authorizing Approval Of CDM Smith Proposal For Indigot Water
25 Source Development And Funding Commitment

134- Resolution Amending Chapter 438 of the City Code Regarding Tobacco, Hookah,
25 and Vaping Establishment Licenses

135- Resolution Amending Chapter 460 of the City Code to Prohibit Left Turns from
25 the Park Circle Parking Lot onto North Street

Resolution Authorizing a Public Hearing on Proposed Short Term Rental
Legislation

13. LOCAL LAWS

14. AUDIT OF CLAIMS AND ACCOUNTS

14.1. Resolution Authorizing the Accounts be Audited, Claims Adjusted, and the
Treasurer be Authorized to Issue Warrants for their Payment

15. FOR THE GOOD OF THE CITY (OPEN TOPICS)

16. ADJOURNMENT



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: Alderman Masi
Seconded by: Alderman Witt
Date of Adoption: May 6, 2025
Index No:

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Tobin	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray				X
Ald. Kleiner	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi	X			
Pres. Rodrigues	X			
Total	8			

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Accept Minutes of April 1, 2025

Accept the Minutes of April 1, 2025

Prepared by:
Rick McCormack, City Clerk

Attachments:

1.	04.01.25 CC Minutes
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**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: Alderman Masi
Seconded by: Alderman Witt
Date of Adoption: May 6, 2025
Index No:

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Tobin	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray				X
Ald. Kleiner	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi	X			
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Accept Minutes of April 15, 2025

Accept Minutes of April 15, 2025

Prepared by:
Rick McCormack, City Clerk

Attachments:

1.	04.15.25 CC Minutes
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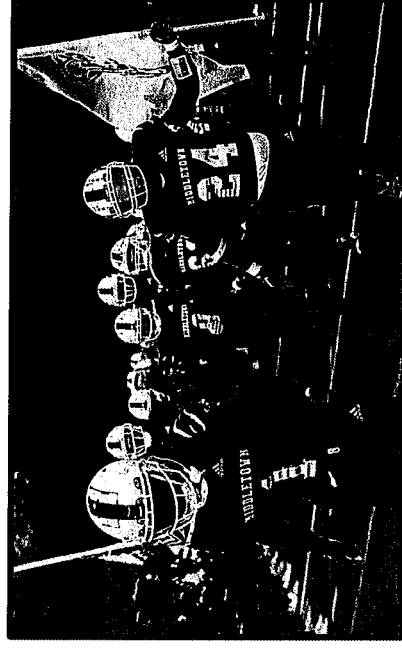
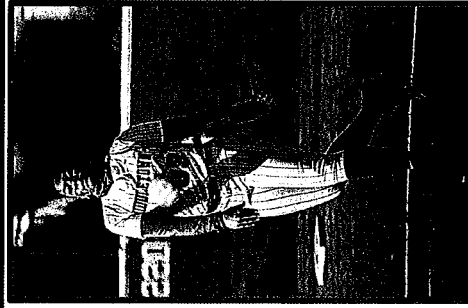
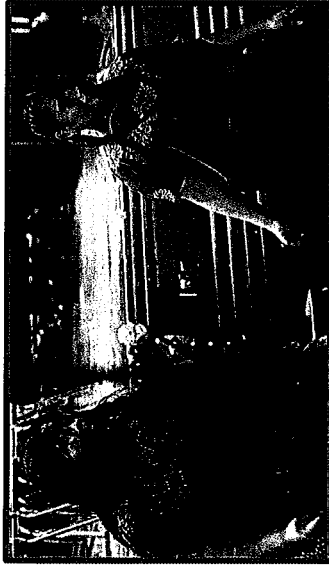
Middletown City School District

Legacy Makers

Adopted Budget

2025-2026

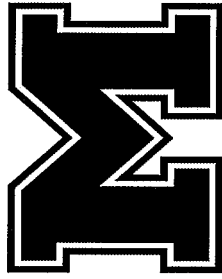
May 6, 2025



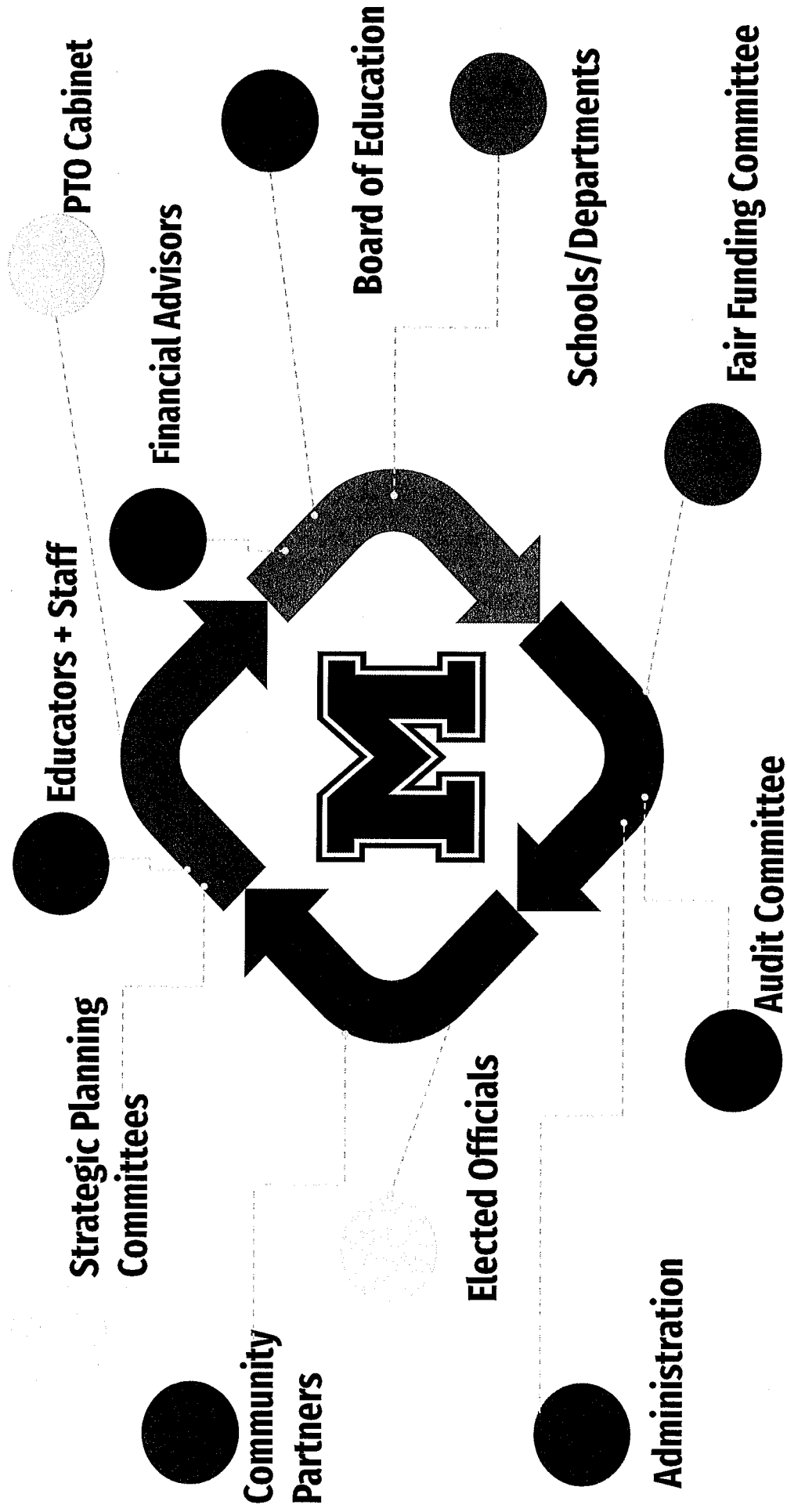
Middletown City School District

Mission Statement

We strive to provide fiscally sound educational opportunities in a safe environment that continuously supports our diverse student population. We will enable all students to graduate, to reach their full potential, to become life-long learners, and to be competitive, productive members of society.



Budget Development Collaboration



Proposed 2025-26 Budget

3 Part Budget with Benefits <i>(per NYS Regulations)</i>	2025-26 Proposed	2024-25 Approved Budget	Change \$	Change %
Administrative	32,713,075	30,480,816	2,232,259	7.32%
Program	201,326,318	192,185,335	9,140,983	4.76%
Capital	42,377,611	40,006,486	2,371,125	5.93%

Total	\$276,417,004	\$262,672,637	\$13,744,367	5.23%
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These proposals represent the total costs associated with operating departments/programs inclusive of salaries, supplies, equipment, contractual items, insurance premiums, and programs.

Proposed Tax Levy

School Year	Tax Levy	Increase/Decrease
2021-22	\$77,404,150	0%
2022-23	\$72,404,150	-6.9% (\$5M decrease)
2023-24	\$72,404,150	0%
2024-25	\$73,128,192	1%

2025-26	\$74,585,256	\$1,457,064	1.99%
---------	--------------	-------------	-------

These proposals represent the total costs associated with operating departments/programs inclusive of salaries, supplies, equipment, contractual items, insurance premiums, and programs.

2025-26 Proposed Budget Overview

Proposed Budget	• \$276,417,004
Budget Increase From 2024-25	• \$13,744,367
Budget Increase Percent	• 5.23%
Tax Levy Increase	• \$1,457,064
Tax Levy Increase Percent	• 1.99%*

*Local taxpayer share before equalization rates are adjusted

These proposals represent the total costs associated with operating departments/programs inclusive of salaries, supplies, equipment, contractual items, insurance premiums, and programs.

Proposed Proposition #2

Create 2025 Capital Reserve

\$20 Million for 20 Years

Future Capital Projects

Needs board and voter approval to spend

Healthy Spaces, Healthy Minds: Enhancing School Environments for Play, Safety, and Well-being

Twin Towers Middle School	
Proposed Sensory Area, Outdoor Recess/Gym Space and Turf Field	\$ 8,000,000
Transfer funds to Capital for the voter-approved 2021 Twin Towers Project	
As requested by the NYSED Facilities Planning Office audit	\$ 9,500,000
Campus Total	\$ 17,500,000

Healthy Spaces, Healthy Minds: Enhancing School Environments for Play, Safety, and Well-being

William Carter Elementary School	
Restroom Upgrades: Multi-user	\$ 4,635,000
Restroom Upgrades: Single-user	\$ 1,160,000
Hallway Light Replacement	\$ 290,000
Playground Shade Structure	\$ 235,000
Asbestos Hazard Emergency Response Abatement: Room 95 pipe insulation joints in entrance hallway and pump room	\$ 80,000
Campus Total	\$ 6,400,000

Healthy Spaces, Healthy Minds: Enhancing School Environments for Play, Safety, and Well-being

Maple Hill Elementary School	
Restroom Upgrades: Multi-user	\$ 3,865,000
Restroom Upgrades: Single-user	\$ 1,275,000
Classroom Sink Areas	\$ 1,515,000
Security Alarm Replacement	\$ 390,000
Library Media Center Upgrades	\$ 2,755,000
Cafeteria Ceiling Tile Replacement	\$ 125,000
Cafeteria Acoustic Treatments	\$ 65,000
Campus Total	\$ 9,990,000

Please note: Maple Hill Annex at Truman Moon is currently undergoing capital improvements to replace the boiler, the air conditioning was just upgraded and the roof was replaced on a portion of the building. There is no more building aid available for MHA at this time.

Healthy Spaces, Healthy Minds: Enhancing School Environments for Play, Safety, and Well-being

Presidential Park Elementary School	
Remove Sheetrock in Classroom Restrooms and Replace with Moisture-Resistant Tile Improved Durability and Moisture Control	\$ 620,000
Upgrade/Replace District Network Room AC System	\$ 150,000
Remove Old Pavilion Structures	\$ 235,000
Additional Playground Shade Structures	\$ 235,000
Campus Total	\$ 1,240,000

Healthy Spaces, Healthy Minds: Enhancing School Environments for Play, Safety, and Well-being

Monhagen Middle School	
Replace Fire Alarm System	\$ 700,000
Replace Security Alarm System	\$ 390,000
Library Media Center Upgrades	\$ 2,755,000
Campus Total	\$ 3,845,000

Healthy Spaces, Healthy Minds: Enhancing School Environments for Play, Safety, and Well-being

Middletown High School	
Media Center Lobby Hallway - Tiling on the Walls	\$ 90,000
Events Lobby Tile Floor Repair	\$ 160,000
Replace Main Electrical Switch Gear	\$ 1,160,000
Veraldi Wing Electrical Upgrades	\$ 310,000
Auditorium HVAC Unit Replacement	\$ 1,390,000
Masonry Restoration - Veraldi Wing Walls - North and West	\$ 450,000
Auditorium Ceiling Painting	\$ 750,000
MHS Cafeteria HVAC Upgrade	\$ 1,700,000
Drainage Repair/Replacement Fairlawn Avenue Easement	\$ 500,000
Campus Total	\$ 6,510,000

Funding Sources	Amounts
Capital Reserve (Local Share)	\$8,462,662
Unappropriated Fund Balances	\$10,474,676
Bonds (15 Years)	\$26,707,662
Total Estimated Project Costs	\$45,645,000

2025-26 Contingent Budget Rules

First Vote Rules (When Budget is Under Tax Cap) Tuesday, May 20, 2025	Contingent Budget Rules (If first vote fails)
• Budget passes with 50%+1 positive votes <i>Budget being presented to the community is BELOW the 2% Tax Cap</i>	• Same tax levy as 2024-25 ◦ [REDACTED] • No additional budget requests can be honored • No equipment purchases except health and safety • Applicable facilities charges

Community Engagement + Informational Sessions

Date	Topic
November 4	Budget Informational Session & Community Input (In-Person MHS Media + Virtual lunch break option)
December 4	Budget Informational Session & Community Input (Morning Virtual Meeting)
January 21	Budget Development Overview (In Person + Virtual)
January 22	Open Office hours with the Superintendent (In Person)
April 22	Budget Recap & Q+A (Virtual + In Person)
May 5	Meet the Candidates Night
May 6	Budget Overview - City Council Meeting (In Person)
May 12	BOE Adopted Budget Review + Q & A (In Person)

Middletown City School District

Budget Category

2025-2026 - Budget Calendar

Administrative, Capital &
Benefits

March 6, 2025

Instructional Program

March 20, 2025

Revenue Discussion

April 10, 2025

District Budget Adoption
BOCES Budget Adoption

April 24, 2025

Budget Hearing

May 8, 2025

Budget/Election Vote

Tuesday, May 20, 2025



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: Alderman Masi
Seconded by: Alderman Tobin
Date of Adoption: May 6, 2025
Index No: 128-25

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Tobin	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray				X
Ald. Kleiner	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi	X			
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

5/9/25

Date

Resolution Accepting Amendment #7 For Additional Funding From The Orange County Office For The Aging For The 2024-2025 Goldenarea Transportation Program

BE IT RESOLVED; that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and accepts Amendment #7 from the Orange County Office for the Aging, providing additional funding in the amount of \$25,635.00 for the 2024-2025 Goldenarea Transportation Program, to be included in the Senior Department Operating Budget.

BE IT FURTHER RESOLVED, that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and approves the review and acceptance of Amendment #7 and any required additional documents, including the Worker's Compensation Certificate, Certificate of Disability Benefits Insurance, and all accompanying materials.

BE IT FURTHER RESOLVED, that the Common Council of the City of Middletown, NY,

concurs with the Board of Estimate and Apportionment and authorizes the City Treasurer to add the additional funding to Other Government Aid account GA.4089 to be used for outstanding expenses related to the Goldenarea Transportation Program in 2025.

BE IT FURTHER RESOLVED, that the Mayor is authorized to sign Amendment #7 and all associated documents as required by the Orange County Office for the Aging.

Prepared by:
Julisa Sierra, Senior Center Dir

Attachments:

1.	BOE requests April 11 2025
2.	bus quote 2024
3.	2025 IR2025 - 001095- Amendment 7 - City of Middletown IIIB (1)
4.	2025 Iran Divestment Act Certification
5.	2025 Disclosure of Prior Non-Responsibility Determinations
6.	Insurance Memo 2024-2025

Senior Transportation: (845) 346-4070
Senior Activities: (845) 346-4071
Fax: (845) 346-4072



Center Information: (845) 346-4073
Senior Travel: (845) 346-4074
Director: (845) 346-4075

April 11, 2025

Board of Estimate
City of Middletown
16 James Street
Middletown, NY 10940

The Senior Citizen Department, Mulberry House Senior Center, respectfully requests the Board of Estimate to approve:

1. A resolution to accept Amendment #7 for 2025 additional funding of \$25,635.00 from Orange County Office for the Aging for 2024-2025 Goldenarea Transportation within Senior Department Operating Budget and also review and accept amendments and additional requests to include Worker's Compensation Certificate and Certificate of Disability Benefits Insurance as well as required documents attached requesting Mayor's signature of amendments and required documents.
2. Also requesting to authorize the Treasurer to add the funding to the Other Govt Aid GA.4089. for outstanding expense of transportation program in 2025.
3. Request to discuss and approve options for Elizabeth Mustion, Recreational Leader (Yoga instructor) to continue at Mulberry House Senior Center
Proposal #1: include Mrs. Mustion to Senior Center Personnel Line 6772.100 at the rate of \$25.00 per hour , request to allow ½ hour set up and ½ hour break down on Wednesdays 8:15am-10:15am for a total of \$50 per class calculated for the remainder of 2025 Budget year (34 weeks) calculates to a request \$1,700.00 from personnel line.
Proposal # 2: Mrs. Mustion will be included in the Senior Center Contractual Services line 6772.400 she would provide Certificate of Liability Insurance and implement a fee for \$5.00 per person and charge to City of \$25.00 per hour of service.
4. Request to add Mitchell Saler to personnel Line 6772.100 at rate of \$25.00 per hour as recreational Specialist (Art Instructor) Thursdays 9:30am-12:30pm at 36 weeks of remaining 2025 Budget year calculates to \$2,700.00.

5. Request to transfer within GoldenArea Transport line to complete purchase of 2025 Shuttle bus for Senior Transportation Services as follows:

<u>FROM</u>	<u>to</u>	<u>Amount</u>
5680.417 Transport Gas & Oil	5680.201	\$5,000

Resepectfully submitted,

Julisa Sierra

Julisa Sierra

Bus Plus
75 Ciro Road
North Branford, CT 06471

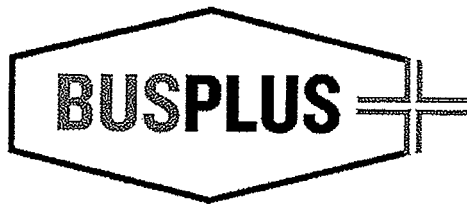
January 30, 2024

Julisa Sierra
Mulberry House Senior Center
62-70 West Main Street
Middletown, NY 10940

Hi Julisa, pleasure speaking with you about your bus needs. Bus Plus is a DBA name for New York Bus Sales. We have grown so much we are using Bus Plus name for our commercial business side. I do have (2) 12 and 2 wheelchairs buses in stock, but they are going quick with the shortages everyone has had recently. It has a double fold down seat as well. If the (2) are sold I won't have another one for about 60 to 90 days. Hopefully I *can help*. *Thanks, Scott*

Scott Davis
Bus Plus
NYBS
860-234-7052 cell

Quote Number: 7409 Updated: 06/20/2024



Bus Plus
 7765 Lakeport Rd.
 Chittenango, NY, 13037
 1-800-962-5768

Account Information:

Account Name: **Mulberry House Senior Center**
 Contact Name: **Julisa Sierra**
 Address:

Order Information: G5/FRDE450-GAS-CO

No. of Units: **1**
 Make and Model: **Micro Bird G5**
 Body Model: **DS Series**
 Chassis Model: **G5 (5 Row)**
 Capacity: **12/2 WC**

Standard Equipment:

Included in Base Price: 12A/2WC 2024 Blue Bird Microbird G5, with a 158" WB * Dual Rear Wheel * Ford Premium 7.3L Engine * 6 Speed Automatic Transmission w Over Drive * Hydraulic Brakes with ABS * 55 Gallon Fuel Tank * 225/75R 16E All Season Tires * Tinted, Tempered Windows * 20,500 Rear Under Seat Heater * Gray Rubber Floor with Matching Step Treads * 32" O/O Electric Door * Heated/Remote Mirrors * LED Dome Lights * Traction Control * Electronic Stability Control * Side Directional Armored LED Lights * 112 dB Backup Alarm

THIS EQUIPMENT MAY BE CHANGED BASED ON OPTIONS YOU SELECT AND ARE LISTED BELOW.

Chassis Equipment:

Feature #	Description	QTY	Extended
587-21	Ford E Series OEM Radio, AM/FM/USB Bluetooth Capable	1	\$0.00

Total Chassis Options: \$0.00

Body Equipment:

Feature #	Description	QTY	Extended
BBX-X	Battery Box for Auxiliary Battery, Includes Door, Tray, and Slides	1	\$0.00
FAK-P	Safety Package, First Aid Kit, Fire Extinguisher, Triangles	1	\$0.00
RCFW	Front Cap Commercial w/ Window	1	\$0.00
ARL-819	Flip Up Arm Rests For Aisle Seats	1	\$0.00
WDC5	T-Slide Dark Tint Windows, 4 Pushout	1	\$0.00
AC-55I-RC	A/C MCC 55K BTU Rear Bulkhead Evaporator, Skirt Condenser, With Grill, Additional Compressor	1	\$0.00
PES-S-001	Paint Exterior White	1	\$0.00
BUC-3W	Rosco Backup Camera w/ Screen in Mirror (White Camera On Rear Cap)	1	\$0.00
LE2-L	Side Directional Lights, Intermediate Side Marker Armored	1	\$0.00
GDS	Stainless Steel RH Entrance Grabrail	1	\$0.00
EDES	Electric Entrance Door Key Switch	1	\$0.00
BFA	Fixed Black Seat Belts	1	\$0.00
HC3	Kit Of 4 Wheel Covers	1	\$0.00
RF10	Driver Running Board, Triple Coat Paint, Textured	1	\$0.00
MRCHC-Z6	Commercial Rosco Mirror, Heated And Remote With Timer	1	\$0.00

Total Body Options: \$0.00

Wheelchair Options Package:

Feature #	Description	QTY	Extended
COMM WC Package - Braun Type A	Lift Door, 1,000LB. Braun Century Lift, Additional Leaf Spring, Belt Cutter, Brake Interlock for Lift Door, Decals, Lift Stancion, Dash Indication Lights (Lift Door and Brakes)	1	\$0.00

Total Wheelchair Options: \$0.00

Price Summary:

	Base Price	\$123450.00
	Options Price	\$0.00
	Total Price (Per Bus)	\$123450.00
	Number of Units	1
Signature Approving Pricing and Specifications	Grand Total Price	\$123450.00
X	P.O. Amount	\$123450.00

TERMS AND CONDITIONS:

Pricing Is Only Valid for 30 days.



ORANGE COUNTY AMENDMENT

NO: 7

EFFECTIVE DATE: January 1, 2025

VENDOR: City of Middletown

AGREEMENT FOR: Title III-B Funding for Transportation Services for the Elderly (RFP OFA01-20)

The Agreement for Vendor Services, dated January 1, 2021, between the **COUNTY OF ORANGE** ("County") and **City of Middletown** ("Vendor") as previously amended by Amendment No. 6 effective as of December 5, 2024, as previously amended and extended by Amendment No.5 dated January 1, 2024, as previously amended by Amendment No. 4 dated November 8, 2023, as previously amended and extended by Amendment No. 3 dated January 1, 2023, as previously amended by Amendment No. 2 dated September 1, 2022, as previously amended and extended by Amendment No.1 dated January 1, 2022 ("Agreement") is hereby further amended and extended as follows:

- 1) **EXTENSION OF TERM.** The County hereby exercises its fourth and final option to extend the term of the Agreement for an additional (1) one year period commencing January 1, 2025 and ending December 31, 2025 ("Renewal Term # 4").
- 2) **The annexed Schedule B-6** hereby supersedes and replaces Schedule B-5 (annexed to Amendment # 6) in its entirety.
- 3) **NOT-TO-EXCEED COST.** The not-to-exceed cost set forth in Article 3 of the Agreement is increased by \$25,635.00 to \$182,975.84 as more particularly set forth below.
- 4) **SEXUAL HARASSMENT CERTIFICATION.** Pursuant to the New York State Finance Law §139-l, by execution of this Amendment No. 7, the Vendor and the individual signing this Amendment No. 7 on behalf of the Vendor certifies, under penalty of perjury, that the Vendor has and has implemented a written policy addressing sexual harassment prevention in the workplace and provides annual sexual harassment prevention training to all of its employees. Such policy shall, at a minimum, meet the requirements of Section 201-g of the New York State Labor Law. A model policy and training has been created by the New York State Department of Labor and can be found on its website at:

<https://www.ny.gov/programs/combating-sexual-harassment-workplace>

The County's policy against sexual harassment and other unlawful discrimination and harassment in the workplace can be found on the County's website at:

<https://www.orangecountygov.com/1137/Human-Resources>

- 5) **INTEGRATION.** Except as modified by this Amendment No. 7, the Agreement shall remain unchanged and in full force and effect. The terms used in this Amendment No. 7, unless otherwise defined in this Amendment No. 7, shall have the meanings as set forth in the Agreement. If there shall be any conflict or inconsistency between the terms and conditions of this Amendment No. 7 and the Agreement, the terms and conditions of this Amendment No. 7 shall control.

- 6). **SIGNATURES.** A manually signed copy of this Amendment No. 7 delivered by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal force and effect as delivery of an original signed copy of this Amendment No.7.

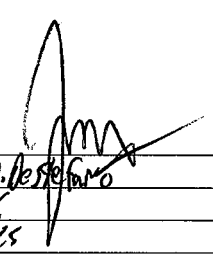
The foregoing changes result in the following adjustment of Agreement not-to-exceed cost and term as follows:

Agreement Not-to-Exceed Cost Prior to this Amendment	\$ 157,340.84
Net Increase resulting from this Amendment	\$ 25,635.00
Agreement Not-to- Exceed Cost including this Amendment	\$ 182,975.84
Agreement Term Prior to this Amendment	01/01/2021-12/31/2024
Agreement Term including this Amendment	01/01/2021-12/31/2025

COUNTY

By: _____
Title: _____
Date: _____

VENDOR

By:  _____
Title: MAYOR
Date: 5/9/25

SCHEDULE B-6

FEES AND EXPENSES

UNITS OF SERVICE	UNIT COST	TOTAL BUDGET/ COST OF SERVICE
4,323 units of Transportation	\$20.77 (per one way trip per person)	\$89,789.00

The COUNTY and VENDOR agree that the sources utilized to fund the Total Cost of Service of \$89,789.00 shall be as follows:

(a) Area Agency Funds – For the satisfactory provision of the SERVICES, the COUNTY will reimburse VENDOR in a total amount not to exceed \$25,635.00;

(b) Anticipated Income – Voluntary contributions in the amount of \$4,323.00 anticipated to be received during the term of this Agreement from those individuals who receive the SERVICES from VENDOR pursuant to this Agreement, which shall be retained by VENDOR and used to expand the SERVICES; and

(c) Subcontractor Funds – VENDOR shall contribute the sum of \$59,831.00 to the cost of the SERVICES after application of those voluntary contributions received from those individuals who receive the SERVICES.

Please Note - Vendor acknowledges and understands that the risk that the voluntary contributions actually received may be less than the \$4,323.00 projected on Schedule B-6 to the Agreement shall be borne by Vendor.

IRAN DIVESTMENT ACT CERTIFICATION

The Iran Divestment Act of 2012 ("Act"), Chapter 1 of the 2012 Laws of New York, added State Finance Law (SFL), §165-a and General Municipal Law §103-g, effective April 12, 2012. Under the Act, the Commissioner of the New York State Office of General Services ("OGS") developed a list ("Prohibited Entities List") of "persons" who are engaged in "investment activities in Iran" (both are defined terms in the law). In accordance with SFL § 165-a(3), the Prohibited Entities List may be found on the OGS website at <http://www.ogs.ny.gov/about/regs/docs/ListofEntities.pdf>.

Pursuant to General Municipal Law §103-g, by signing below, Offeror certifies as true under the penalties of perjury that:

By submission of this proposal each Offeror and each person signing on behalf of any Offeror certifies, and in the case of a joint proposal each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that each Offeror is not on the list created pursuant to paragraph (b) of subdivision 3 of section 165-a of the State Finance Law.

A proposal shall not be considered for award nor shall any award be made where the certification has not been made, provided, however, that if in any case the Offeror cannot make the certification, the Offeror shall so state and shall furnish with the proposal a signed statement which sets forth in detail the reasons therefor. The County may award a contract to an Offeror who cannot make the required certification on a case-by-case basis if:

- 1) The investment activities in Iran were made before April 12, 2012, the investment activities in Iran have not been expanded or renewed after April 12, 2012, and the person has adopted, publicized, and is implementing a formal plan to cease the investment activities in Iran and to refrain from engaging in any new investments in Iran; or
- 2) The County makes a determination that the goods and services are necessary for the County to perform its functions and that, absent such an exemption, the political subdivision would be unable to obtain the goods or services for which the contract is offered. Such determination shall be made in writing and shall be a public document.

During the term of the Contract, should the County receive information that a person is in violation of the above-referenced certifications, the County will offer the person an opportunity to respond. If the person fails to demonstrate that it has ceased its engagement in the investment which is in violation of the Act within 90 days after the determination of such violation, then the County shall take such action as may be appropriate including, but not limited to, imposing sanctions, seeking compliance, recovering damages, or declaring the contractor in default.

The County reserves the right to reject any bid, proposal, contract or request for assignment for an entity that appears on the Prohibited Entities List prior to the award or execution of a contract or any renewal thereof, as applicable, and to pursue a responsibility review with respect to any entity that is awarded a contract and appears on the Prohibited Entities List after contract award.

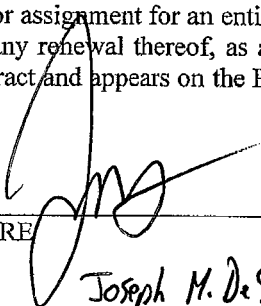
DATE

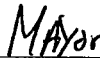
BUSINESS NAME

SIGNATURE

NAME

TITLE


Joseph M. DeStefano


Mayor

DISCLOSURE OF PRIOR NON-RESPONSIBILITY DETERMINATIONS

See instructions on next page before completing this form.

Name of Individual or Entity Seeking to Enter into the Procurement Contract: _____

Address: _____

Name and Title of Person Submitting this Form: _____

1. Has any Governmental Entity made a finding of non-responsibility regarding the individual or entity seeking to enter into the Procurement Contract in the previous four years? (Please circle): No Yes

If yes, please answer the next questions:

2. Was the basis for the finding of non-responsibility due to a violation of State Finance Law §139-j (Please circle): No Yes

3. Was the basis for the finding of non-responsibility due to the intentional provision of false or incomplete information to a Governmental Entity? (Please circle): No Yes

4. If you answered yes to any of the above questions, please provide details regarding the finding of non-responsibility below and attach additional pages as necessary.

Governmental Entity: _____

Date of Finding of Non-responsibility: _____

Basis of Finding of Non-responsibility: _____

5. Has any Governmental Entity or other governmental agency terminated or withheld a Procurement Contract with the above names individual or entity due to the intentional provision of false or incomplete information? (Please circle): No Yes

6. If yes, please provide details below and attach additional pages as necessary.

Governmental Entity: _____

Date of Termination or Withholding of Contract: _____

Basis of Termination or Withholding: _____

Offeror certifies that all information provided to the Governmental Entity with respect to State Finance Law §139-k is complete, true and accurate.

By: _____

Signature

Date: 5/9/25

**Instructions for Completing the
Offeror Disclosure of Prior Non-Responsibility Determinations**

Background:

New York State Finance Law §139-k(2) obligates a Governmental Entity to obtain specific information regarding prior non-responsibility determinations with respect to State Finance Law §139-j. This information must be collected in addition to the information that is separately obtained pursuant to State Finance Law §163(9). In accordance with State Finance Law §139-k, an Offeror must be asked to disclose whether there has been a finding of non-responsibility made within the previous four (4) years by any Governmental Entity due to: (a) a violation of State Finance Law §139-j or (b) the intentional provisions of false or incomplete information to a Governmental Entity. The terms "Offeror" and "Governmental Entity" are defined in State Finance Law §139-k(1). State Finance Law §139-j sets forth detailed requirements about the restrictions on Contacts during the procurement process. A violation of State Finance Law §139-j includes, but is not limited to, an impermissible Contact during the restricted period (for example, contacting a person or entity other than the designated contact person, when such contact does not fall within one of the exemptions).

As part of its responsibility determination, State Finance Law §139-k(3) mandates consideration of whether an Offeror fails to timely disclose accurate or complete information regarding the above non-responsibility determination. In accordance with law, no Procurement Contract shall be awarded to any Offeror that fails to timely disclose accurate or complete information under this section, unless a finding is made that the award of the Procurement Contract to the Offeror is necessary to protect public property or public health safety, and that the Offeror is the only source capable of supplying the required Article of Procurement within the necessary timeframe. See State Finance Law §§139-j(10)(b) and 139-k(3).

Instructions:

The County of Orange includes this disclosure request regarding prior non-responsibility determinations in accordance with State Finance Law §139-k in its solicitation of proposals or bid documents or specifications or contract documents, as applicable, for procurement contracts. The attached form is to be completed and submitted by the individual or entity seeking to enter into a Procurement Contract, Supplemental or Change Order. This document must accompany each Bid Form, Letter of Interest, or Proposal submitted by all Offerors.

**COUNTY OF ORANGE
DEPARTMENT FOR THE AGING**



40 Matthews Street, Suite 305
Goshen, New York 10924
(845) 615-3726
FAX (845) 360-9266

MEMORANDUM

To: All Contracted Vendors
Subject: Insurance Requirements

Please note the following insurance guidelines for vendors providing services for the Orange County Office For the Aging

The minimum requirements for insurance are as follows:

Type of Coverage	Limits of Coverage
Worker's Compensation	Statutory
Disability Benefits	Statutory
Professional Liability	\$1,000,000 each occurrence
(if commercially available for your profession)	\$3,000,000 aggregate

The certificate holder is to be addressed as follows:

County of Orange
c/o Orange County Office For the Aging
40 Matthews Street, 3rd Floor, Suite 305
Goshen, NY 10924

County of Orange or the certificate holder (as written above) is to be listed as **additional insured** with respects to liability and the work performed for Orange County. Professional liability is required for anyone who provides counseling services. If professional liability is listed on a separate certificate no additional insured statement is required.

Insurance coverage is required for the length of the contract. It is the responsibility of the vendor to provide updated insurance certificates upon expiration.

The following is a list of accepted forms:

Employer's Liability, General Liability, Professional Liability, Automobile Coverage

- A) ACORD form 25-S is acceptable proof of Coverage.

Workers' Compensation Requirements under Workers' Compensation Law §57

- A) CE-200 (replaces WC/DB-100), Certificate of Attestation of Exemption From New York State Workers' Compensation and/or Disability Benefits Insurance Coverage. Starting December 1, 2008, ONLY applicants eligible for exemptions must file a new CE-200 for each and every new or renewed permit, license or contract issued by a government agency. Each CE-200 will specifically list the issuing government agency and the specific type of permit, license or contract requested by the applicant..

An instruction manual that will further clarify the requirements, including instructions for the CE-200 exemption form, is available to download at the Workers' Compensation Board's website, www.wcb.ny.gov. Once you are on the website, click on Employers/Businesses, then Business Permits/Licenses/Contracts; from there, click on Instruction Manual for Businesses Obtaining Permits/Licenses/Contracts.

OR

- B) C-105.2 -- Certificate of Workers' Compensation Insurance. **PLEASE NOTE:** The State Insurance Fund provides its own version of this form, the U-26.3; **OR**
- C) SI-12 -- Certificate of Workers' Compensation Self-Insurance (the business calls the Board's Self-Insurance Office at 518-402-0247), **OR** GSI-105.2 -- Certificate of Participation in Worker's Compensation Group Self-Insurance (the business's Group Self-Insurance Administrator will send this form to the government entity upon request).

Disability Benefits Requirements under Workers' Compensation Law §220(8)

- A) CE-200 (replaces WC/DB-100), Certificate of Attestation of Exemption From New York State Workers' Compensation and/or Disability Benefits Insurance Coverage. Starting December 1, 2008, ONLY applicants eligible for exemptions must file a new CE-200 for each and every new or renewed permit, license or contract issued by a government agency. Each CE-200 will specifically list the issuing government agency and the specific type of permit, license or contract requested by the applicant..

An instruction manual that will further clarify the requirements, including instructions for the CE-200 exemption form, is available to download at the Workers' Compensation Board's website, www.wcb.ny.gov. Once you are on the website, click on Employers/Businesses, then Business Permits/Licenses/Contracts; from there, click on Instruction Manual for Businesses Obtaining Permits/Licenses/Contracts.

OR

- B) DB-120.1 -- Certificate of Disability Benefits Insurance; **OR**
- C) DB-155 -- Certificate of Disability Benefits Self-Insurance (the business calls the Board's Self-Insurance Office at 518-402-0247).

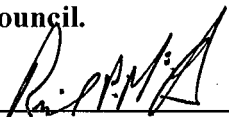


**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

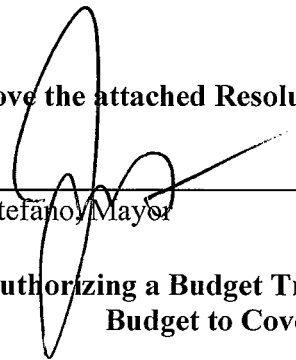
By: Alderman Jean-Francois
Seconded by: Alderman Green
Date of Adoption: May 6, 2025
Index No: 129-25

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.


Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Tobin	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray				X
Ald. Kleiner	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi	X			
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.


Joseph M. DeStefano Mayor

Date

5/9/25

**Resolution Authorizing a Budget Transfer Within the 2025 Department of Public Works
Budget to Cover the Cost of Vehicle Purchases**

BE IT RESOLVED; that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and authorizes the Treasurer to transfer \$2,333.30, in the following manner, to cover the of vehicle purchases.

FROM	TO	AMOUNT
A.1620.200	A.1490.201	\$2,333.30

Prepared by:
Jacob Tawil

Attachments:

1.	Transfer of Funds 4-22-25-Vehicles
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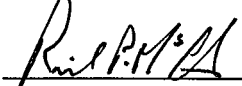


**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

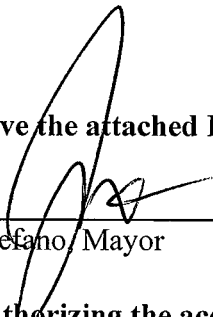
By: Alderman Tobin
Seconded by: Alderman Kleiner
Date of Adoption: May 6, 2025
Index No: 130-25

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.


Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Tobin	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray				X
Ald. Kleiner	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi	X			
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.


Joseph M. DeStefano, Mayor

Date 5/8/25

Resolution authorizing the acceptance of a grant of \$275,000 in CREST through Senator Skoufis's Office

BE IT RESOLVED that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and accepts a \$275,000 grant award from CREST funding through Senator Skoufis' Office for Renovation of Senior Center Bathroom and Purchase and Installation of Security Cameras in Various Locations

Project ID: 28303 and approve and endorse Mayor DeStefano as the authorized representative and sole signatory and to authorize the Treasurer to establish the capital lines.

Prepared by:
Maria Bruni, Director of Economic and Community Development

Attachments:

1.	Senior Bathroom-Cameras BOE 2025 (002)
----	--

CITY OF MIDDLETOWN
Office of Economic & Community Development

April 29, 2025

City of Middletown
Board of Estimate
16 James Street
Middletown, New York 10940

***RE: Community Resiliency, Economic Sustainability, and Technology Program ("CREST")
Renovation of Senior Center Bathroom and Purchase and Installation of Security Cameras in
Various Locations
Project ID: 28303***

Dear Members,

The City of Middletown has been awarded \$275,000 in CREST funding through Senator Skoufis' Office for the above referenced projects.

We are seeking the approval and endorsement from the Common Council to identify Mayor DeStefano as the authorized representative and sole signatory, and to authorize the Treasurer to establish the capital lines.

Thank you for your attention to this matter.

Maria Bruni, Director
Economic & Community Development

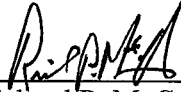


**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

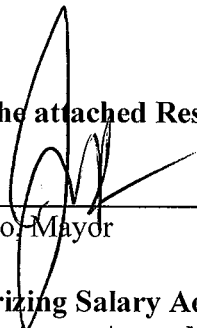
By: Alderman Johnson
Seconded by: Alderman Jean-Francois
Date of Adoption: May 6, 2025
Index No: 131-25

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.


Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Tobin	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray				X
Ald. Kleiner	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi	X			
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.


Joseph M. DeStefano, Mayor

Date

5/9/25

Resolution Authorizing Salary Adjustments and Review of Employee Exemption Status in Accordance with New York State Law

RESOLUTION AUTHORIZING SALARY ADJUSTMENTS AND EXEMPTION STATUS REVIEW IN ACCORDANCE WITH NEW YORK STATE LAW

WHEREAS, the New York State Department of Labor has established a minimum salary threshold of **\$60,405.80** for employees classified as exempt under the Fair Labor Standards Act (FLSA); and

WHEREAS, the City of Middletown has reviewed the current salaries and exemption statuses of affected employees to ensure compliance with the 2025 NYS salary threshold; and

WHEREAS, it has been determined that the following positions currently fall below the

threshold and must be reclassified or adjusted accordingly:

Title	Department	Current		New Salary	Effective Date
		Hourly Rate	Current Annual Salary		
Assistant Director	Community Development	\$26.80	\$55,740.00	\$60,405.80	January 1, 2025
Assistant Director	Paramount	\$27.09	\$56,341.00	\$60,405.80	January 1, 2025
Theatre Tech	Paramount	\$26.53	\$55,191.00	\$60,405.80	January 1, 2025
Program Coordinator	Recreation	\$24.95	\$51,904.00	\$60,405.80	May 6, 2025

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Middletown, concurs with the Board of Estimate and Apportionment and authorizes the above-referenced salary adjustments.

Prepared by:

Attachments:

1.	EXEMPTION STATUS REVIEW
----	-------------------------

CITY OF MIDDLETOWN
EXEMPTION STATUS REVIEW

POSITION	DEPARTMENT	RATE	SALARY
ASSISTANT DIRECTOR	COMMUNITY DEVELOPMENT	\$ 26.80	\$ 55,740.00
ASSISTANT DIRECTOR	PARAMOUNT	\$ 27.09	\$ 56,341.00
THEATRE TECH	PARAMOUNT	\$ 26.53	\$ 55,191.00
PROGRAM COORDINATOR	RECREATION	\$ 24.95	\$ 51,904.00

2025 NYS Salary Threshold

60,405.80

60,405.80

60,405.80

60,405.80

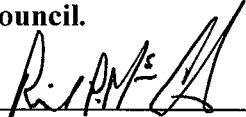


**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

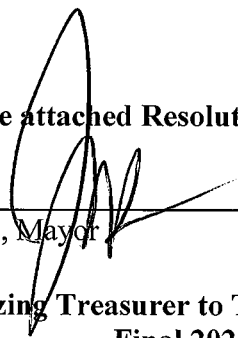
By: Alderman Masi
Seconded by: Alderman Tobin
Date of Adoption: May 6, 2025
Index No: 132-25

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

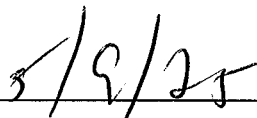

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Tobin	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray				X
Ald. Kleiner	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi	X			
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.


Joseph M. DeStefano, Mayor

Date



**Resolution Authorizing Treasurer to Transfer Funds Within the Citywide Budget to Cover
Final 2024 Fiscal Year Overdrafts**

BE IT RESOLVED; that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and authorizes the Treasurer to transfer within the City Wide Budget the final list of overdrafts for Fiscal year 2024

Prepared by:
Leonora Liz, Treasurer

Attachments:

1.	2024 YE Over drafts 5.1.25
----	----------------------------

A.3410.111	207A-RETIREE	(243.42)		A.3410.100	PERSONAL SERVICES	21,009.04
A.3410.200	OTHER EQUIPMENT	(1,459.79)		A.3410.103	OVERTIME	46,074.07
A.3410.202	PERSONAL PROTECTIVE EQUIPMENT	(676.60)				
A.3410.204	RADIO SYSTEMS	(415.01)				
A.3410.220	UNIFORMS	(192.38)				
A.3410.400	CONTRACTUAL SERVICES	(98.18)				
A.3410.417	GAS & OIL	(4,443.96)				
A.3410.436	TESTING OF EQUIPMENT	(550.24)				
A.3410.440	REPAIRS TO EQUIPMENT	(407.17)				
A.3410.450	MATERIALS & SUPPLIES	(2,663.83)				
A.3410.479	FIRE DEPT.EQUIPMENT RENTAL	(159.30)				
A.3410.480	OFFICE EXPENSE	(244.51)				
A.3410.481	TELEPHONE EXPENSE	(235.19)				
A.3410.491	FIRE POLICE	(33.42)				
A.3410.492	FIRE RECOGNITION	(6.45)				
A.3410.493	TRAINING FIELD IMPROVE	(326.46)				
A.3410.495	MISCELLANEOUS	(349.46)				
A.3410.496	PERSONNEL TRAINING VOL	(76.60)				
A.3410.497	FIRE PREVENTION PROGRAM	(2,219.85)				
A.3410.500	PHYSICAL EXAMS	(32.00)				
A.3410.506	FIRE PREVENTION-PAID MEN	(6.00)				
A.3420.415	LIGHT & HEAT	(1,677.41)				
A.3420.450	MATERIALS & SUPPLIES	(1,004.26)				
A.5110.100	STREET MAINTENANCE PERSONAL	(49,561.62)				
		\$ (67,083.11)				\$ 67,083.11

TO COVER THE COST OF THE OVERRAGE IN PERSONAL SERVICES OVERTIME

Economic Development

A.6200.401	TRAVEL EXPENSES	(299.85)		A.6200.100	PERSONAL SERVICES	299.85

TO COVER THE COST OF PAYROLL ACCRUAL

Goldenarea Transportation

A.6772.200	OTHER EQUIPMENT	(2,000.00)		A.6772.402	SHUTLE BUS SUBSIDY	26,435.00
A.6772.415	LIGHT AND HEAT	(12,713.54)		A.6772.479	EQUIPMENT RENTAL	27.23
A.6772.100	PERSONAL SERVICES	(11,748.69)				
		(26,462.23)				26,462.23

TO COVER THE COST OF THE AMENDED CONTRACT WITH ORANGE COUNTY, THE CITIES PORTION

Parks & Rec

A.7321.100	PERSONAL SERVICES	(270.00)		A.7321.103	OVERTIME	270.00
		\$ (270.00)				\$ 270.00

PARAMOUNT

A.7010.448	PROMOTORS AND SPONSOR	\$ (3,388.84)		A.7010.800	CITY SPONSORED EVENTS	\$ (3,388.84)
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TO TRANSFER BACK FUNDS TO COVER THE REST BUDGET

Other

A.9000.830	SOCIAL SECURITY PAYMENTS	(79,138.79)		A.1900.481	TELEPHONE EXPENSE	7,408.07
A.9000.835	MTA MOBILITY TAX	(619.96)		A.8888.900	GENERAL EXPENSES	1,352.90
A.9000.842	COMP -VOL FIRE	(17,478.50)		A.9000.810	STATE RETIREMENT SYSTEM	81,344.29
A.9000.850	UNEMPLOYMENT INSURANCE	(51,515.75)		A.9000.815	POLICE AND FIRE RETIREMENT	242,188.25
A.9000.859	MVP HEALTH INSURANCE	-12,185.95		A.9000.860	WORKMENS COMPENSATION	46,077.67
A.9000.858	MVP HEALTH INSURANCE - RETIREES	-404.89		A.9000.861	STATE HEALTH INSURANCE RETIRESS	57,097.54
A.9000.860	STATE HEALTH INSURANCE - ACTIVE	-129,679.24		A.9000.862	MVP HEALTH INSURANCE ADMIN FEE & HRA	6,221.58
A.9000.870	UNUSED SICK LEAVE	-42,279.86		A.9730.900	DEBT PAYMENT GENERAL EXPENSE	20,781.27
A.9000.889	DENTAL/OPTIC INS	(108,387.36)				
A.9730.701	INTEREST ON DEBT PAYMENT	(20,781.27)				
		\$ (462,471.57)				\$ 462,471.57

	DEBT PAYMENTS BUDGET ADJUSTMENT	
INCREASE REVENUE	A.5031	2,088,925.02
INCREASE EXPENSE	A.9730.600	2,088,925.02

TO ADJUST BUDGET TO REFLECT GRANT REIMBURSEMENT AND UNSPENT PROCEEDS USED TOWARD 2024 BAN PAYMENT

Community Development

CD.8686.418	AUTO EXPENSE	(901.54)		CD.8668.457	PROGRAM ELEMENTS -SINGLE/ MULTI FAM GRANT AND LOAN	8,563.49
CD.8686.457	CD PROGRAM ELEMENTSSBL/PUB SER	(8,709.22)		CD.8686.100	PERSONAL SERVICES	139.71
				CD.8686.830	SOCIAL SECURITY PAYMENTS	488.84
				CD.8686.835	MTA MOBILITY TAX	18.30
				CD.8686.889	DENTAL INSURANCE-MG	400.42
		(9,610.76)				9,610.76

TO ADJUST CD BUDGET TO COVER ANY OVERDRAFTS DUE TO YEAR-END ACCRUALS.

Water

F.8320.100	PERSONAL SERVICES	(20,874.20)	F.1900.481	TELEPHONE EXPENSE	3,117.58
			F.8310.480	OFFICE EXPENSE	1,801.14
			F.1990.950	TAXES ON CITY PROPERTY	9,654.20
			F.1900.910	LIABILITY INS. - PREMIUM	-
			F.8310.480	CONTRACTUAL SERVICES	1,801.44
			F.8320.100	PERSONAL SERVICES	3,145.94
		(20,874.20)	f.8888.900	GENERAL EXPENSE	1,353.90
					20,874.20

F.9000.810	SOCIAL SECURITY PAYMENTS	(19,894.51)	F.9000.810	STATE RETIREMENT SYSTEM	31,572.64
F.9000.861	STATE HEALTH INSURANCE RETIREES	(44,341.73)	F.9000.859	MVP HEALTH INSURANCE	3,180.40
			F.9000.860	STATE HEALTH INSURANCE	28,031.87
			F.9000.862	MVP FLEX SPENDING/HRA AMIN EXPENSE	31.33
			F.9000.896	MEAL ALLOWANCE	1,420.00
		\$ (64,236.24)			\$ 64,236.24

TO COVER THE OVER DRAFTS IN THE WATER FUND DUE TO YEAR END ACCRUAL

DEBT PAYMENTS BUDGET ADJUSTMENT

INCREASE	F.5031	INTERFUND TRANSFER	(508,364.00)
TRANSFER FROM	F.9500.904	TRANSFER TO GENERAL FUND	(156,760.97)
INCREASE	F.9710.701	INTEREST ON INDEBTEDNESS	6,897.27
INCREASE	F.9730.600	PRINCIPLE ON INDEBTEDNESS	466,633.00
INCREASE	F.9730.701	INTEREST ON INDEBTEDNESS	185,669.41
INCREASE	F.9730.900	GENERAL EXPENSE	5,925.29

TO ADJUST BUDGET TO REFLECT GRANT REIMBURSEMENT AND UNSPENT PROCEEDS USED TOWARD 2024 BAN PAYMENT

THE CITY ALSO CLOSED ON AN EFC FINANCING FROM SHORT TERM TO LONGTERM FINANCING

Sewer

G.1331.900	GENERAL EXPENSE	(10,133.40)	G.1900.481	TELEPHONE EXPENSE	3,117.65
G.1900.910	LIABILITY INSURANCE	(3,975.20)	G.8110.100	PERSONAL SERVICES	5,630.93
G.9000.860	STATE HEALTH INSURANCE	(4,753.10)	G.8888.900	GENERAL EXPENSE	1,353.88
G.9730.701	INTEREST ON INDEBTEDNESS	(2,764.00)	G.9000.859	MVP HEALTH INSURANCE	8,735.91
			G.9000.862	MVP FLEX SPENDING/HRA ADMIN FEE	23.33
			G.9730.600	PRINCIPAL ON INDEBTNESS	2,764.00
		(21,625.70)			21,625.70

TO COVER OVERDRAFTS IN THE ACCOUNT IN SEWER ACCOUNT

GOLDENAREA

GA.9000.889	DENTAL/OPTIC INS-CSEA	(492.48)	GA.5680.100	PERSONAL SERVICES	8,528.13
GA.5680.103	OVERTIME	(641.55)	GA.9000.810	STATE RETIREMENT SYSTEM	696.65
GA.5680.495	MISCELLANEOUS	(750.00)	GA.9000.891	DENTAL INSURANCE-MGT	579.03
GA.5680.481	TELEPHONE EXPENSE	(774.00)	GA.9000.861	HEALTH INS-RETIRES	563.80
GA.5680.440	REPAIRS TO EQUIPMENT	(2,587.62)	GA.9000.830	SOCIAL SECURITY PAYMENTS	291.06
GA.5680.417	GOLDENAREA TRANSPORT.GAS & OIL	(5,499.37)	GA.9000.860	STATE HEALTH INSURANCE	77.92
			GA.9000.835	MTA MOBILITY TAX	8.43
		\$ (10,745.02)			10,745.02

TO COVER OVER DRAFTS IN THE BUDGET DUE TO GOLDENAREA TRANSPORATION CONTRACT AMENDMENT

Treasurer's Notes

In 2024, the City began offering the MVP health plan to employees on a year-round basis. This change has resulted in significant cost savings for the City.

Equipment rental accounts continue to experience overdrafts due to overages on Toshiba printing equipment. Department Heads are strongly encouraged to monitor printing usage closely to help control costs.

Although the City reached a settlement agreement with Frontier, billing continues to increase each month. Frontier does not appear to be honoring the terms of the agreement. The City will be working with IT consultants to explore alternative service providers.

The City works proactively with departments to ensure timely grant reimbursements, thereby minimizing the need for debt financing whenever possible.



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

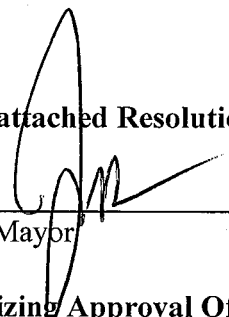
By: Alderman Witt
Seconded by: Alderman Green
Date of Adoption: May 6, 2025
Index No: 133-25

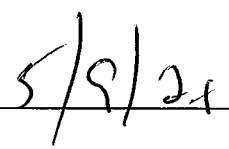
I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.


Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Tobin	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray				X
Ald. Kleiner	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi	X			
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.


Joseph M. DeStefano, Mayor


Date

Resolution Authorizing Approval Of CDM Smith Proposal For Indigot Water Source Development And Funding Commitment

WHEREAS, the City of Middletown entered into an agreement in 2016, signed by the Mayor and Orange County Executive Steven Neuhaus, granting the City rights to develop the Indigot Water Source as a permanent water supply on County-owned land; and

WHEREAS, the purpose of this development is to supplement the City's water supply and support regional needs including New York State Route 17M and portions of the Towns of Goshen and Wawayanda, while generating both financial returns and regional economic development opportunities; and

WHEREAS, the total estimated cost of the referenced **CDM Smith Study**, dated February 21, 2025, for groundwater exploration and surface reservoir development feasibility, is

\$1,094,100.00; and

WHEREAS, the Orange County Industrial Development Agency (OCIDA) has agreed to contribute \$514,215.00 toward the groundwater exploration portion of the study, with reimbursement to come from future water revenues generated from the Indigot Water Source; and

WHEREAS, the County of Orange and the City of Middletown have each committed to contribute \$100,000.00 toward the study, bringing the total funded cost of the groundwater phase to \$714,215.00; and

WHEREAS, OCIDA has determined that there is insufficient evidence at this time to support funding for the surface reservoir development phase, pending additional research and consultation with the New York State Department of Environmental Conservation (DEC) and the U.S. Army Corps of Engineers (ACOE) regarding permitting feasibility; and

WHEREAS, the initial phases of the study will include work necessary to determine whether surface reservoir construction is feasible and permissible under state and federal law; and

WHEREAS, the Mayor has recommended approval of the attached CDM Smith Proposal dated February 21, 2025 and accompanying City correspondence to OCIDA dated February 24, 2025, and has further authorized submission of this request to the Board of Estimate and Apportionment and the Common Council for formal action; and

WHEREAS, the City of Middletown's \$100,000 contribution shall be funded from the Water Fund Balance.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Middletown hereby authorizes:

1. Approval of the CDM Smith Proposal dated February 21, 2025, for groundwater exploration and feasibility study of surface reservoir development at the Indigot Water Source site;
2. The City's financial contribution in the amount of **\$100,000.00**, to be funded from the **Water Fund Balance**;
3. The Mayor to execute any and all necessary documents in connection with this project, including submission of funding agreements and intergovernmental coordination;
4. Continued collaboration with Orange County, OCIDA, CDM Smith, and relevant state and federal agencies to further the development of this vital regional water resource.

FROM	TO	AMOUNT
WATER FUND BALANCE	H.8397.200	\$100,000
	INDIGOT SOURCE WATER	
	FEASIBILITY STUDY	

Prepared by:
Jacob Tawil

Attachments:

1.	Indigot FS Middletown Letter Proposal 20250221
2.	IDA-Indigot Study Funding 2025-2-24



60 Crossways Park West
Woodbury, New York 11797
tel: (516) 496-8400

February 21, 2025

Mr. Jacob Tawil, P.E.
Commissioner of Public Works
City of Middletown, New York
16 James Street
Middletown, NY 10940

Subject: City of Middletown
Indigot Source Water Feasibility Study Proposal – Revised 1/22/25 and 2/21/25

Dear Mr. Tawil:

CDM Smith NY Inc. (CDM Smith) is pleased to submit this proposal to develop a feasibility study to evaluate potential water sources to maximize the safe yield from the Indigot Site for the City of Middletown (City). The feasibility study will evaluate the potential of developing a new reservoir, as well as the development of groundwater supply wells. The feasibility study will determine if one of these sources is suitable to meet the additional demand or if a combination of both could without any adverse impacts to the environment.

Following the source evaluation, CDM Smith will develop an opinion of probable cost for various supply options.

Project Background and Understanding

The City and Orange County officially established the permanent rights and other requirements necessary for the City to take up to an annual average of 1,000,000 gpd of surface water and/or groundwater and convey it to their municipal water system from the Indigo site. The City's Common Council adopted the Resolution on July 13, 2016, approving the easement agreement to be executed with the County. The 'Indigot Reservoir' parcels have the potential to serve as a source of groundwater, surface water (reservoir) or a combination of both to provide a permanent water source for the purpose of enabling economic development (non-residential) inside and outside the City, including the development of the NYS Route 17M corridor.

The City, in addition to supplying potable water within its municipal limits, supplies potable water to out of town accounts in the Town of Wallkill along with supplying a water district in the Town of Wawayanda via an interconnection. The City is committed to supplying water for regional economic development projects including Amy's Kitchen, OMH/DASNY facility and Science of the Soul Conference Center in Goshen. Additional commitments include the future development of the Route 17M Corridor along with downtown revitalization and development of the former State



Mr. Jacob Tawil, P.E.

February 21, 2025

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Psychiatric Center property. As the demand for potable water increases within the region because of economic development, the City's system must respond to ensure adequate supply is available. In 2021, the City of Middletown had an average daily demand of 2.54 mgd, with a maximum daily demand of 3.31mgd and a maximum month average daily demand of 2.64 mgd. The obligated water and additional commitments bring the projected future average daily water demand (April 2018) to an estimated 3.5 mgd.

As part of the City of Middletown's ongoing responsibility to ensure sufficient potable supply, the City engaged several firms (Camp Dresser & McKee, Clark Patterson Lee, and Jacobs Engineering) over the last 15 years to calculate the firm yield of the City's raw water storage reservoirs. The following table is a summary of the current water withdrawal, current water withdrawal with obligated water demand and current water withdrawal with obligated and projected water demand versus the Scenario B Safe Yield (which was incorporated into the Water Withdrawal Permit (WWP) dated October 28, 2021) as presented in the City of Middletown WWP Modification Engineer's Report, dated July 2022.

	Average Daily Water Withdrawal	30-Day Maximum Water Withdrawal	Maximum Day Water Withdrawal
"As-Permitted" Scenario B Safe Yield Water Withdrawal	4.20 MGD	5.04 MGD	6.72 MGD
2021 Water Withdrawal	2.54 MGD	2.64 MGD	3.31 MGD
2021 Water Withdrawal with Obligated Water Demand	3.50 MGD	3.60 MGD	4.00 MGD
2021 Water Withdrawal with Obligated and Projected Water Demand	4.20 MGD	4.60 MGD	5.50 MGD

The average daily water withdrawal, the 30-day maximum monthly water withdrawal and the maximum day water withdrawal used in the Safe Yield, which are based on the drought of record (worst condition) with the required Scenario B releases, are all greater than the projected future water demands.

The City's use of Indigot Creek was prior to 2016 and was for a short period of time. Under the City's current Water Withdrawal permit (3-3399-00085/00001), up to 3,500 gpm (7.8 cfs) can be diverted from the Indigot Creek to a drainage channel and then pumped (by portable pump) to existing piping to the Shawangunk Reservoir when needed.



Mr. Jacob Tawil, P.E.
February 21, 2025
Page 3

In accordance with the City's Water Withdrawal Permit, a new permanent source of supply is to be identified to ensure the City will continue to provide a safe and reliable potable water supply to its current customers and in support of future water supply commitments. Under the 2016 easement agreement between the City and Orange County, the City has obtained the permanent rights and other requirements necessary for the taking of up to an annual average of 1,000,000 gpd of surface water and/or groundwater from the County property generally known as the Indigot site. The City and the County had entered into prior Agreements dating back to 1981 where the City was granted a license to use a portion of the Indigot Site for the impoundment of a water supply for temporary and emergency purposes.

The current easement agreement allows for the use of diversion structures, impoundment and transmission systems and possibly wells and storage facilities and other improvements necessary to provide for long-term use and function of an integrated water delivery system. The easement agreement allows the City to operate these facilities for the purpose of sustaining existing connections, creation of new commercial (non-residential) connections, and supporting regional economic development and economic development along State Route 17M corridor. The easement agreement pertains to approximately 1,310 acres. Freshwater wetlands under Federal and State jurisdiction are present within this area. Indigot Creek is a Class A waterbody. Obtaining Federal (i.e., US ACOE) and State (NYSDEC) environmental permits will be required prior to any site disturbance or construction activity.

Proposed Scope of Work

The feasibility study for the sustainable development of the Indigot Site is comprised of seven tasks, as described below.

Task 1: Data Compilation and Analysis

The purpose of this task is to consolidate data and knowledge gathered over the past 20 years of studying the Indigot Site. Readily available reports (provided by the City or other easily accessible online sources (NYSDEC, USGS, etc.) will be reviewed and pertinent information will be consolidated into a database for ready access to develop the feasibility plan. Information will include, but will not be limited to:

- Water demands under existing and projected future needs (as reflected in the various Safe Yield analyses)
- Summary of previous investigations and consolidation of significant findings:
 - Orange County Water Master Plan (October 2010)
 - Indigot & Dwaarkill Groundwater Assessment Report (May 2009)



- Orange County Regional Groundwater Study (1994)
- Mid County Water Supply Feasibility Study (HDR January 2012)
- Flow rates for Indigot Creek (USGS stream gauge data 1973-1975)
- Indigot Creek Water Quality data - ATAINS (USEPA, var. Years)
- Geotechnical/Hydrogeologic investigations
 - Ground-Water Resources of Orange and Ulster Counties, New York (USGS 1985)

A technical memorandum will be prepared and will serve as a chapter to the overall Feasibility Study Report.

Task 2: Reservoir Screening

The Indigot Site will be evaluated for the feasibility of constructing a permanent water supply reservoir. The feasibility of building and utilizing a reservoir will depend on several factors that affect its safe yield and the associated cost/gallon yield that represents its cost effectiveness as a water supply option. The feasibility assessment will include the following steps.

- Flow Estimation: At present, there is limited flow data to assess the potential yield of the proposed system. Historical flow records are only available from 1973-1975 (Figure 1). Although reported records are minimal and 45 years old, flow from Indigot Creek was generally low, rarely exceeding 10 cfs. To assess the feasibility of using Indigot Creek, existing streamflow data from 1973-75 will be used along with gage transposition techniques as used by the USGS

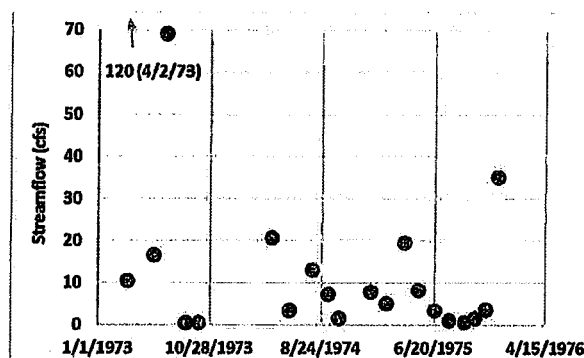


Figure 1 Flow at Indigot Creek (USGS). Gage located approximately 1,000 feet downstream of Indigot intake

(<https://pubs.usgs.gov/sir/2017/5019/sir20175019.pdf>) and others (Clark Patterson Lee, 2011, Jacobs).

- As an optional task, the stream gage at Indigot Creek (Figure 1) could be re-established by the USGS. CDM Smith and the USGS will enter into a Technical Assistance Agreement that would allow the gage to be re-established. The gage would include a 2-ft x 3-ft

Mr. Jacob Tawil, P.E.

February 21, 2025

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shelter, data logger, stage sensor, solar panel, and GOES antenna. Near real-time stage and discharge data would be available approximately hourly and approximately every 20 minutes during high flows at <http://ny.usgs.gov>. Daily values would be published annually online in a Water Year Summary. All equipment would be property of the USGS. The agreement will remain in effect for a 5-year period. The Cost of this Agreement is unknown at this time and not included in the cost of this proposal.

- **Dam Constructability and Leakage Screening:** a suitable site must be found for dam construction. This will require available elevation contours to establish potential alternative dam heights and reservoir depths and the expected area to be flooded. The site must also be evaluated for its suitability to hold water. Ten bore holes will be conducted and evaluated to establish current groundwater levels and subsurface geologic conditions. Boreholes are expected to be up to 75 feet in depth (estimate) and will be cored a minimum of 15 into bedrock if encountered, whichever is encountered first. Static groundwater levels are not known at this time, but are expected to be shallow, likely within 15 feet below the surface (based on adjacent wetlands and indications of shallow private wells in the 2009 Groundwater Assessment Report by SSEC, Inc.). Two monitoring wells will be installed (25 feet deep) and transducers will be added to evaluate seasonal changes in water levels. For the purposes of this feasibility analysis, only GIS data will be utilized. A detail topographic survey would be conducted during the design phase if the project is moved forward following the feasibility study.
- **Potential Reservoir Safe Yield:** potential reservoir yields will be estimated using a single reservoir model. The model will be a spreadsheet based, mass balance model accounting for estimated inflow, evaporation, leakage, required outflow to meet downstream requirements per Scenario B (Mill Pond release: 0.832 MGD, Indigot Creek passby flow, and 0.55 MGD Kinch Pond release: 0.624MGD) per the NYSDEC letter of December 12, 2019, and withdrawals to meet water supply demand. Inflow will be calculated on a daily or weekly basis using the established rainfall-flow regression for a variety of potential rainfall conditions, including wet, normal and dry. The drought of record (1960s) will also be assessed.
- **Assessment of cost effectiveness:** Based on planning level costs of construction and operation, the expected annual cost over a 20-year period will be compared to the expected yield for a variety of expected rainfall conditions. Per-gallon cost effectiveness will be calculated for years with expected inflows for the 10th, 25th, 50th, 75th, and 90th percentile flows using the rainfall-streamflow regression curves and associated allowable withdrawals.



Mr. Jacob Tawil, P.E.

February 21, 2025

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Task 3: Groundwater Evaluation

CDM Smith will utilize the Indigot & Dwaarkill Groundwater Assessment Report as a basis for the groundwater analysis. That report documented work involving the installation of six wells which produced a total of 610 gpm. A separate nearby property, the Dwaarkill site, was also evaluated which produced 445 gpm from four wells with the potential for "significantly more water". For the purposes of this investigation, it is assumed that the Dwaarkill site will not be incorporated into this Feasibility Study, unless otherwise directed by the City. The cost of including the Dwaarkill site into the study is not included in our costs and if requested to be included, would be an additional cost to the project. Water quality from the tested wells was deemed suitable for community water supply use at the time (2009). Well depths ranged from 587 to 984 feet.

Aquifer testing was conducted within the Indigo site in 2008 (Figure 2). Results indicated that the well sites were productive but impacts to neighboring residents is a concern as testing resulted in one well nearly becoming dry and excessive drawdown in a second residential well. Reported drawdown ranged from 90 to 310 feet in the test wells and from 0 to 60 feet in monitoring wells (private residential supply wells). It is not clear from the report if water from the Shawangunk Reservoir was contributing to the northern test wells. Impacts to adjacent wetlands from the test were not included in the analysis.

The test wells installed as part of the aquifer test in 2008 will be visited to determine their viability for use in this Feasibility Study. If the wells can be located and are still viable, they will be redeveloped for water quality sampling. If they are not viable, we will install 3 replacement wells at the similar depths to the existing wells.



Should it be determined that groundwater is a viable source, conceptual level conveyance from the wells and/or reservoir to the treatment plant will be developed (see discussion under Task 4-Treatment Requirements). It is possible that the water from the wells can be discharged to the Shawangunk Reservoir (pending water quality), limiting conveyance needs. This will be evaluated during this task and will potentially build upon previous work conducted by HDR and others.

Assuming the wells are viable, an aquifer test will be conducted to evaluate the impact of the wells on wetlands and evaluate the potential interference with the Shawangunk Reservoir. The aquifer test conducted in 2008 noted significant drawdown in two adjacent residential wells within the vicinity of Wells 6 and 7 as stated above, particularly at a combined pumping rate of 275 gpm. Impacts were much less severe when the wells were pumped at a combined pumping 210 gpm. Due to the potential adverse conditions within the area, the aquifer testing here will be at a reduced rate and compared to the original test.

Six shallow monitoring wells (2-inch) will be installed immediately adjacent to the wetlands to evaluate the impact of the aquifer test on water levels within the wetlands (Figure 3). This evaluation was not conducted during the previous aquifer test. It is assumed that the wells will be installed within the overburden to a depth of no more than 50 feet below the surface. The aquifer test will run for a period of 72 hours and pressure transducers will be installed within the test and monitoring wells to evaluate changes in water level over the duration of the test. Transducers will be installed for a period of one week prior to and after the conclusion of the aquifer test.

Well	Total Depth	Casing Amount	Casing Diameter	Yield
1	960 ft	51 ft	6 inches	60 gpm
2	984 ft	51 ft	6 inches	50 gpm
3			6 inches	
4	670 ft	91 ft	6 inches	120 gpm
5	920 ft	51 ft	6 inches	65 gpm
6	757 ft	51 ft	6 inches	120 gpm
7	587 ft	51 ft	6 inches	150 gpm
8	699 ft	91 ft	8 inches	125 gpm

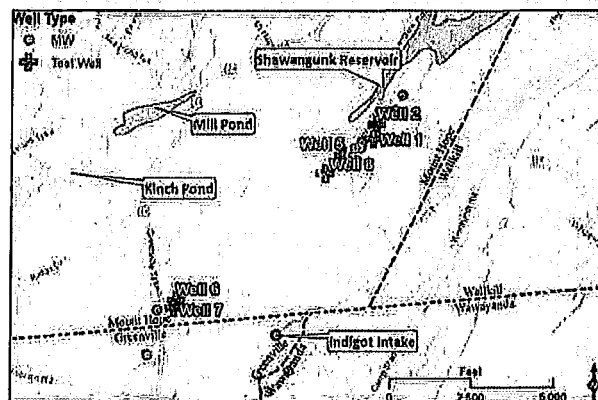


Figure 2 Wells utilized for aquifer test in 2008 (from SSEC, 2009)

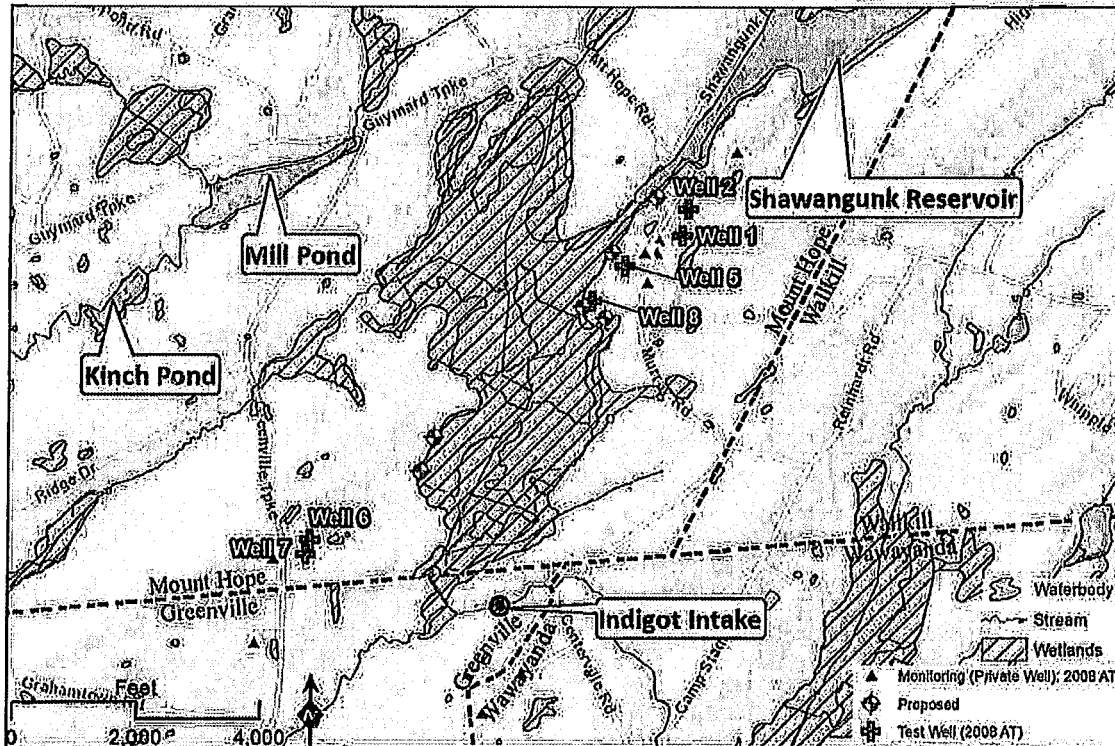


Figure 3 Proposed (initial) Monitoring Wells for Aquifer Test

Task 4 – Treatment Requirements

Water quality data from the previous installed test wells on the Indigo Site indicate that treatment for pathogens, toluene and iron may be required. Treatment at the wellhead may only be required if parameters outside of the existing treatment facility cannot be treated with current processes. Additional treatment may not be needed if the water is blended with reservoir water. This will be evaluated during this task.

Task 5 - Permitting and Regulatory Requirements

Developing the Indigot parcels for use by the City as a water supply source, whether groundwater wells and/or reservoir, will require obtaining a varied list of permits and approvals. Federal and State permits/approvals and regulatory requirements will govern the development of this water supply source. At a minimum, an environmental review of potential impacts will be required in compliance with SEQRA, US ACOE permit obtained as freshwater wetlands are under Federal jurisdiction are present onsite, approval by NYSDOH associated with the improvements to the City's

water supply system, as well as NYSDEC Freshwater wetlands, Protection of Waters, and modification of the City's Water Withdrawal permit. Under this Task, a table depicting the permits and approvals required will be developed. In addition, the regulatory requirements for developing and the operation of a groundwater wells system and reservoir will be provided. This table and supplemental information will be included as a Section of the Feasibility Study.

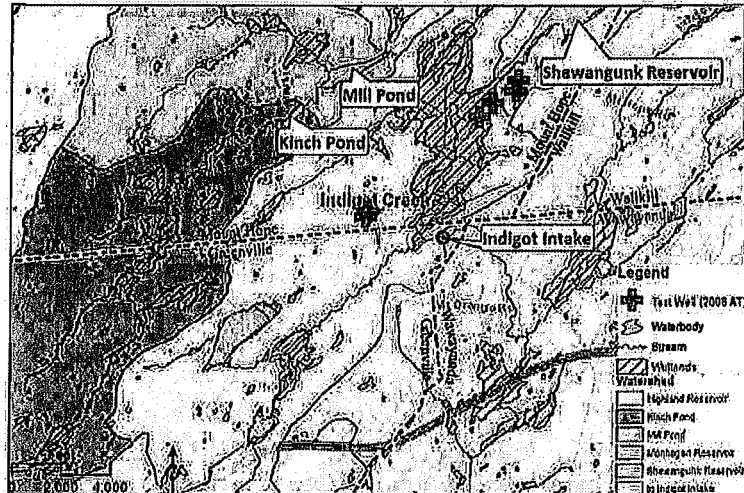


Figure 4 Wetlands within the vicinity of the Indigot Site

Task 6 – Conceptual Level Cost Estimates

Conceptual level cost estimates will be prepared for the development of an Indigot water supply source (wells, reservoir or combination).

Task 7 – Report

Results will be summarized into a comprehensive Indigot Water Source Feasibility Study for the development of an additional water supply source. The report will be transmitted electronically. A draft Feasibility Study report will be provided to the City of Middletown for review. A review meeting will be held and any comments discussed and agreed to comments incorporated into the final report. The Final report will then be provided to the City.

Task 8 – Project Management

Project management throughout the project will be invoiced as a separate task. Project management activities include up to 16 one-hour progress calls throughout the course of the project as well as preparation and submittal of monthly invoices, subcontracting, coordination, etc.

Cost

This Project will be executed as a Task Order under our Master Services Agreement with the City. The proposed cost includes a range for subcontractors including well drillers and boring contractors as it is unknown at this time if the existing wells can be rehabilitated or if new wells



Mr. Jacob Tawil, P.E.
February 21, 2025
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have to be drilled. In addition, the depth to rock is unknown and it is estimated that borings will be no deeper than 75 feet including the coring of 15 feet of rock. The proposed overall project cost is as follows:

CDM Smith Labor	ODC's	Subcontractor Costs	Total
\$535,600	\$8,500	\$550,000	\$1,094,100

However, after the initial evaluation of the alternatives and discussions with the NYSDEC regarding if a reservoir is allowed or not by law or regulations, the cost of the work to evaluate well systems would be as follows:

	CDM Smith Labor	ODC's	Subcontractor Costs	Total
February 2024 Cost	\$535,600	\$8,500	\$550,000	\$1,094,100
January 2025 Cost Reduction	-\$178,885	-\$1,000	-\$200,000	-\$379,885
January 2025 Revised Cost Wells Only	\$356,715	\$7,500	\$350,000	\$714,215

The revised cost for the overall scope of work only is good if authorized by July 1, 2025, after that time, there shall be a cost increase to perform most of the work in 2026. It should also be noted that subcontract cost not used may be converted to labor or ODC's if required.

The work will be invoiced monthly using a 3.0 multiplier on labor based on our master services agreement with the City of Middletown. The authorization As agreed to at the Orange County Industrial Development Agency board meeting held on February 19, 2025, is for the Well Study only is for \$714,215 and is a not to exceed price unless additional work is requested. All work listed in this proposal related to the reservoir component of this study is not authorized at this time except that CDM Smith will determine the viability of the reservoir from stream flow records to present at a meeting with the New York State Department of Environmental Conservation (NYSDEC).



Mr. Jacob Tawil, P.E.
February 21, 2025
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Staffing - Our proposed staffing for this project is as follows:

Keith F. Kelly, P.E. - Client Service Leader

Stephen L. Whiteside, P.E. - Technical Specialist

Kirk Westphal, P.E., D.WRE - Technical Specialist

Daniel O'Rourke, P.G. - Project Manager/Project Hydrogeologist

Trevor McProud / Magdalena Lofstedt - Regulatory/Permitting Review

Schedule

CDM Smith anticipates that the work could be completed within 12-months from authorization to proceed if access to the site is not an issue.

We look forward to continuing to provide services to the City of Middletown in support of its water supply program. Please don't hesitate to contact me if you have any questions regarding this proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "KF Kelly", written over the printed name.

Keith F. Kelly, P.E., BCEE

Partner

Camp Dresser McKee & Smith

cc: D. O'Rourke (CDM Smith)
K. Westphal (CDM Smith)

Re: OCIDA February 19th Board Mtg - Details & Zoom Link

From: J Tawil (jtawil14@yahoo.com)

To: kellykf@cdmsmith.com; orourke@cdmsmith.com; mayordestefano@yahoo.com; sneuhaus@orangecountygov.com; rgolden@orangecountygov.com; asorensen@orangecountygov.com; bfioravanti@ocnyida.com

Cc: jtawil@middletownny.gov; kgass@middletownny.gov; drandazzo@orangecountygov.com; mtorelli@orangecountygov.com; jcrist@ocnyida.com; asmith22@hvc.rr.com; hporr3@orangecountygov.com; edenega@orangecountygov.com

Date: Monday, February 24, 2025 at 01:49 PM EST

Good afternoon, *Chairman Crist and Bill,*

Thank you and your board for giving our County Executive Neuhaus and Mayor DeStefano the opportunity to present this Generational project, Indigot New Water Source Feasibility Study, before the IDA honorable board on 2/19/2025.

We do appreciate the support in helping fund this project with limitation to Ground Water Exploration task at this time at a cost of \$714,215.

Per the discussion during IDA meeting, both Orange County and the City of Middletown will each contribute \$100,000 and IDA will fund the balance of \$514,215.

IDA contribution will be reimbursed from future revenues of the new Indigot water source once/if developed and utilized.

The Consultant will start the work with gathering key data regarding the potential and viability of Surface Reservoir construction for initial meeting with DEC to ascertain if construction of Surface Water Reservoir is not permitted by law or regulations.

Please refer to attached CDM Smith proposal with an update date of 2/21/2025. Project billing will be on a monthly basis for time spent and per the existing master services agreement between CDM Smith and the City of Middletown.

Please send us a copy of the IDA referenced resolution.

All, moving forward:

The Mayor and I suggest that this feasibility study be approved and signed by City of Middletown as it complies with City procurement policies, and we have the background and long institutional knowledge to administer it. I copied our Corporation Council, Alex Smith, on this email.

We also suggest having another short agreement between IDA, Orange County and the City of Middletown for funding this project and referencing any resolutions or other conditions.

We are looking to start the work on this project ASAP, as this feasibility study is a key for future funding for the construction of the Indigot water source that is needed to attract and support new economic development in this region of Orange County.

Please feel free to call if you have any questions, comments or suggestions on how to move forward.

Sincerely,

Jacob

Jacob S. Tawil, P.E. | Commissioner

Department of Public Works

City of Middletown | 16 James Street |

Middletown, New York 10940 |

T: 845-343-3169 | F: 845-343-4014



Please consider the environment before printing this email.

On Thursday, February 13, 2025 at 07:04:39 AM EST, Bill Fioravanti <bfioravanti@ocnyida.com> wrote:

Good morning all,

The **Wednesday February 19th** OCIDA Board of Directors meeting will begin at **5:00pm**. It will be held at our headquarters located on the Stewart Airport campus at **4 Crotty Lane, Suite 100, New Windsor NY 12553**.

If anyone wishes to participate virtually, following are the Zoom meeting credentials:

Join Zoom Meeting:

<https://us06web.zoom.us/j/89645285769?pwd=dTsTphzb4ePeqbVFIX8nifg178dTde.1>

Meeting ID: 896 4528 5769

Passcode: 713005

One tap mobile

+16469313860,,89645285769# US

+16465588656,,89645285769# US (New York)

If you have any questions or technical issues, please call, email or text me anytime. My contact information is below.

Thank you,
Bill

Bill Fioravanti

Chief Executive Officer

Orange County IDA

4 Crotty Lane, Suite 100

New Windsor, NY 12553

O: 845.234.4192
M: 845.820.1791
F: 845.220.2228
bfioravanti@ocnyida.com



ORANGE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

From: J Tawil <jtawil14@yahoo.com>
Sent: Wednesday, January 29, 2025 2:28 PM
To: Jeff Crist <jeff@crisapples.com>; Kelly, Keith <kellykf@cdmsmith.com>; Bill Fioravanti <bfioravanti@ocnyida.com>
Cc: O'Rourke, Daniel <orourkede@cdmsmith.com>; Jacob Tawil <jtawil@middletownny.gov>; Katie Gass <kgass@middletownny.gov>
Subject: Re: Contact Information

Thank Jeff and Bill for arranging the call today.

We will see you on February 19th 5pm. Keith Kelly will be attending with Co Exec, Mayor and me.

Please email the meeting address.

Thank you

Jacob S. Tawil, P.E. | Commissioner

Department of Public Works
City of Middletown | 16 James Street |
Middletown, New York 10940 |
T: 845-343-3169 | F: 845-343-4014



Please consider the environment before printing this email.

On Wednesday, January 29, 2025 at 01:36:02 PM EST, Kelly, Keith <kellykf@cdmsmith.com> wrote:

Jeff my contact information and Dan's E-mail.

Keith F. Kelly, PE, BCEE

Senior Vice President
CDM Smith
324 South Service Road, Melville New York 11747
O: 516 730 3916
C: 516 712-4297
Connect with me on LinkedIn
cdmsmith.com





Indigot FS Middletown Letter Proposal 20250221.pdf
683.9kB

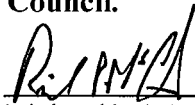


**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

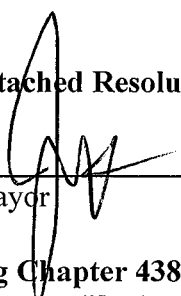
By: Alderman Green
Seconded by: Alderman Kleiner
Date of Adoption: May 6, 2025
Index No: 134-25

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

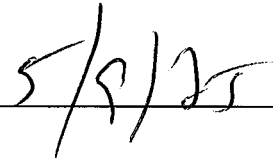

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Tobin	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray				X
Ald. Kleiner	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi	X			
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.


Joseph M. DeStefano, Mayor

Date



Resolution Amending Chapter 438 of the City Code Regarding Tobacco, Hookah, and Vaping Establishment Licenses

WHEREAS, the Commissioner of Public Works has recommended the amendment of the recently enacted Chapter 438, Tobacco/Hookah/Vaping Establishment Licenses.

NOW THEREFORE BE IT Resolved, and be it Ordained, by the Common Council of the City of Middletown, New York, as follows:

Section 1 - The Code of the City of Middletown, N.Y., Section 438-2, Application, is hereby amended by replacing the second Sentence to Paragraph A thereof, to read as follows:

If the applicant is a corporation or limited liability company, the applicant must list an individual who resides within the City of Middletown or within fifteen (15) miles of the City limits for purposes of service, notice, and with the authority to respond to emergencies.

Section 2 - The Code of the City of Middletown, N.Y., Section 438-3, License, is hereby amended by replacing Subparagraph B(2) thereof, to read as follows:

(2). The license is for the subject establishment and ownership thereof only, and is nontransferable.

Section 3 - The Code of the City of Middletown, N.Y., Section 438-5, Conditions for Operation, is hereby amending by deleting Subparagraph C(4) thereof.

Section 4. Severability. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional or illegal by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality or illegality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance.

Section 5. This Ordinance shall take effect immediately.

Prepared by:

Attachments:

None

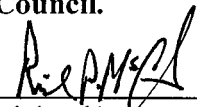


**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

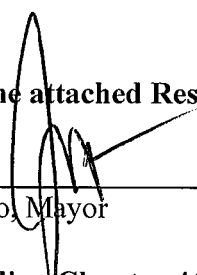
By: Alderman Kleiner
Seconded by: Alderman Green
Date of Adoption: May 6, 2025
Index No: 135-25

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

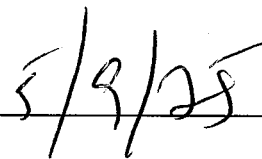

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Tobin	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray				X
Ald. Kleiner	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi	X			
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.


Joseph M. DeStefano, Mayor

Date



Resolution Amending Chapter 460 of the City Code to Prohibit Left Turns from the Park Circle Parking Lot onto North Street

RESOLUTION

WHEREAS, the Mayor and Police Chief have recommended that left turns be prohibited from the Park Circle parking lot onto North Street.

NOW THEREFORE BE IT Resolved, and be it Ordained, by the Common Council of the City of Middletown, New York, as follows:

Section 1 - The Code of the City of Middletown, N.Y., Chapter 460, Vehicles and Traffic, Article I, Traffic Regulations, be and is hereby amended by adding a new Paragraph (3) to Subsection A, Specific turns prohibited, to Section 460.8, Turns, to read as follows:

(3) No vehicle shall be allowed to make a left hand turn onto North Street when exiting the parking lot at 205 North Street, commonly known as Park Circle.

Section 2 - This resolution and ordinance shall take effect immediately

Prepared by:

Attachments:

None

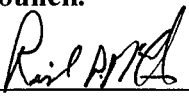


**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

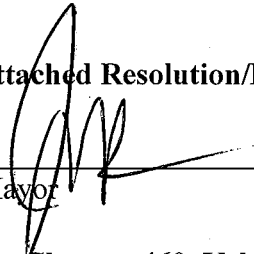
By: None
Seconded by: None
Date of Adoption: May 6, 2025
Index No: 136-25

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

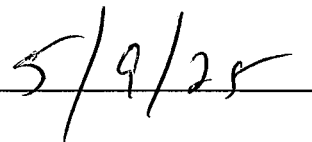

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Tobin	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray				X
Ald. Kleiner	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi	X			
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.


Joseph M. DeStefano, Mayor

Date



Resolution Amending Chapter 460, Vehicles and Traffic Making a Portion of Prospect Street One Way

WHEREAS, the Mayor and Commissioner of Public Works have recommended that a portion of Prospect Street be made a one-way street.

NOW THEREFORE BE IT Resolved, and be it Ordained, by the Common Council of the City of Middletown, New York, as follows:

Section 1 - The Code of the City of Middletown, N.Y., Chapter 460, Vehicles and Traffic, Article I, Traffic Regulations, be and is hereby amended by adding a new street to Section 460.10, One-way streets, to read as follows:

Prospect Street, between Wickham Avenue and Linden Avenue, in a westerly direction.

Section 2 - This resolution and ordinance shall take effect immediately

Prepared by:

Attachments:

None

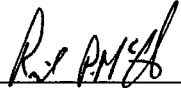


**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

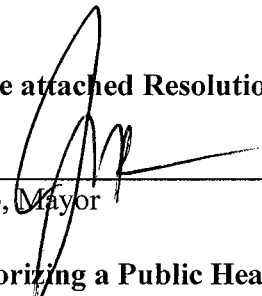
By: Alderman Johnson
Seconded by: Alderman Tobin
Date of Adoption: May 6, 2025
Index No: 137-25

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

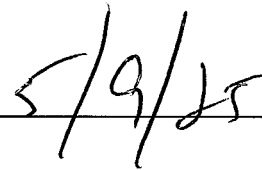

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Tobin	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray				X
Ald. Kleiner	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi	X			
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.


Joseph M. DeStefano, Mayor

Date



Resolution Authorizing a Public Hearing on Proposed Short Term Rental Legislation

BE IT RESOLVED, that the Common Council of the City of Middletown will hold a **Public Hearing** on **Tuesday, May 20, 2025**, at or as near to **7:30 PM** as possible in the **Common Council Chambers**, located at **16 James Street, Middletown, NY 10940**, for the purpose of receiving public comment on **proposed short-term rental legislation**.

Prepared by:
Rick McCormack, City Clerk

Attachments:

None



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: May 20, 2025
Index No:

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Tobin				
Ald. Jean-Francois				
Ald. Johnson				
Ald. Wray				
Ald. Kleiner				
Ald. Green				
Ald. Witt				
Ald. Masi				
Pres. Rodrigues				
Total				

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Public Hearing: Short Term Rentals

Prepared by:

Attachments:

1.	Short Term Rentals Public Hearing Notice
2.	Short Term Rentals - Amendment - 2025

**CITY OF MIDDLETOWN
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of Middletown will hold a public hearing on Tuesday, May 20, 2025, on or as near to 7:30 p.m. as possible, Common Council Chambers, 2nd floor, 16 James Street, to hear any and all persons wishing to be heard on the proposed short-term rental legislation.

Any and all persons wishing to be heard will be given an opportunity to speak either for or against the proposed legislation.

The complete proposed legislation is available in the office of the Common Council Clerk, City Hall, 16 James Street, room 12, and on the City Website.

For any person unable to participate at the time of the public hearing, email comments may be submitted in advance to rmccormack@middletownny.gov

By the order of the Common Council.

Richard P. McCormack
Clerk of the Common Council

Publish: 05/15/25 5/16/25 & City Website

RESOLUTION

WHEREAS, the Common Council wishes to allow short-term rentals in a designated area in the DMU zoning district of the City of Middletown.

NOW THEREFORE BE IT Resolved, and be it Ordained, by the Common Council of the City of Middletown, New York, as follows:

Section 1 – The Code of the City of Middletown, N.Y., Chapter 475, Zoning, is hereby amended by adding a new Paragraph (24) to Subsection F, Uses requiring issuance of both a special use permit and site plan approval by the Planning Board, of Section 475-21.1, DMU Downtown Mixed-Use District, to read as follows:

(24) Short-Term Rentals, subject to the following conditions:

(a). The subject property must be located in one of the following areas:

(i). On West Main Street from 75 West Main Street to the intersection with James Street;

(ii). On James Street from the above-stated intersection to the intersection with Depot Street;

(iii). On Depot Street from the above-stated intersection to the intersection with North Street;

(iv). On North Street from the above-stated intersection to the intersection with Erie Way, but excluding 90 North Street;

(v). On Erie Way from the above-stated intersection to the intersection with Cottage Street; or

(vi). On Cottage Street from the above-stated intersection to the intersection with Prince Street.

(b). The subject rental must be accomplished by membership or approval by an entity such as Airbnb, VRBO, or another entity subject to approval by the Planning Board, which contains standards such as insurance and other requirements; and

(c). Acquisition and continued renewal of a rental permit subject to the provisions of Section 296-18(C) of Chapter 296, Housing, of the Middletown City Code.

Section 2 - The Code of the City of Middletown, N.Y., Chapter 296, Housing, is hereby amended by adding a Subsection C, Short-Term Rentals, to Section 296-18, Term of permit; renewal, to read as follows:

C. Short -Term Rentals. No permit may be issued for short-term rentals of less than thirty (30) days, except as provided in Section 475-35-1 and Section 475-21.1F(24) of the Zoning Code. The issuance, renewal and revocation of short-term rental permits are subject to all of the provisions of Article III, Rooming, Lodging and Multiple Dwelling Units, of Chapter 296, Housing, except for Section 296-20(H), Background Checks.

Section 3. Severability. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional or illegal by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality or illegality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance.

Section 4 - This ordinance shall take effect immediately.



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: May 20, 2025
Index No: 138-25

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Tobin				
Ald. Jean-Francois				
Ald. Johnson				
Ald. Wray				
Ald. Kleiner				
Ald. Green				
Ald. Witt				
Ald. Masi				
Pres. Rodrigues				
Total				

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution to Authorize Funding for Senior Yoga Programming at Mulberry House

BE IT RESOLVED, that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and authorizes the inclusion of Mrs. Elizabeth Mustion, Recreational Leader (Yoga Instructor), under Senior Center Personnel Line 6772.100 at a rate of \$25.00 per hour to provide one class per week on Wednesdays from 8:15 a.m. to 10:00 a.m., inclusive of setup and breakdown, for a total of 1 hour and 45 minutes of compensated time per week.

This resolution authorizes a total expenditure of \$1,700.00 from Line 6772.100 to cover 34 weeks of programming for the remainder of the 2025 budget year.

Prepared by:

Attachments:

None



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: May 20, 2025
Index No: 139-25

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Tobin				
Ald. Jean-Francois				
Ald. Johnson				
Ald. Wray				
Ald. Kleiner				
Ald. Green				
Ald. Witt				
Ald. Masi				
Pres. Rodrigues				
Total				

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution to Authorize Funding for Art Instruction at Mulberry House Senior Center

BE IT RESOLVED; that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and authorizes the addition of Mr. Mitchell Saler to Senior Center Personnel Line 6772.100 at a rate of \$25.00 per hour to serve as a Recreational Specialist (Art Instructor), providing instruction on Thursdays from 9:30 a.m. to 12:30 p.m.

This resolution authorizes a total expenditure of \$2,700.00 from Line 6772.100 to cover 36 weeks of programming for the remainder of the 2025 budget year.

Prepared by:

Attachments:

None



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: May 20, 2025
Index No: 140-25

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Tobin				
Ald. Jean-Francois				
Ald. Johnson				
Ald. Wray				
Ald. Kleiner				
Ald. Green				
Ald. Witt				
Ald. Masi				
Pres. Rodrigues				
Total				

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

A Resolution to Rename the Middletown Warming Station in Honor of Marilyn Pierce

WHEREAS, Marilyn Pierce has dedicated her life to serving the most vulnerable members of our community, including her many years as a teacher at Academy Avenue School and later as a tireless advocate for the homeless; and

WHEREAS, since 2011, Marilyn has been instrumental in the development, operation, and success of the Greater Middletown Interfaith Council (GMIC) Warming Station, becoming Co-Chair in 2015 and devoting each season to ensuring a safe, warm, and welcoming environment for those in need; and

WHEREAS, Marilyn has been the driving force behind the Warming Station's operations—coordinating volunteers, securing resources, educating the public, and personally stepping in to ensure the doors were open each night; and

WHEREAS, her leadership, compassion, and selfless dedication have left a lasting mark not only on the Warming Station, but on the lives of hundreds of guests, volunteers, and residents across the City of Middletown; and

WHEREAS, the City of Middletown wishes to honor Marilyn Pierce's extraordinary contributions and to preserve her legacy for future generations;

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Middletown, New York, hereby **renames the Middletown Warming Station** located at 10 Mulberry Street, Middletown, NY, as the: "**Marilyn Pierce Warming Station**"

Prepared by:

Attachments:

None



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: May 20, 2025
Index No: 141-25

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Tobin				
Ald. Jean-Francois				
Ald. Johnson				
Ald. Wray				
Ald. Kleiner				
Ald. Green				
Ald. Witt				
Ald. Masi				
Pres. Rodrigues				
Total				

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution to Award Bids and Authorize Funding for The South Street Parking Garage Project

WHEREAS, the City of Middletown Department of Public Works advertised for bids for the South Street Parking Garage project on December 22, 2024; and

WHEREAS, bids were received and publicly opened on February 13, 2025, at 4:00 p.m. and read aloud during the Board of Estimate meeting; and

WHEREAS, the bid tabulation sheet has been reviewed, and the delay in award was due to necessary tree removals affecting the relocation of power lines by Orange & Rockland; and

WHEREAS, the City's project engineers, CPL, have reviewed all bid submissions and recommend awarding contracts as follows:

- **General Construction** – Malum Enterprises, LLC
 - Base Bid: \$3,737,373.00
 - Alternate Bid GC-A2 (Anti-Graffiti Paint): \$31,284.00
 - **Total:** \$3,768,657.00
- **Mechanical Construction** – Candela’s Plumbing
 - **Total:** \$10,000.00
- **Plumbing Construction** – Aero Plumbing & Heating
 - **Total:** \$198,694.00
- **Electrical Construction** – Harry F. Rotolo & Son, Inc.
 - **Total:** \$258,600.00

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Middletown, New York, concurs with the Board of Estimate and Apportionment and awards the bids for the South Street Parking Garage project be and are hereby awarded as outlined above, for a total project cost of **\$4,811,052.00**.

BE IT FURTHER RESOLVED that the Common Council of the City of Middletown, New York, concurs with the Board of Estimate and Apportionment and authorizes the Treasurer to transfer the remaining balance of **\$2,311,052.00** be appropriated from the **City’s fund balance, short-term bond anticipation note (BAN), or long-term bonding**, as determined by the Treasurer and approved by the Board of Estimate and that such funds for this project be transferred into budget line **H.5132.201 (South Street Parking Garage)**.

BE IT FURTHER RESOLVED; that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and authorizes the Mayor to **execute any and all contracts, documents, and agreements necessary to proceed with the project as outlined.**

Prepared by:
Rick McCormack, City Clerk

Attachments:

1.	MEMO FOR RESOLUTION- SOUTH ST PARKING GARAGE- CONTRACTS AWARD
----	---

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

Date: May 16, 2025

To: Honorable Mayor DeStefano, Council President Rodrigues
and Members of the Common Council

Cc: Richard McCormack, City Clerk

From: Jacob Tawil, Commissioner of Public Works 

Re: South Street Parking Garage Project: Award Bids

We are respectfully requesting a council resolution to award the bids for the above referenced project. Request for bids were advertised in the paper on December 22, 2024 and received by the DPW Office on February 13, 2025 where bids were opened at 4:00pm and were read aloud during the Board of Estimate meeting. Bids tabulation sheet is enclosed. The bid awards were delayed as we had to deal with tree removals impacting required power lines relocation by Orange & Rockland. We concur with the recommendation of our project engineers, CPL, for awarding the bids as follows:

General Construction - Malum Enterprises, LLC \$3,768,657.00

Base Bid - \$3,737,373.00

Alternate Bid Item No. GC-A2 - Anti-Graffiti Paint \$31,284.00

Mechanical Construction – Candela’s Plumbing \$10,000.00

Plumbing Construction – Aero Plumbing & Heating \$198,694.00

Electrical Construction – Harry F. Rotolo & Son, Inc. \$258,600.00

Based on the received bids the total project cost is estimated at \$4,811,052. We have a \$2.5 million grant from State of NY, through Senator Skoufis’ Office. The balance of \$2,311,052 required to fund this project is requested from the fund balance, short term BAN or long-term bonding. Funding shall be transferred into account H.5132.201, South Street Parking Garage.

Thank you.



March 31, 2025

Mr. Jacob S. Tawil, P.E., Commissioner of Public Works
City of Middletown
16 James St.
Middletown, NY 10940

**Re: South Street Parking Garage
Recommendation of Contract Award for General Construction (GC)**

Dear Mr. Tawil:

We have reviewed the General Construction (GC) bid packages for the above-referenced project submitted on February 13, 2025. There were eleven (11) bids received, with the base bid amounts ranging from \$3,737,373.00 to \$6,193,104.00. You were previously provided with a tabulation of all bids.

Malum Enterprises, LLC (Malum) of Monroe, NY submitted the low base bid of \$3,737,373.00. Their add-alternate bid pricing for Item No. GC-A1 Precast Washes was \$90,000.00 and for Item No. GC-A2 Anti-Graffiti Paint was \$31,284.00.

Malum's bid was complete including acknowledgement of Addenda Nos. 1 & 2, Bid Security, and all required documents were filled out correctly (signed and notarized where required). We confirmed that Malum understands the scope of work and is comfortable with their bid.

We have also confirmed from the New York State Office of General Services website that as of March 28, 2025, Malum has not been debarred from award of a future State contract or been found non-responsible by a State agency or authority, in accordance with New York State Executive Order 192.

Based on the above, and your indication that the City wishes to accept Alternate No. GC-A2 Anti-Graffiti Paint but not GC-A1 Precast Washes, we recommend that the General Construction (GC) contract be awarded to Malum Enterprises, LLC, including the Base Bid and Alternate No. GC-A2, for the amount of \$3,768,657.00.

Please contact us if you have any questions or need additional information.

Very truly yours,
CPL

David A. Chase, PE, LEED AP
Principal



March 31, 2025

Mr. Jacob S. Tawil, P.E., Commissioner of Public Works
City of Middletown
16 James St.
Middletown, NY 10940

**Re: South Street Parking Garage
Recommendation of Contract Award for Mechanical (HVAC) Construction (MC)**

Dear Mr. Tawil:

We have reviewed the Mechanical (HVAC) Construction (MC) bid packages for the above-referenced project submitted on February 13, 2025. There were three (3) bids received, with the base bid amounts ranging from \$10,000.00 to \$34,240.00. You were previously provided with a tabulation of all bids.

Candela's Plumbing (Candela) of Circleville, NY submitted the low base bid of \$10,000.00. There were no alternate bid items for this contract.

Candela's bid was complete including acknowledgement of Addenda Nos. 1 & 2, Bid Security, and all required documents were filled out correctly (signed and notarized where required). We confirmed that Candela understands the scope of work and is comfortable with their bid.

We have also confirmed from the New York State Office of General Services website that as of March 28, 2025, Candela has not been debarred from award of a future State contract or been found non-responsible by a State agency or authority, in accordance with New York State Executive Order 192.

Based on the above, we recommend that the Mechanical Construction (MC) contract be awarded to Candela's Plumbing for the base bid amount of \$10,000.00.

Please contact us if you have any questions or need additional information.

Very truly yours,
CPL

David A. Chase, PE, LEED AP
Principal



March 31, 2025

Mr. Jacob S. Tawil, P.E., Commissioner of Public Works
City of Middletown
16 James St.
Middletown, NY 10940

**Re: South Street Parking Garage
Recommendation of Contract Award for Plumbing Construction (PC)**

Dear Mr. Tawil:

We have reviewed the Plumbing Construction (PC) bid packages for the above-referenced project submitted on February 13, 2025. There were two (2) bids received, with the base bid amounts ranging from \$198,694.00 to \$200,500.00. You were previously provided with a tabulation of all bids.

AERO Plumbing and Heating Co., Inc. (AERO) of Great Meadows, NJ submitted the low base bid of \$198,694.00. There were no alternate bid items for this contract.

AERO's bid was complete including acknowledgement of Addenda Nos. 1 & 2, Bid Security, and all required documents were filled out correctly (signed and notarized where required). We confirmed that AERO understands the scope of work and is comfortable with their bid.

We have also confirmed from the New York State Office of General Services website that as of March 28, 2025, AERO has not been debarred from award of a future State contract or been found non-responsible by a State agency or authority, in accordance with New York State Executive Order 192.

Based on the above, we recommend that the Plumbing Construction (PC) contract be awarded to AERO Plumbing and Heating Co., Inc. for the base bid amount of \$198,694.00.

Please contact us if you have any questions or need additional information.

Very truly yours,
CPL

David A. Chase, PE, LEED AP
Principal



March 31, 2025

Mr. Jacob S. Tawil, P.E., Commissioner of Public Works
City of Middletown
16 James St.
Middletown, NY 10940

**Re: South Street Parking Garage
Recommendation of Contract Award for Electrical Construction (EC)**

Dear Mr. Tawil:

We have reviewed the Electrical Construction (EC) bid packages for the above-referenced project submitted on February 13, 2025. There were two (2) bids received, with the base bid amounts ranging from \$258,600.00 to \$302,000.00. You were previously provided with a tabulation of all bids.

Harry F. Rotolo & Son, Inc. (Rotolo) of Middletown, NY submitted the low base bid of \$258,600.00. Their deduct-alternate bid pricing for Item No. EC-A1 Remove Security Camera System from Scope was \$63,283.00.

Rotolo's bid was complete including acknowledgement of Addenda Nos. 1 & 2, Bid Security, and all required documents were filled out correctly (signed and notarized where required). We confirmed that Rotolo understands the scope of work and is comfortable with their bid.

We have also confirmed from the New York State Office of General Services website that as of March 28, 2025, Rotolo has not been debarred from award of a future State contract or been found non-responsible by a State agency or authority, in accordance with New York State Executive Order 192.

Based on the above, and your indication that the City does not wish to accept Alternate No. EC-A1, we recommend that the Electrical Construction (EC) contract be awarded to Harry F. Rotolo & Son, Inc., for the base bid amount of \$258,600.00.

Please contact us if you have any questions or need additional information.

Very truly yours,
CPL

David A. Chase, PE, LEED AP
Principal

City of Middletown South Street Parking Garage Phase 1

3/31/2025

Project Cost Summary

ITEM	ITEM DESCRIPTION	TOTAL
1	Engineering (CPL) ¹	\$212,200
2	Extended Construction Administration Services (CPL) ²	\$92,000
3	Construction ³	\$4,235,951
	<u>Contract</u> <u>Amount</u>	
	General Construction (GC)	\$3,768,657
	Electrical Construction (EC)	\$258,600
	Mechanical Construction (MC)	\$10,000
	Plumbing Construction (PC)	\$198,694
4	Special Inspections (Budget Estimate - to be Contracted by City with testing agency)	\$50,000
5	Orange & Rockland electrical relocations	\$126,567
SUBTOTAL		\$4,716,718
6	Additional Contingency ⁴ 2%	\$94,334
PROJECT TOTAL		\$4,811,052

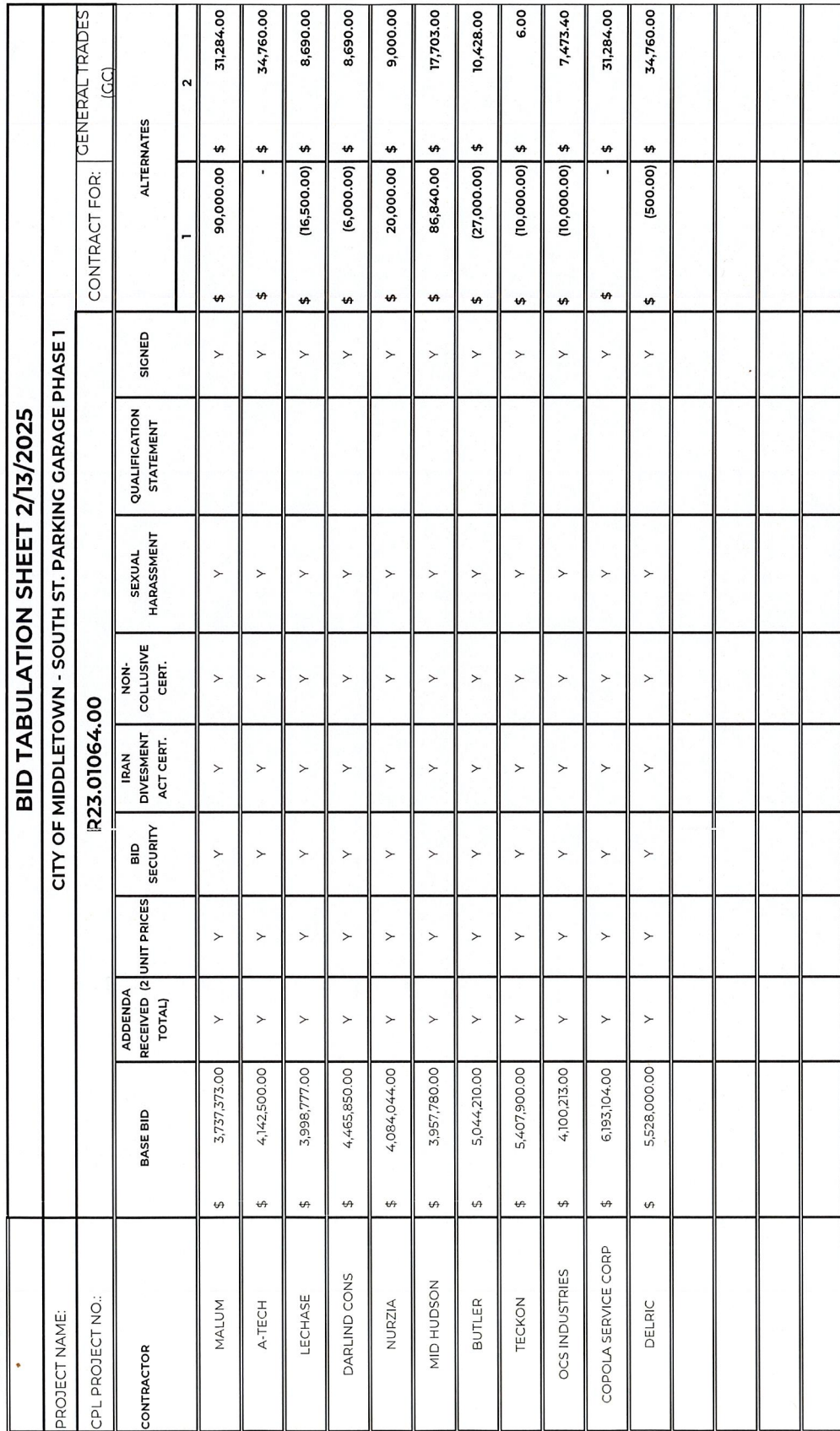
Notes:

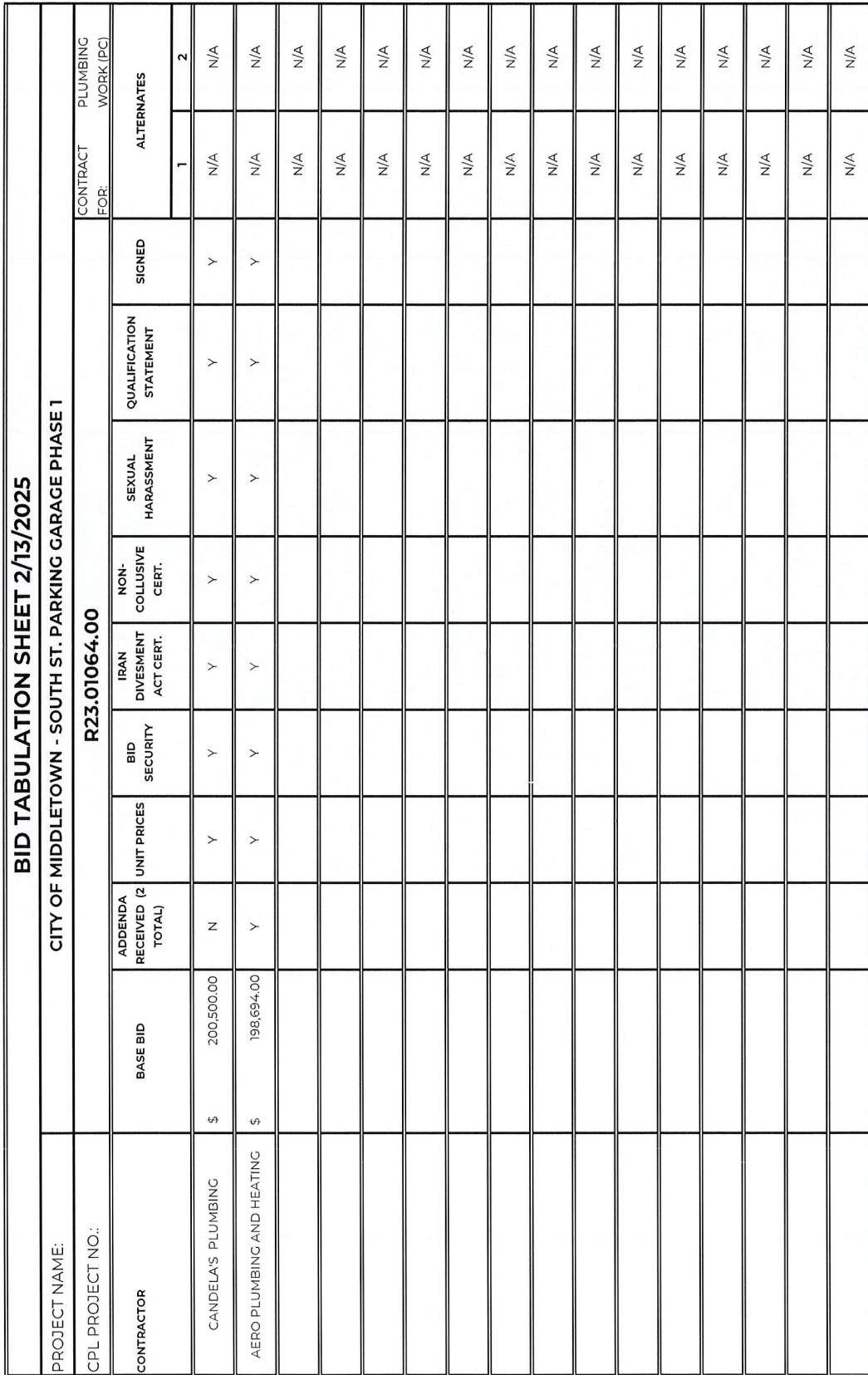
¹ Engineering includes Design, Bidding, Basic Construction Administration, Survey, & Geotech.

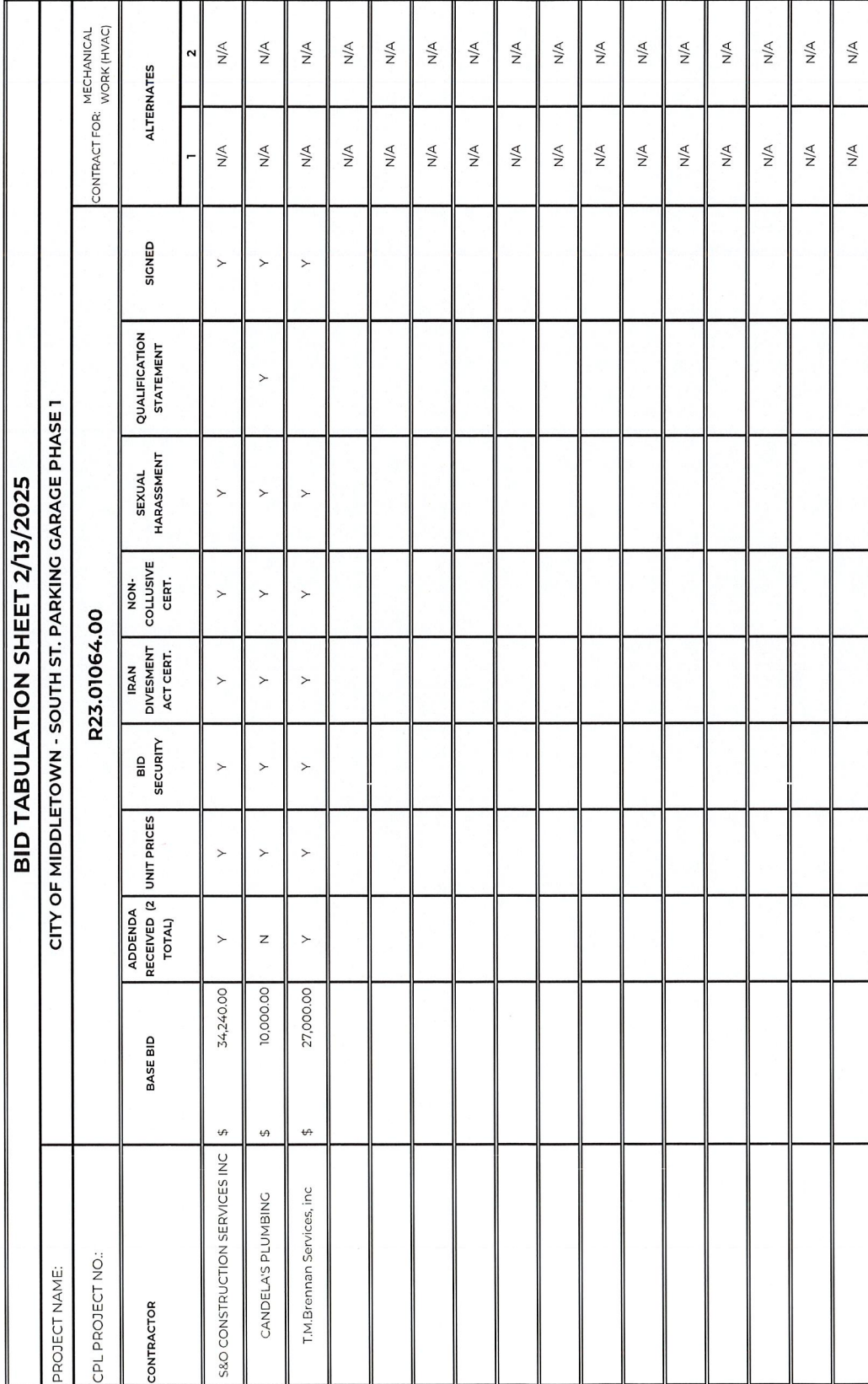
² Extended Construction Administration Services includes additional onsite representation, billed hourly plus expenses.

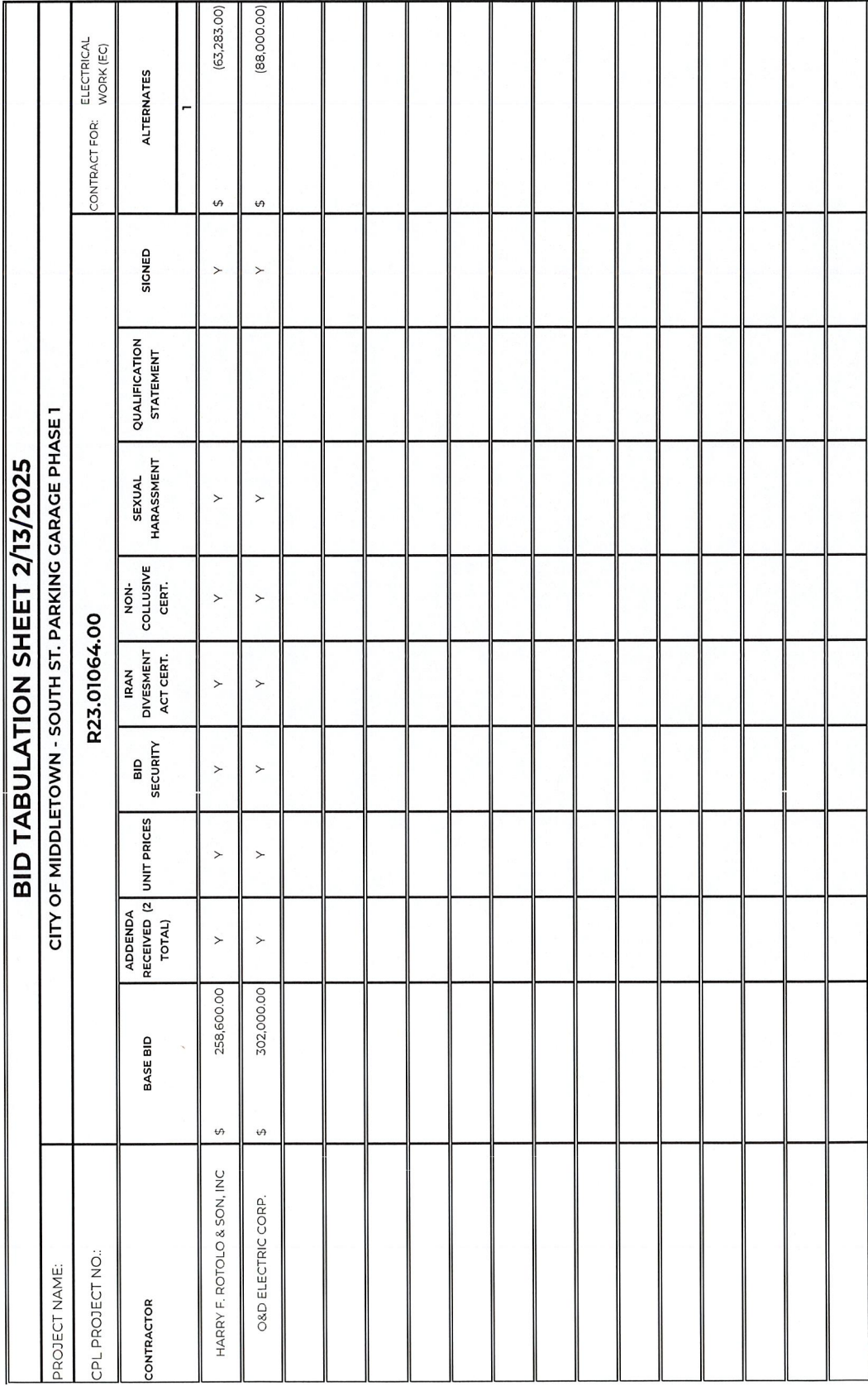
³ Construction cost includes \$147,000 total contingency allowances amongst the four prime contracts.

⁴ Additional Contingency above that included in Construction bids.











CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: May 20, 2025
Index No: 142-25

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Names	Ayes	Noes	Abstain	Absent
Mayor DeStefano				
President Rodrigues				
Ald. Masi				
Total				

Richard P. McCormack
Clerk to the Common Council

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution Authorizing an Amendment to City Code Chapter 460, Vehicles and Traffic, Prohibiting Three-axle Vehicles from Turning Right from Academy Avenue onto Sterling Street

WHEREAS, the DPW Commissioner has recommended restricting certain vehicles from making certain right-hand turns from Academy Avenue onto Sterling Street.

NOW THEREFORE BE IT Resolved, and be it Ordained, by the Common Council of the City of Middletown, New York, as follows:

Section 1 - The Code of the City of Middletown, N.Y., Chapter 460, Vehicles and Traffic, Article I, Traffic Regulations, be and is hereby amended by adding a new Paragraph (4) to Subsection A, Specific turns prohibited, to Section 460.8, Turns, to read as follows:

(4) No three-axle vehicle shall be allowed to turn right from Academy Avenue, north bound, onto Sterling Street, east bound, due to the narrowness of the subject intersection.

Section 2 - This resolution and ordinance shall take effect immediately

Prepared by:

Attachments:

None



**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: May 20, 2025
Index No:

I hereby certify that the attached is a true copy of a Resolution and/or Local Law adopted by the City of Middletown Common Council.

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Tobin				
Ald. Jean-Francois				
Ald. Johnson				
Ald. Wray				
Ald. Kleiner				
Ald. Green				
Ald. Witt				
Ald. Masi				
Pres. Rodrigues				
Total				

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution Authorizing the Accounts be Audited, Claims Adjusted, and the Treasurer be Authorized to Issue Warrants for their Payment

Resolution Authorizing the Accounts be Audited, Claims Adjusted, and the Treasurer be Authorized to Issue Warrants for their Payment

Prepared by:

Attachments:

None