



**CITY OF MIDDLETOWN
COMMON COUNCIL MEETING AGENDA
JUNE 17, 2025**

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. APPROVAL OF MINUTES
 - 3.1. Accept the Minutes of May 20, 2025
4. CORRESPONDENCE, COMMUNICATION AND REPORTS
5. FOR THE GOOD OF THE CITY
 - 5.1. Cinco de Mayo Celebration Recognitions
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
 - 164- Resolution Confirming the Mayor's Re-Appointment of Marianne Feely as the
25 Commissioner of Assessment
 - 165- Authorization to Accept Lions Club Camp Scholarship donation.
25
 - 166- Authorization to accept a change to a Part-Time Permanent Employees rate of pay
25 in Recreation
 - 167- Resolution Authorizing The Mayor To Execute All Documents Related To The

25 State And Municipal Facilities Program (SAM) Funding And Approving
Temporary Borrowing From The General Fund for Creation of a Pedestrian
Walkway and Parking Lot

168- Resolution Authorizing an Amendment to the Recreation and Parks Fee Schedule
25

169- Resolution Authorizing the Transfer of Municipal Credit Card Services to Orange
25 Bank & Trust Company and Authorizing the Mayor to Execute Related Agreements

170- Authorize the acceptance of Zelle Payments for Municipal Pool Admissions
25

171- Resolution Authorizing a Budget Adjustment within the Fire Department to reflect
25 the CREST award from Senator Skoufis' Office

172- Authorization to approve the 2025-2026 SRO Contract agreement
25

13. LOCAL LAWS

LL2- Local Law # 2 of 2025: A LOCAL LAW ADOPTING THE GOOD CAUSE
25 EVICTION PROVISIONS OF ARTICLE 6-A OF THE NEW YORK REAL
PROPERTY LAW IN THE CITY OF MIDDLETOWN

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: June 17, 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 20, 2025

Accept the Minutes of May 20, 2025

Prepared by:
Rick McCormack, City Clerk

Attachments:

1.	05.20.25 CC Minutes
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COMMON COUNCIL MEETING
CITY OF MIDDLETOWN

May 20, 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

Ald. Joseph Masi (Absent)

ALSO PRESENT:

Richard McCormack, City Clerk

Joseph M. DeStefano, Mayor

ALL: -- 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: Alderman Tobin?

ALDERMAN SPARROW TOBIN: Here.

CLERK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Here.

CLERK: Johnson?

ALDERMAN PAUL JOHNSON: Here.

CLERK: Wray?

ALDERWOMAN KATE WRAY: Here.

CLERK: Kleiner?

ALDERMAN GERALD KLEINER: Here.

CLERK: Green?

ALDERMAN ANDREW GREEN: Here.

CLERK: Witt?

ALDERMAN KEVIN WITT: Here.

CLERK: Masi? President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Here.

Approval of minutes?

CLERK: Do you want me to say it?

ALDERMAN PAUL JOHNSON: So move.

PRESIDENT J. MIGUEL RODRIGUES:

Approval of minutes for May 6th motion by
Alderman Johnson.

ALDERMAN KEVIN WITT: Second.

ALDERMAN PAUL JOHNSON: Alderman Witt.
All favor?

ALL: Aye.

ALDERMAN PAUL JOHNSON: All right. Do
we have any correspondence?

CLERK: Nope.

PRESIDENT J. MIGUEL RODRIGUES: Okay.
For the good of the city, we would like to call
the police chief up for the pinning ceremony.

CHIEF JOHN EWANCIW: Good evening,
Mayor and members of the council. Before I get
started this evening, I'd like to thank Mayor
DeStefano, the common council, and the police
commission for providing me this opportunity to
publicly recognize members of the Middletown
Police Department on their recent promotions.

I would also like to thank the family
members, friends, city residents, and the members
of Middletown Police Department who have joined
us here this evening to honor and celebrate the
accomplishments of the amazing individuals.
Before we begin, I'd like to take a moment to

briefly speak about the men and women of the City of Middletown Police Department.

From our clerical support staff, whom diligently work behind the scenes to keep this organization running everyday to our parking enforcement officers, whom maintain order over our municipal parking to our animal control officer, whom works with the community to keep their pets safe, to our maintenance staff, whom take pride in keeping our building in the best possible condition they can, to our service coordinator, whom bridges the gaps between various service providers and our residents, to our dispatchers, whom answer tens of thousands of telephone calls and whom are the conduit between people in need and the services needed to keep them safe.

And to our sworn staff of police professions, whom put other's safety before their own and whom strive everyday to make a positive difference through this community, I'm extremely proud of each and every one of you. And I have the privilege to witness the dedication, commitment -- and commitment that each of you give in your specific roles as you strive to meet

the needs of this city where you serve with passion, commitment and integrity.

We may not be perfect and we may not always be able to achieve the desired outcomes, but I know firsthand it is not for lack of trying. And I am proud of each and every one of you, and I would like to thank you for what you do day in and day out. So thank you.

I would now like to invite Lieutenant Charles Petrone and Sergeant Michael Napoli to come forward to the front please if you guys don't mind. Center stage (indiscernible). I will official pin each member in a moment, but I will first provide a brief overview of each member and their service to our organization.

Lieutenant Charles Petrone is a 12-and-a-half year veteran of the City of Middletown Police Department starting his career with Middletown Police on September 12, 2012, after serving as a police officer for approximately two year with the Town of Red Hook Police Department. Lieutenant Petrone was promoted to the rank of lieutenant on March 14, 2024.

In this role, he oversees patrol -- a patrol squad ensuring the goals of the

organization and the needs of the community are being met. Lieutenant Patrone has a very calm and positive demeanor, and is a role model, not only for his subordinates, but to the entire department. Lieutenant Patrone is constantly striving to learn and grow in his new role, and is always encouraging and mentoring the members of his squad as well as other members of the department to be and to do their best.

During his tenure, Lieutenant Petrone has had -- has led by example in all of his roles, and he has held many positions to include field training officer, police instructor, taser instructor, crisis intervention instructor, and active shooter instructive.

He is also the recipient of numerous awards and accommodations, and I am honored to have him serve in his new role as a patrol lieutenant and as one of the top-ranking members of Middletown Police Department where he will be instrumental in guiding and leading our department into the future.

Sergeant Michael Napoli is a six-year veteran of the City of Middletown Police Department starting his career with the City of

Middletown Police Department on June 17, 2019 after spending approximately two years serving as a police officer with the Village of Monticello Police.

Sergeant Napoli was promoted to the rank of sergeant on April 19, 2024, at which time he took on one of the most challenging and, by far, one of the most important and instrumental positions in the policing profession becoming a first-line supervisor. In his new role, Sergeant Napoli not only has to work through the challenges that come with the transition between police officer and supervisor, but he is now tasked with being the direct connection between the organization and the boots on the ground.

He is responsible to mentor, motivate, and ensure that our police officers are meeting the needs of the community and our organization. I have no doubt that Sergeant Napoli will excel in his new role as he is a hard-working member of this department always leading by example and striving to be the best that he can in every assignment.

I'd also like to recognize three other members of the department that were promoted

during the last year and a half to two years. Unfortunately, they were not available to attend this evening, but I do believe they deserve recognition as well. Detective Patrick Gass. He began his career with the City of Middletown Police Department on August 28, 2006, and was promoted to detective on February 11, 2023.

Detective Sara Colletti began her career with the City of Middletown Police Department on September 5, 2011, and was promoted to detective on October 9, 2023.

And Detective Barone began his career with the City of Middletown Police Department on October 16, 2017, and was promoted to detective on March 22, 2024. I also apologize to each of these members for waiting so much time to have this pinning ceremony. So that's on me, and I do apologize to make you wait so long.

The gentlemen that stand before us this evening have put in countless hours preparing themselves for this opportunity. Not just the long hours they committed to studying for their promotional exams, but the hours, days, and years that they have put forth throughout their careers working towards achieving and advancing their

promotions -- advancing to these promotions.

Both of these men have demonstrated early in their careers their commitment and dedication to the City of Middletown Police Department, as well as their desire to move up through the ranks of the police department. Each of them now hold vital and important leadership positions where they will be able to utilize their strong work ethics and experience to provide direction and impart knowledge throughout the department.

I am very confident in their abilities, and I am confident that they will excel in their new positions. Join me for a moment? Mm-hmm.

(Applause)

CHIEF JOHN EWANCIW: One more round of applause for them?

(Applause)

CHIEF JOHN EWANCIW: Lieutenant Patrone and Sergeant Napoli, your dedication and commitment to the Middletown Police Department is inspiring and so greatly appreciated. I know that each of you have spent years preparing for these promotions, and I commend you for all your efforts and dedication to this organization and

your achievements.

It is often said or believed that people are promoted as a reward for all the great work they have done, but, in fact, that's only a small part of the equation that led you here today. Your promotions are based on the fact that you have demonstrated that you are capable of taking on additional responsibilities and challenges.

Without a doubt, each of you will be faced with new challenges as you navigate through your new roles. And as we all know, policing in 2025 is much different than it was just a few years ago. To say it's a challenge is an understatement. But with challenges comes reward, and I am very confident that you will enjoy the rewards that come with leading people and watching them grow and achieve their own goals.

I encourage you in your new roles to stay true to yourselves and true to the strong morals and ethics that have led you on this journey and which have helped you achieve your new roles. I ask that you always remember the oath that you took in which you swore to protect

and serve the people of this community. I also ask that you always reflect upon what led you to become a police officer, your "why", as well as your "why" that led you to become and take on additional responsibility of becoming a supervisor.

As you enter into these new roles, I implore you to strive for excellence in everything that you do and demand excellence from your people you lead. I also ask that you continue to work diligently towards achieving the goals and objectives of our organization while ensuring the safety and security of this great city.

This concludes our ceremony, and once again I'd like to congratulate both honorees. Congratulations.

(Applause)

PRESIDENT J. MIGUEL RODRIGUES: And we'll take a short break.

(Break)

PRESIDENT J. MIGUEL RODRIGUES: For the good of city, anyone like to address the council? Don't rush. Come down. Sign in. All right. Remarks of the mayor.

MAYOR JOSEPH DESTEFANO: Good evening.

Before I begin the presentation, I just wanted to reference, you know, the incident in Chester that we've all been reading about in the newspaper as I believe you all know that the victim was a Middletown resident. As a matter of fact, a neighbor of Jude. And I did send a letter to the family expressing, you know, our outrage -- our joint outrage with them about what happened to their son and also offering whatever assistance we as a community can offer.

And Jude and I paid a visit to the house. I know the police department's been contact with them, and basically the family wants justice, and hopefully the recent indictment will lead to justice. And we just want them to know that we're all there for them to do whatever we can to ease their pain moving forward. And, Jude, I want to thank you for making that trip with you.

So, all right. The first slide tonight was something that was a little surprising yesterday, and that was the -- an audit report that was posted by the New York State Comptroller. Now, I have a lot of respect for

Tom DiNapoli and his job as comptroller, but this was somewhat of a surprise, the criticisms that they put in the audit. Basically, they're talking about almost a ten-year incident that was brought to light about seven years ago.

The City at the time cooperated by providing all the documentation that we had regarding the trips in and out of the sewage treatment plant. And what it came down to is there was an allegation by the comptroller's office that there was double-dipping by two sewer treatment employees that were on an evening or a night shift.

And at the same time while they were working in Middletown, they were also on the payroll in Crawford where there was a single person. Here it was at least one person plus, plus more accountability here. But -- so we provided them with a lot of documentation to it to address their concerns.

But more importantly, we provided that information also at the request of the district attorney because there was an appearance impropriety. And when we see the appearance of impropriety, we want to make sure that the

officials who would prosecute that kind of case receive all the documentation. Well, they did, and they decided seven years ago not to prosecute the case. So the case was dismissed.

They were charged, so apparently they saw something, but they decided not -- the case was dismissed. And I don't know the reasons why it was dismissed other than the fact that it was dismissed, and that was confirmed again by our corporation counsel Alex Smith. So we don't know what the comptroller's office is referencing.

I think it's inappropriate, I think I said in my response to the media, for a government office that, after someone who was charged with some type of illegal activity of stealing \$90,000 plus, that the prosecuting authorities decided not to pursue the case against them for whatever reason.

That, and the comptroller's office decided not to seek reimbursement for the City is an indication to us, especially since the person has been retired for quite a few years, that there is no impropriety for us to prove.

Now, we welcome audits. Audits are a part of our process in order to maintain good

government. Not only do we have our state audit, which is every few years. We, as a body, as a city, we go above and beyond. We've retained a private auditing firm RBT to do annual audits in the city. So we go above and beyond so that we can catch or see -- because we know people will make mistakes. We know people may be subject to inappropriate handling of cash. So there's a lot going on in here in city government.

You know, we spent 55 to \$60 million a year, so we want to make sure that there's eyes on every nickel that we spend, not just our eyes. You guys approve the audit, you know, authorizing the checks, but you're not the person authorizing the work to be done. So there's a process that we all have to go through.

So we feel that we've done that. We do take recommendations from the auditors. For example, the recommendation for years was to implement time clocks rather than just writing down time in and out. And -- but the comptroller's office sort of ignored that it's something that had to be bargained for with our trade -- with our unions. We did get it bargained for. We did get it into the contracts,

and now we're implementing the timeclock program.

Another thing about vacation payouts and things of that nature where our collective bargaining agreement says one thing, but the comptroller's office says, well, we don't think that's the best practice. Not that it's illegal, but that it's not the best practice.

So, well, it's our collective bargaining unit agreement, so we have to abide by the collective bargaining agreement as long as it's not illegal. So we had some problems with the ultimate release of the audit. But when you consider a -- basically a ten-year time period, I think -- and the fact that this is -- the major one was the fact that a person or two people who were charged, the case was dismissed, we will be sending off a letter to the comptroller's office.

We already responded with a multi-page letter with our initial response to what -- the issues they raised, and then asking them to revisit their determination that they issued in the report. So I'll be doing that on behalf of the City and we'll see how the comptroller's office responds, or at least give an explanation to why they would want us to tear down a person

or persons who were not criminally charged, point the finger at them, and why they, if they still believe that that money was taken illegally, why they didn't pursue it or advise the City to pursue it civilly even other than just criminally. So it's an ongoing issue. It's not dead, and we'll keep you abreast of what's going on, on that as we move forward.

Okay. Next schedule is -- our next slide, I mean, is Touro University, their class of 2025 graduation. The Paramount Theater was packed for this. I had the opportunity to, as I do annually, to address the students as part of being the host community of Touro Middletown. It's a great event where, you know, the 1,100-seat theater was filled with family, friends, and graduates, and it was just a fantastic moment.

It's ten years now of Touro in this city. It's had a tremendous impact on our community. It's also led to additional educational opportunities through master's programs, through physician assistant's programs. And the building, the old Horton Hospital, a 400,000-square-foot vacant hospital building, is almost totally full now. There's not much space

left in that building to be used for other activities.

So it's a moment of pride for our community, and especially when you see people coming from all over the world to come to their daughter or their son's graduation to become medical doctors. And then in August or September we'll start again with the white-coat ceremonies with the new students coming in. So that school has really been a tremendous boom for Middletown and for our community, and brings a lot of pride to us.

Second, then, we went to Fei Tian College, which was their -- also their class of 2025 graduation. I had the opportunity to introduce the commencement speaker who was Maria Bruni. They asked her to be the speaker because of all that Maria's done in regards to the development of the community campus, and they were very thankful of that.

If you look at the picture on the left in the middle, that guy with a disguise on is our very own Dr. Paul Johnson, and the lady on the left is Maria with her cap and gown on. And -- but again, it was a lot of family and friends

again from all over the world here for -- in Middletown.

And as we went out later on for dinner, some of us, we saw some of those same people out for dinner here in our downtown area and just enjoying the community. Some were commenting about the reservoir trails that they took a walk on. So in a way, it's a little bit of a tourist attraction too, but also brings great pride.

As you know, Fei Tian College will be changing over to Northern University as soon as the State approves it. It will become the main campus of Northern University rather than this "satellite campus" of Fei Tian College, becoming much more open to other programming, big data in other biomedical work.

They're working with the Orange County Partnership on different symposiums. They just hosted some of the high school students for a -- what do you call, the little -- the Taiwan chip manufacturing symposium where the kids were making their own chips. And they're now working with Middletown High School and other schools in the area, hopefully, to bring about some additional programming that will be used in some

of their upstate programs like Micron, these businesses that are opening in New York state. There's been a big emphasis on New York state bringing in chip manufacturers. So that was a great time also.

Next is the Marilyn Pierce Warming Center. Myself, Alderman Kleiner, and Maria, we had the opportunity to attend the Greater Middletown Interfaith Council luncheon, the end-of-the-year luncheon that they had, and this year they're honoring Marilyn Pierce. As you know if you've been here for even a few years, Marilyn's involvement with the warming center has been nothing but short of spectacular.

She has put in so much time and so much effort, and she's just a very caring person. And we felt after discussing with her family and with the GMIC personnel and also some of the council members that it would be appropriate for us to rename the warming center. Not rename, but to name the warming station, not center, warming station as the Marilyn Pierce Warming Station.

And she was very emotional at the luncheon, as you can see in her face. But Marilyn is -- said she's going to bounce back.

She has turned over the day-to-day operations to I believe Nancy Miller, Maria, was it? And -- but Marilyn said that she -- as soon as she's back on her feet she will be returning in some capacity. So I want to thank Marilyn publicly also for all the work she's done over the years in this area.

If you had a chance, we were -- we joined the Middletown Rotary Club for the second annual Flags for Heroes in John Degnan Park. The bottom left is -- you'll see the little Middletown Recreation Department logo, and that's because Middletown Recreation assisted them in putting up all the flags. They in symmetrical order. They're very nice.

And as you can see, the picture we have is when the wind is blowing. And a lot of people have been commenting on it, very positive. I want to thank the rotary club. Mark Fellenzer and I think his son Ryan was the coordinator of the event. And the second year in a row they've done a fantastic job. I know I sponsored one for my dad who was a sergeant in the Army, and it brings a lot of pride when you stand there and look at your parents -- a flag dedicated to their

service. And it wasn't only for Army or service people, it was also for other people in the community, veterans of police, fire, whatever -- however you wanted to honor your friends or family.

Next up is Estelitas. We had another opening on -- ribbon cutting at 114 North Street. A nice young couple who have been in the restaurant business for -- working for others for 20, 25 years each and decided they wanted to open up their own restaurant. I can tell the food is very, very good. I was there with Miguel and a group, and I -- nothing will surprise you here, but when the check came, Miguel left. So ended up with the check, but I was happy to pay it. And that -- the food was delicious, and I encourage people, if they have an opportunity, to pay them a visit.

PRESIDENT J. MIGUEL RODRIGUES: I ate there last night too.

MAYOR JOSEPH DESTEFANO: Yeah. The Masonic Lodge building on the North Street side.

We had another great ribbon cutting too at the 42 North Street. As you know, this building was an empty building that was

dilapidated for many, many years. And we collectively as a city, city council, and we -- and mayor, we set policy on some of these buildings where we're giving access now to like Jerry's Park in this case. Where this was a long narrow building, probably 4 or 5,000 square feet on the first floor, and we all know that retail is not coming back in that sense where this large retail unless it has another purpose like New Middletown has a big mail order operation.

But -- so we wanted to redirect the development of this building and of 46 right across the -- Jerry's Park. As you can see, that's under renovation. It's going to be 24 apartments upstairs. First floor commercial, but same principle of access onto Jerry's Park.

That creates smaller storefronts, and that will then attract smaller business people like the folks in the picture here. And it's called Open Concept, and the two young ladies there, their mom, also owns an operation -- a business right across the street.

So this family is really investing heavy into our downtown area. So I wanted to thank them for their investment and their

commitment. And they're very, very smart and sharp business people too. They came up with some marketing concepts. They already involve some of their fellow business people on North Street with an Explore North Street program.

And so they fit into our Discover North Street program, our Discover Downtown program, and Discover Middletown program. So they -- I want to thank them for, A, their commitment, and B, for being such an active part, and they just opened their doors.

We've been busy with ribbon cuttings and stuff of that nature too, and we also had the Middletown Reservoir Bike Trails. And we had a group of mountain bikers. As you know, the trails have been open for quite a while. They're mostly walking trails. So I guess you can bike on them also, but there was a demand for mountain-biking trails.

And a young man named Ryan took hold of this. He sent me an email saying, "Hey, can we get involved with the City and design some trails up at the reservoirs?" I forwarded it to Raelynn. Raelynn took it from there with John Bianchi, the parks recreation folks/staff. And

with a group of volunteers, they started clearing trails through the woods. A lot of work. Labor-intensive. And they finally have the opportunity to open it. This past Saturday we did the ribbon cutting. Sparrow was there, and I know that Gerry was there also. And we had a -- interesting that the amount of use that it's already getting.

You're voting on the names of the trails tonight, and one of them is called the Pitter Patter -- what was it, Kate? Pitter Patter, Pitter Patter? Something like that. Pitter Patter, Pitter Pat, obviously directed towards little kids. So they're not only --

WOMAN 1: Pitter Patter Loop.

MAYOR JOSEPH DESTEFANO: Pitter Patter Loop. Okay. So it's directed towards little kids on a bike, so they, you know, were thoughtful enough to make sure that young people can enjoy the trails too. So we're going to have Joe Masi do the Ouch Trail when he comes back on his bike because we're hoping that will be an opportunity to hear ouch. I hope he's watching.

We also had two nights of celebration at SUNY Orange. As you know, a few weeks ago we

honored SUNY Orange with a key to the city and a plaque at one of their daytime functions. They were able to get a group together. And the SUNY Orange 75th -- 75 years of SUNY Orange. It all started here in Middletown, and I believe the first community college in New York state.

Gerry, you can be the factual guy. That's the --

So the -- they were very proud of what's going on this weekend, and they -- Friday they had the Return to the Mansion, which was the celebration at the mansion. And it was well attended. And you could see myself, the council president, and Maria in the one picture. And we -- it was put on by the SUNY Foundation I think this was.

But Saturday night, they had a big shindig at the golf club, West Hills Golf Club, and the chancellor, SUNY Chancellor John King spoke and talked about the impact of community colleges on communities like Middletown that -- an interesting fact that I didn't know was that when SUNY was first formed, when this group got together to bring about a community college, Orange County had the lowest percentage of high school graduates attending college in New York

state.

And that is why the Morrison family and others got involved in opening this school and donating the property. And the rest was, as they -- Dr. Young, in her presentation, said was just that we built more buildings and then we built more buildings. Then we built more buildings, and then we opened Newburgh, and then we're building more buildings.

So their enrollment is up, but the economic impact on Orange County is huge. I don't remember the number, but it was 100 and -- 1 out of every \$9 I think it is that's spent in Orange County has something to do with the SUNY system here in Orange County. So kudos to them. It was a great night and a great event.

The one other picture is with the -- two of the SUNY Orange students who received the -- were the recipients of the Chancellor's Award for Student Excellence. One is Sara Calle Alvarado. I believe that's Sara in the red dress. And another, Brianna Reid, who was not at the event. But congratulations to them for being the recipients of the Chancellors's Award for Student Excellence.

Upcoming events, we have the Juneteenth Festival. I'm going to leave that to Maria to get into more detail. She's been handling it with Sadie's and the Middletown NAACP. So as you know, that will be Thursday, June 19th from 3 to 5 p.m., but Maria will be making a more detailed presentation on that.

And don't forget Memorial Day on Monday. It's sponsored by the Middletown-Wallkill Veterans Council. The doors open at 10:30 a.m. The ceremony is at 11 a.m. at the Middletown Elks Lodge at 48 Prospect Street. If you have the opportunity, please attend. It's nice of us to honor those who have paid that ultimate price and also to see the veterans that are still with us.

So thank you. If you have any questions, I'd be more than happy to address them.

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

ALDERMAN GERALD KLEINER: Thank you. I just wanted to comment on one other thing on Touro. The -- I don't know how the warming station would get by without the Touro

volunteers.

MAYOR JOSEPH DESTEFANO: Yes.

ALDERMAN GERALD KLEINER: They've just been absolutely amazing, and --

MAYOR JOSEPH DESTEFANO: True.

ALDERMAN GERALD KLEINER: -- they're already organized for next year. So --

MAYOR JOSEPH DESTEFANO: Yes. You're absolutely right. I know that the warming station people have communicated that to us several times.

ALDERMAN GERALD KLEINER: And the other thing is families that have stepped up, you mentioned the Morrison family, but also the Rowley family.

MAYOR JOSEPH DESTEFANO: Yes.

ALDERMAN GERALD KLEINER: Because you have the Rowley Center for Science and Engineering.

MAYOR JOSEPH DESTEFANO: Yes. Yes.

ALDERMAN GERALD KLEINER: So that's part of --

MAYOR JOSEPH DESTEFANO: I was going back 75 years. Rowleys are current.

ALDERMAN GERALD KLEINER: They are.

They are current, but as you say, it's continuing.

MAYOR JOSEPH DESTEFANO: It's continuing, yes.

ALDERMAN GERALD KLEINER: Yes.

MAYOR JOSEPH DESTEFANO: And it's --

ALDERMAN GERALD KLEINER: Thank you.

MAYOR JOSEPH DESTEFANO: And Rowley's not only at the SUNY Orange, but don't forget Rowley contributed to our -- significant amount of money to our Davidge Park pool and other programs. So the Rowley family is all over the place.

ALDERMAN GERALD KLEINER: Cornerstone, yeah.

MAYOR JOSEPH DESTEFANO: Yep. Yep. So the Cornerstone is another one.

ALDERMAN GERALD KLEINER: Yeah. Thank you.

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

MAYOR JOSEPH DESTEFANO: All right.

PRESIDENT J. MIGUEL RODRIGUES: Thank you, Mayor. Remarks of department heads. Economic Development?

DIRECTOR MARIA BRUNI: Good evening.

I'll jump off on the -- what the mayor was saying about the Juneteenth festival. This is the fifth annual Juneteenth celebration here in the city of Middletown, and this year is -- we kind of think it's a lot bigger than it's been, and we've grown it thanks to Yaya and the other groups, the NAACP and the bid, Sadie's.

So we collaborated and put together a great program for that day. There's going to be free film screening at the Paramount Theater of American Fiction, 11 a.m. and at 5:30 p.m. And then from 3 to 5 p.m. at the -- under -- at the pavilion, Erie Way Park is all the community celebration with performances, live music, poetry, dance.

And then from 1 p.m. to 5 p.m. is the Minority Business Expo, and that'll be -- it's going to be the first that we've done something like that, an expo right here along the park. So they're saying we're going to have about 30 vendors overall for that day.

So -- and then the celebration also continues because that evening is Run4Downtown Park, our free outdoor music event. And one of

the performers that is going to be at the Juneteenth celebration, Rae Simone, will be performing from 6 p.m. to 8 p.m. there as well. So the celebration goes technically from 11 a.m. all the way to 8 p.m. that day, and we're looking forward to a great day. And again, thanks to all the volunteers and all -- everybody involved in putting this together.

And summer concerts will be starting that week, the week of June 5th. Farmers Market June 7th. So my team's been busy putting all this together and getting ready for opening day of everything for the summer. And that's all I have for tonight.

PRESIDENT J. MIGUEL RODRIGUES: Any questions for Maria? All right. Thank you, Maria. DPW Commissioner.

JACOB TAWIL: Good evening, all. I will start off with the reservoirs. I know Alderman Masi is not here, but he's watching. The reservoirs are full at capacity. They are overfilled, actually, and we have treated two of the reservoirs, two out of the three reservoirs, with copper sulfate.

We have to make sure that the water

does not overflow, so it's a balancing act. We have to make sure it's sunny. And those times of -- this time of the year it's very difficult because of the rain and so on and so forth. But the guys are doing a good job addressing them and staying on top of it.

The traffic operations, as you can see, the project resumed. Right now they're working on Wallkill and Lake Avenue. They're doing an intersection in there to connect it into Lake and Wickham Avenue. So that work is moving forward.

Grand Avenue right across from Twin Towers, the work's slowed down because we found a gas line right under the curb line. So we're trying to resolve the issue and it's going to be a little bit longer. It's going to take a little bit longer to excavate around the gas line, which is directly under the curb. We're trying to find some solutions for it.

The annual milling and paving for DPW starts Tuesday, May 27th. The schools is going to be closed May -- on Tuesday, so we're going to be starting around Twin Tower, Grand Avenue, Irwin Avenue, Wisner Avenue. All these areas that has to be milled, we'll mill them and take

care and clean them up so that when the school opens on Monday hopefully they will be ready for them, for the schools without too much interruption.

Before you tonight, the parking garage. We put that project for bid. We opened the bid a while ago. We obtained extension for the bids from different contractors, from the four different contractors because we were working with Orange and Rockland to try to relocate their power lines. And we got an issue with the trees and the bats and so on.

And that has been resolved. Right now we're waiting for Orange and Rockland to give us their timeline when they're going to be moving their power lines. And once we have this cleared, should you award the bids tonight, we will coordinate with Orange and Rockland and then send the letters of award for the four different contractors.

So that's a nice project that will be started. Again, it's about just under \$5 million, two and a half million dollars from Senator Skoufis. It's a grant for the City.

Also, this Saturday reminder that we're

going to have the electronics drop-off for city residents, meaning if you have TVs, monitors, servers, computers, what have you, you can bring them in and we'll take them from you at the DPW garage on Monhagen Avenue from 8:00 until 3:00. And with that, I will conclude my remarks. Do you have any questions for me?

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

JACOB TAWIL: Thank you.

PRESIDENT J. MIGUEL RODRIGUES:
Superintendent of Recreation.

RAELYN BERTHOLF: Good evening, everyone. I just want to thank everyone who showed up for the reservoir ribbon cutting. Unfortunately I couldn't be there, but I heard it was a great showing. And Ryan and his whole crew were very excited about it, and we are in the process of getting Ryan's photos of creating their process of putting it all together, and pictures and videos from the ribbon cutting and making a YouTube video of the whole process together.

And we are also looking into starting some programming there. Hopefully we'll get

these trails on the map and updated. But until then, we are looking to do some community rides with people who know the trails very well so they can lead youth and adults, beginners and advanced and some rides on those new trails. Any questions??

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

RAELYN BERTHOLF: Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Anything from the city clerk?

CLERK: We have a public hearing, short-term rentals. That's all I have -- we have today.

PRESIDENT J. MIGUEL RODRIGUES: Okay.

CLERK: You want me to read that?

PRESIDENT J. MIGUEL RODRIGUES: And I forgot the police chief. Go ahead. Come on, Chief.

CHIEF JOHN EWANCIW: Good evening. I figured you heard enough from me.

CLERK: Good evening.

CHIEF JOHN EWANCIW: Thank you for allowing me to bring those members before the council and recognize them. It's very important

to them. It's very important to me and to the community, so thank you for that.

Prior to the event this evening, we did host a graduation for our leadership academy here in the same room. A great event once again. Sergeant Welch runs a great program assisted by Detective Artola. Officer Scialabba, Officer Troia, Officer Harcher, and Animal Control Officer Small. They're all instrumental amongst other people, but they do an amazing program.

And I shared earlier today one of the things that I took away from meeting with that group earlier last week, when I asked them about their experience with the program and some questions, and just spent some time with them, watched them interact, of how they felt prior to after with their experience with policing. And overwhelmingly they all dealt -- changed their opinion and had a positive experience with the police officers.

So that is one of the key components of the programs that we do with the youth is to build those connections with our youth and invest in them that hopefully the future looks much, much brighter for all of us. So we definitely

appreciate the support there. I know we get a lot of support from the school district as well as Orange County Youth Bureau with those programs. So we definitely appreciate that.

Another great program that's on the agenda for you this evening is to extend the contract with Stevenson Monchery for our service coordinator. It's coming up on a full year in July. We've had funding for the first year and the second year, and we still work on getting funding for the future. But he hosted a program yesterday at the library, and it was directly in the wheelhouse of what his role is, is to bring different services together.

And he had 30 plus services there that he brought together to collaborate and coordinate on how they could work together to better serve the needs of the community. So I definitely appreciate that, and I appreciate your support and continuing. He's been a great addition to our organization. Other than that, I have nothing unless you have something for me.

PRESIDENT J. MIGUEL RODRIGUES: Any questions for the police chief? When's the next academy?

CHIEF JOHN EWANCIW: September.

PRESIDENT J. MIGUEL RODRIGUES: Okay.

All right. Thank you, Chief. All right. Public hearings.

CLERK: Okay. 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, Second 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 at City Hall, 16 James Street, Room 12 and on the City's 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.

PRESIDENT J. MIGUEL RODRIGUES: Okay.

At this time, the public hearing's open. Anyone

from the public? Okay. Anyone from the council, any questions? I got a motion to close?

Alderwoman Wray. Second? Alderman Jean-Francois. All in favor?

ALL: Aye.

PRESIDENT J. MIGUEL RODRIGUES: Okay.

Remarks of aldermen. Alderman Witt?

ALDERMAN KEVIN WITT: Thank you very much. I just had one thing. I think this is terrific that we are putting Marilyn Pierce's name on the Middletown Warming Station associating her with this.

She's been amazing for many, many, many years. The program, as I'm sure many of you know, dates back to time at Saint Paul's Church, and that's where I attended. And it was very -- it's very tiny and there were other people involved for sure, but she was the heart and soul of that.

And her ability to make this work for as long as she did, and when she gets back involved, is really incredible. It's one of the two great stories of Middletown. I know Gerry's been involved for a long time as well, and I'm sure -- please fill in any gaps.

But, you know, her husband Doug's a good guy and there are a lot of other people involved. But you know, she is definitely the heart and soul, so I'm very glad that this is happening. Thank you very much.

PRESIDENT J. MIGUEL RODRIGUES:

Alderman Green?

ALDERMAN ANDREW GREEN: Yeah, I'll echo that. Just knowing Marilyn through the warming station, getting to know her as a constituent as well, and just throughout the years working with her I know that she's working on it, you know, whether she's in a wheelchair, whether she's, you know, home sleeping. I'm sure she dreams about new ways that she can improve on that place.

So it is truly the Marilyn Pierce Warming Station, and I'm proud and honored to have been able to work with her on that for so many years in such a small capacity in my own way. But you know, kudos to her.

And congratulations to all of our officers who have been promoted. Just goes to show you the growth from within and the department, and some of our, you know, homegrown guys moving up through the ranks and other that

came here from other cities and other departments and have stayed much longer here. So it really shows you the -- their commitment to our city, and we certainly honor them for that. Thank you.

PRESIDENT J. MIGUEL RODRIGUES:

Alderman Kleiner?

ALDERMAN GERALD KLEINER: Thank you. I also want to congratulate the officers who were promoted in the pinning ceremony. It was very nice. They deserve the recognition. They do an amazing job. And the youth academy and Sergeant Welch, it's tremendous to see.

It's nice to see that families and the young people and their appreciation to get to know the officers as people as well as people who do a job and connect with the community. So the police department deserves all that praise. Thank you.

And speaking of the police department, Chief Ewanciw has agreed to attend our next constituents meeting, which will be on June 9th. So I'll announce that at the next meeting also. That'll be June 9th, 7:00 right here in the council chambers.

Marilyn Pierce has -- her leadership

has been outstanding and her dedication. She and we all still miss Dave Bechtle, who was her co-chair for a long time. Now Michele Duggan has taken over that role. But it's a very, very well-deserved recognition. So I congratulate her for that.

I want to thank all the people involved, the young people too, in the Hillside Cemetery tour. That was amazing. Dan Higbie drove the bus, his own bus, and the young people from the high school who played the roles of some of the famous people who are buried in Hillside Cemetery. So I thank Fred Isseks and Andy Mills and anyone else who worked on that. It was really terrific.

I guess really -- oh, I want to complement also Stevenson. He's also worked with the warming station, but he's been -- just he was with Middletown Cares for so long, but he's just been a tremendous addition to anything he's been asked to do. So whatever we can do to keep him doing it, I thank him.

What's -- we all don't know what's going on in Washington. I mean, you want to talk about amateur hour and you want to talk about

weaponizing the justice department and the things where you arrest a congress person trying to do their job. And it's just incredible. But you pardon the people who attacked the police officers trying to guard the capitol against an attempted insurrection, and we try and make that into so many other things.

But I would love to hear Mike Lawlor say that Biden won the election and talk about the attack on the capitol and talk about what we should be doing. And the bill now to increase our national debt by \$3 trillion at least, it's just -- what's going on there is unbelievable. So it is part of what we do here because so much of what we do depends on funding and depends on the leadership and guidance and expertise, and not the loyal amateurs that are put in charge of the government.

So -- and lastly, there was a march for Gaza that I came across accidentally on Sunday. I didn't know it was happening, but what's going on there is just unbearable. Starving people to death and really trying to just exterminate a population, it's -- you know, the Hammurabi Code, an eye for an eye, a tooth for a tooth.

It's not a call for vengeance. It was call for moderation. It was a call to make the punishment and the reaction appropriate. And this is not appropriate. This is war crimes. Thank you.

PRESIDENT J. MIGUEL RODRIGUES:

Alderwoman Wray?

ALDERWOMAN KATE WRAY: Good evening. I would like to congratulate all our officers, even the ones who are not able to attend tonight, for all their well-deserved promotions. You know, I've been able to work with the police department over the years doing Night Out and just in my role here on the council.

I'm feeling a little protective of them right now. The opponent for the mayor has come out making -- casting aspersions on our police department and how they police. And I, frankly, was absolutely furious. To speak negatively about our police department is so completely out of pocket.

I mean, we are talking about a police department that went -- marched after Floyd and came out as an entire department and spoke this is now how we police, and it's not how we police.

Our police officers go out and buy bags full of ice cream tokens and hand them out to kids when they see them. We do our barbecues. Their participation in Night Out is unbelievable. Their basketball games at the high school with the kids. You know, everything we speak on -- what our officers do day to day is absolutely phenomenal, and so many other departments in the nation can take a lesson from them.

So for anyone to come after our police department, I take that personally. It's upsetting, and it's completely false. So I needed to make sure I said that.

That being said, my life has opened up because my daughter finished her play. Presidential Park Elementary put on a 101 Dalmatians play, which I have to say elementary school, they do an amazing job. And it speaks to our school district.

There is a school vote going on today in case anyone doesn't know that. You have until 9 p.m. I was number 64 at 2 p.m., so I'm hoping more people went out to support our schools. They do a very good budget. They spend their money wisely. If you look at things going on in

Newburgh schools, you should be very, very thankful that your children go to school here in Middletown. It is spectacular.

And speaking on a school play, I was told at the play by Mr. Perrino, and I didn't know this fact but I thought it was really cool, Middletown for the tenth year running has been named as one of the nation's best communities for music education and that is something that is unique. Because what is the first thing on the chopping block? Arts, music. We don't do that here in Middletown.

You know, the breadth of knowledge and education that our kids get to receive here I think -- I would love to take the Pepsi Challenge with almost any other community. So Middletown continues to be an amazing place to live. I'm very proud of it. All our ribbon cuttings and the things happening here, it's just so -- it's -- I don't know.

I get a lot of joy out of seeing every ribbon cutting, every business opening, our kids outside. It's just -- it's a great place to be. We're doing good things, and I just say keep it up, guys. Thanks for your vision, Mayor.

PRESIDENT J. MIGUEL RODRIGUES:

Alderman Johnson.

ALDERMAN PAUL JOHNSON: Thank you.

I'll concur with my colleagues with Marilyn Pierce. I mean, talk about the lifeblood of the organization. We can't even calculate the hundreds of people that her efforts have helped over the years. So congratulations to her on that recognition.

Police department, I noted in the presentation that the gentlemen had been at other places and they came here and they stayed here. Speaks to perseverance. It speaks to if you stay in a place, you can move forward. I've heard an expression, "Middletown moving forward". I don't know where I heard that, but I think part of that speaks to that as well.

I would concur with my colleague from the Third Ward. The challengers have made their bed and we'll see if they enjoy sleeping in it or not.

With respect to good cause, mayor and I met -- and Mr. Grillo met with some representatives of that point of view two weeks ago and ironed out some of the details of moving

forward with the legislation. Mayor and I met with Councilors Grillo and Smith earlier today. Our plan is to -- I will at the end of the meeting make a motion from the floor to schedule what I would anticipate would be our last public hearing on good cause. And our anticipation is that some type of draft of legislation will be posted on the website prior to June 3rd so that people have an opportunity to view it and come to comment.

I've maintained good contact with Robin Ronga, who's our point man so to speak, and we hope to kind of move it forward and wrap it up. And if there's any other conversation that the committee or the counsel wants to have, that would be the opportunity to have it on June 3rd. Thank you very much.

PRESIDENT J. MIGUEL RODRIGUES:

Alderman Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Thank you. In respect to the horrible incident that happened at Chester, the young man there lives on my block. And like the mayor mentioned, we went to visit the family. Thankfully he came home yesterday, so he's doing a lot better. And the

family want to personally thank us for our prayers and concern and support.

And it's horrible, you know? And as a young man that's trying to make a living, and all he did was ring the wrong doorbell asking the man for help and this is what happened. It's sad to see, you know, in the environment that we live in nowadays, you know? People need to just relax, you know. It's -- you know, it shouldn't have to come to that. This is horrible. Hopefully that never happens again, but it's just uncalled for. Thank you.

PRESIDENT J. MIGUEL RODRIGUES:

Alderman Tobin?

ALDERMAN SPARROW TOBIN: Yeah. I'd like to join my colleagues in offering congratulations to Officers Patrone, Napoli, Gass, Colletti, and Barone. I have on my calendar the 24th electronic drop-off. Is that correct? Or did we miss...

PRESIDENT J. MIGUEL RODRIGUES: The Troy --

ALDERMAN SPARROW TOBIN: So to just to remind everybody that the electronic -- Saturday. The electronics drop-off is Saturday, and that's

it for me.

PRESIDENT J. MIGUEL RODRIGUES: All right. New business.

CLERK: A resolution sponsored by Alderman Witt to authorize funding for senior yoga programming at Mulberry House.

PRESIDENT J. MIGUEL RODRIGUES: Resolution sponsored by Alderman Witt, seconded by Alderman Green. Any discussion? Roll.

CLERK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK: Motion carries. A resolution sponsored by Alderman Green to authorize funding for art instruction at Mulberry House Senior Center.

PRESIDENT J. MIGUEL RODRIGUES: Motion sponsored by Alderman Green, seconded by Alderman Kleiner. Any discussion? Roll.

CLERK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK: Motion carries. A resolution sponsored by Alderman Kleiner to rename the

Middletown Warming Station in honor of Marilyn
Pierce.

PRESIDENT J. MIGUEL RODRIGUES: A
resolution sponsored by Alderman Kleiner,
seconded by Alderman Witt. Any discussion?
Roll.

CLERK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK: Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK: Motion carries. A resolution
sponsored by Alderwoman Wray to award bids and
authorize funding for the South Street Parking

Garage Project.

PRESIDENT J. MIGUEL RODRIGUES:

Resolution sponsored by Alderwoman Wray, seconded
by Alderman Jean-Francois. Any discussion?

Roll.

CLERK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK: Motion carries. A resolution
sponsored by Alderman Johnson authorizing an
amendment to the City Code Chapter 460, vehicles
and traffic, prohibiting three-axel vehicles from

turning right from Academy Avenue onto Sterling Street.

PRESIDENT J. MIGUEL RODRIGUES:

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

CLERK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK: Motion carries. A resolution
sponsored by Alderman Jean-Francois authorizing
the acceptance, authorization to accept donation

from Middletown Little League.

PRESIDENT J. MIGUEL RODRIGUES: A
resolution sponsored by Alderman Jean-Francois,
seconded by Alderman Witt. Any discussion?
Roll.

CLERK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK: Motion carries. A resolution
sponsored by Alderman Tobin authorizing a change
part-time permanent employee's rate of pay.

PRESIDENT J. MIGUEL RODRIGUES:

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

CLERK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK: Motion carries. A resolution
sponsored by Alderman Witt authorizing a salary
not listed on the approved 2025 rate schedule.

PRESIDENT J. MIGUEL RODRIGUES:

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

CLERK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK: Motion carries. A resolution sponsored by Alderman Green authorizing the names of the Middletown Reservoir mountain bike trails.

PRESIDENT J. MIGUEL RODRIGUES:

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

CLERK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK: Motion carries. A resolution sponsored by Alderman Kleiner authorizing an update to the credit card policy.

PRESIDENT J. MIGUEL RODRIGUES:
Resolution sponsored by Alderman Kleiner,
seconded by Alderman Green. Any discussion?
Roll.

CLERK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK: Motion carries. Resolution sponsored by Alderwoman Wray authorizing an amendment to Resolution 255-24, an update to the ARPA obligation retroactive to 12/31/2024.

PRESIDENT J. MIGUEL RODRIGUES:
Resolution sponsored Alderwoman Wray, seconded by Alderman Kleiner. Any discussion? Roll.

CLERK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK: Motion carries. Resolution sponsored by Alderman Johnson authorizing an amendment to Resolution 99-25 to accept 2025 stop DWI funding in the amount of \$8,000, \$6,210 original resolution request for an enforcement period of March 10, 2025 through January 1, 2026.

PRESIDENT J. MIGUEL RODRIGUES: Okay. Resolution sponsored by Alderman Johnson, seconded by Alderman Jean-Francois. Any discussion? Roll.

CLERK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK: Motion carries. A resolution sponsored by Alderman Jean-Francois to accept grants award and authorize and agreement with Steven Monchery to serve as service coordinator with the Middletown Police Department.

PRESIDENT J. MIGUEL RODRIGUES:
Resolution sponsored by Alderman Jean-Francois, seconded by Alderwoman Wray. Any discussion? Alderman Witt?

ALDERMAN KEVIN WITT: Yeah. Just a point of order I guess here. I'm sure on the paperwork it's correct, but it's actually Stevenson.

PRESIDENT J. MIGUEL RODRIGUES:
Stevenson.

ALDERMAN KEVIN WITT: That's all.

Thank you.

CLERK: Okay.

PRESIDENT J. MIGUEL RODRIGUES: We know
who he is.

ALDERMAN KEVIN WITT: Yeah, I just...

CLERK: It's okay.

ALDERMAN KEVIN WITT: Yeah, I know.

ALDERMAN GERALD KLEINER: Point well
taken.

PRESIDENT J. MIGUEL RODRIGUES: Anyone
else? Good to point it out. Roll.

CLERK: Okay. Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK: Motion carries. Oops.

Resolution sponsored by Alderman Tobin
authorizing budget transfers within the 2025
budget.

PRESIDENT J. MIGUEL RODRIGUES:

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

CLERK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK: Motion carries. A resolution sponsored by Alderman Johnson amending City Code Chapter 475 Zoning as it pertains to short-term rentals.

PRESIDENT J. MIGUEL RODRIGUES:
Resolution sponsored by Alderman Johnson,
seconded by Alderman Tobin. Any discussion?
Roll.

CLERK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK: Motion carries. A resolution

sponsored by Alderman Jean-Francios authorizing extended construction phase services for the South Street parking garage construction project.

PRESIDENT J. MIGUEL RODRIGUES:

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

CLERK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

Audit?

ALDERMAN PAUL JOHNSON: Mr. Chairman,

prior to audit, I'd like to make a motion from the floor. As discussed earlier, we're trying to move forward with our good cause legislation. I would like to propose that the common council scheduled public hearing on June 3rd, at which time all parties may be heard, and the draft of the document will be available on our website in a timely manner.

PRESIDENT J. MIGUEL RODRIGUES: So a motion by Alderman Johnson to call for a public hearing. Do I have a second?

ALDERMAN ANDREW GREEN: So move.

PRESIDENT J. MIGUEL RODRIGUES:
Alderman Green. Any discussion? Roll.

CLERK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

All right. Now the audit.

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

PRESIDENT J. MIGUEL RODRIGUES:
Resolution by Mr. Johnson, seconded by Mr. Green.
Roll.

CLERK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK: Masi? Oh, he's not here today.

President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Here.

Aye.

CLERK: The motion carries.

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

(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: June 12, 2025



**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
 - 5.1. Police Officer Pinning Ceremony
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
- 143- Resolution Authorizing the Acceptance Authorization to accept donation from
25 Middletown Little League
- 144- Resolution Authorizing a change Part-Time Permanent Employees' rates of pay.
25
- 145- Resolution Authorizing a Salary not listed on the approved 2025 Rate Schedule
25
- 146- Resolution Authorizing the Names of the Middletown Reservoir Mountain Bike
25 Trails
- 147- Resolution Authorizing an Update to the Credit Card Policy
25
- 148- Resolution Authorizing an Amendment to Resolution 255-24 and Update the
25 ARPA Obligation retroactive to 12/31/2024
- 149- Resolution Authorizing an Amendment to Resolution 99-25 to accept 2025 STOP-
25 DWI funding in the amount of \$8000 (\$6210 original resolution request) for an
enforcement period of March 10, 2025 through January 1, 2026.
- 150- Resolution to Accept Grants Award and Authorize an Agreement with Steven
25 Monchery to Serve as a Service Coordinator with the Middletown Police
Department
- 151- Resolution Authorizing Budget Transfers within the 2025 Budget
25
- 152- Resolution Amending City Code Chapter 475, Zoning, as it Pertains to Short Term
25 Rentals
- 153- Resolution Authorizing Extended Construction Phase Services for The South Street
25 Parking Garage Construction Project
- 154- Resolution Authorizing a Public Hearing on Good Cause Eviction
25

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
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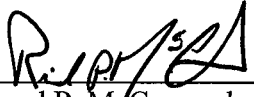


**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

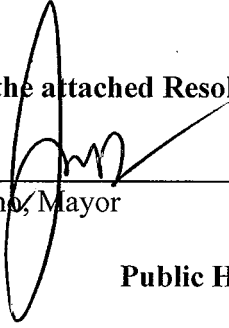
By: None
Seconded by: None
Date of Adoption: May 20, 2025
Index No:

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	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Kleiner	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				1
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.


Joseph M. DeStefano, Mayor

Date

5/23/25

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.

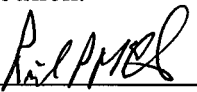


**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

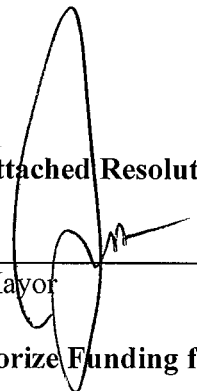
By: Alderman Witt
Seconded by: Alderman Green
Date of Adoption: May 20, 2025
Index No: 138-25

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.

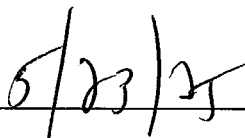

Richard P. McCormack
Clerk to the Common Council

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

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

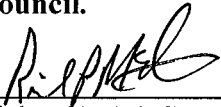


**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: Alderman Green
Seconded by: Alderman Kleiner
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	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Kleiner	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				1
Pres. Rodrigues	X			
Total	8			1

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

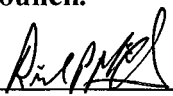


**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

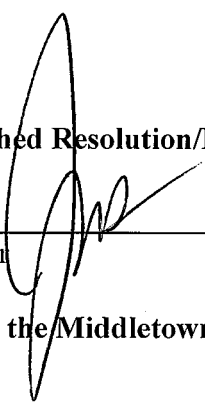
By: Alderman Kleiner
Seconded by: Alderman Witt
Date of Adoption: May 20, 2025
Index No: 140-25

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	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Kleiner	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				1
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.


Joseph M. DeStefano, Mayor

Date

5/23/21

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

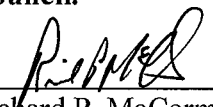


**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

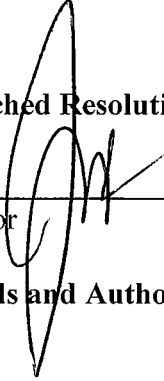
By: Alderwoman Wray
Seconded by: Alderman Johnson
Date of Adoption: May 20, 2025
Index No: 141-25

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	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Kleiner	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				1
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.


Joseph M. DeStefano, Mayor

Date 5/23/25

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
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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.

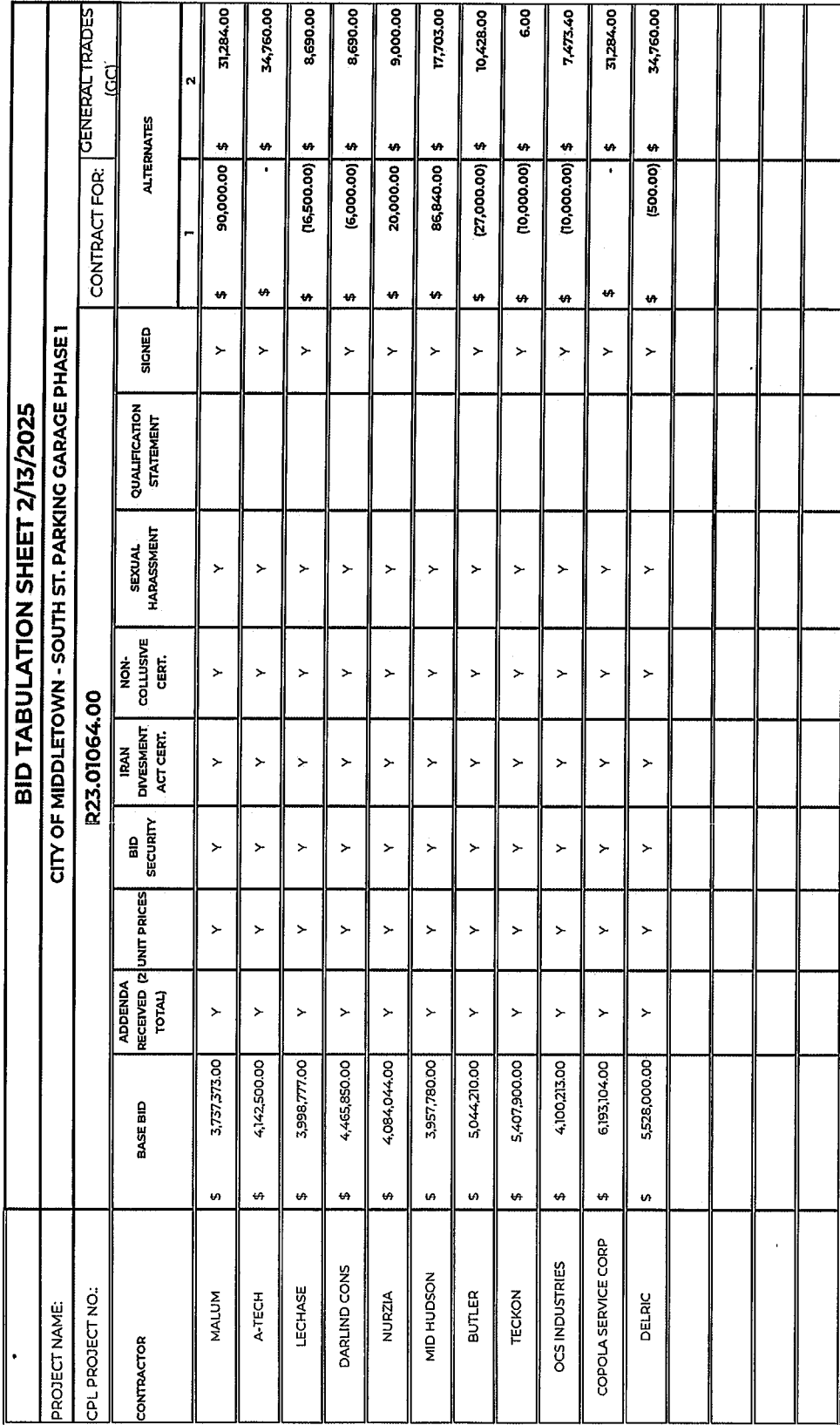
Based on the above, and your indication that the City does not wish to accept Alternate No. EC-A1, we recommend that the Electrical Construction (EC) contract be awarded to Harry F. Rotolo & Son, Inc., for the base bid amount of \$258,600.00.

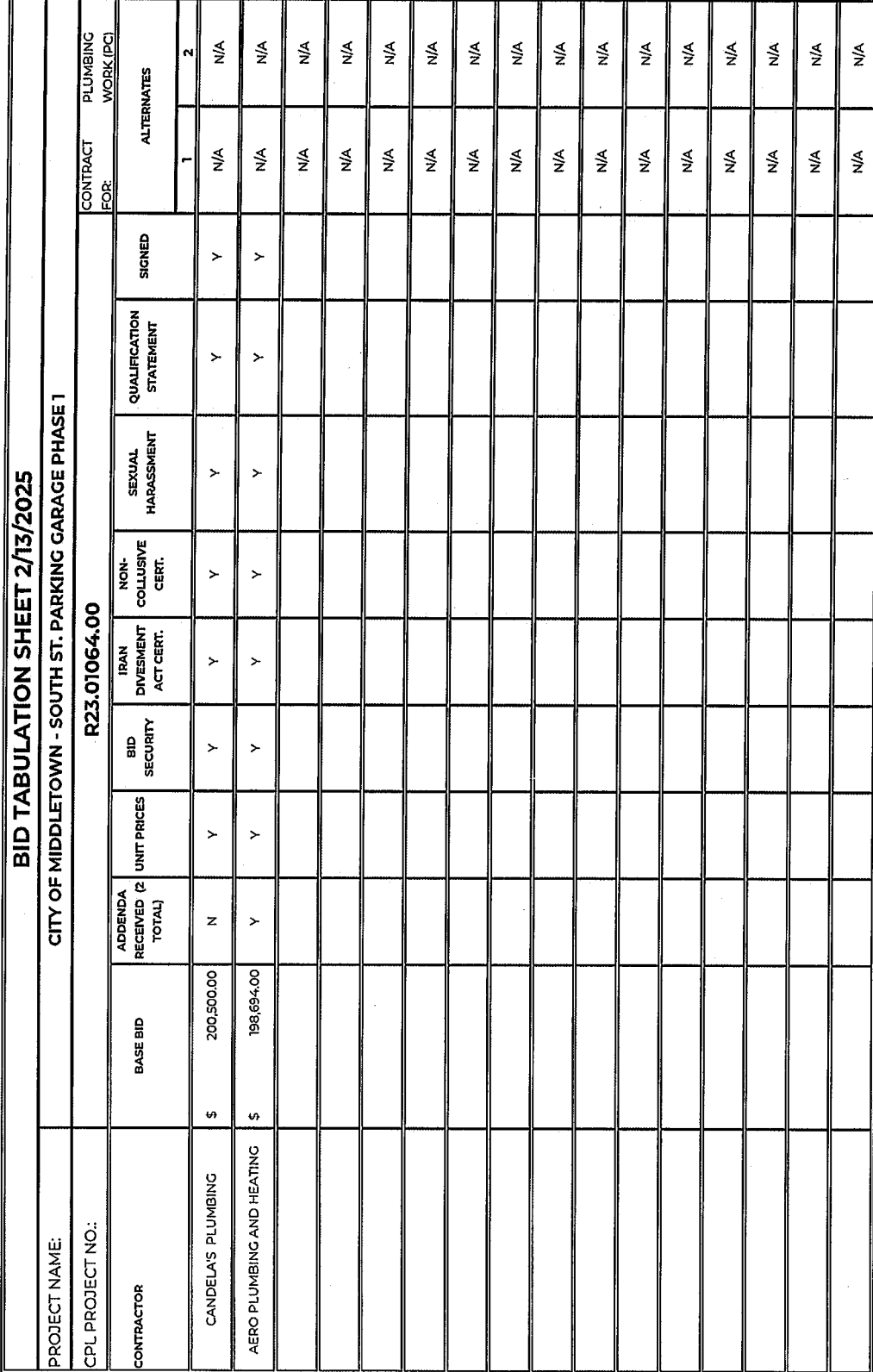
Please contact us if you have any questions or need additional information.

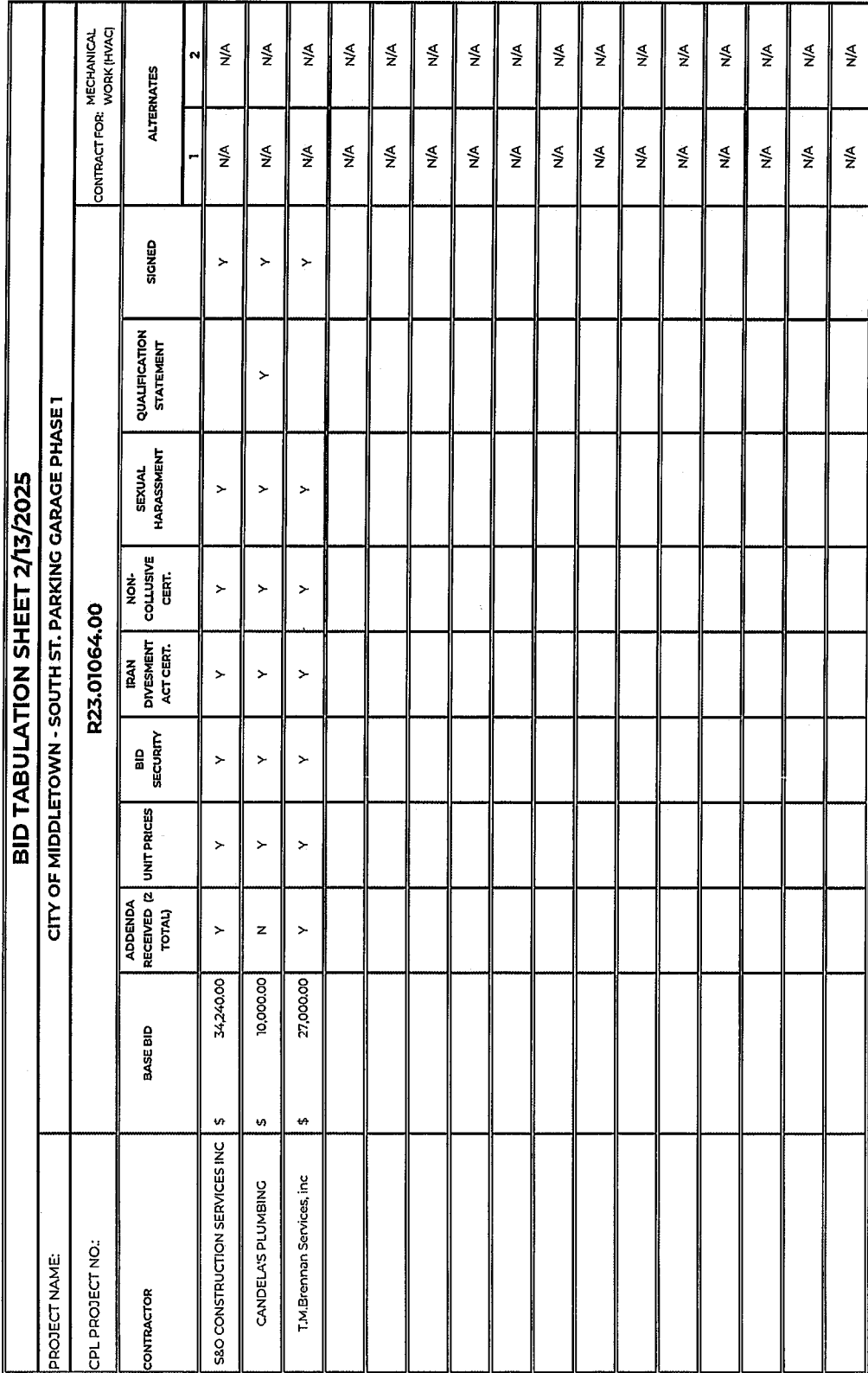
Very truly yours,
CPL

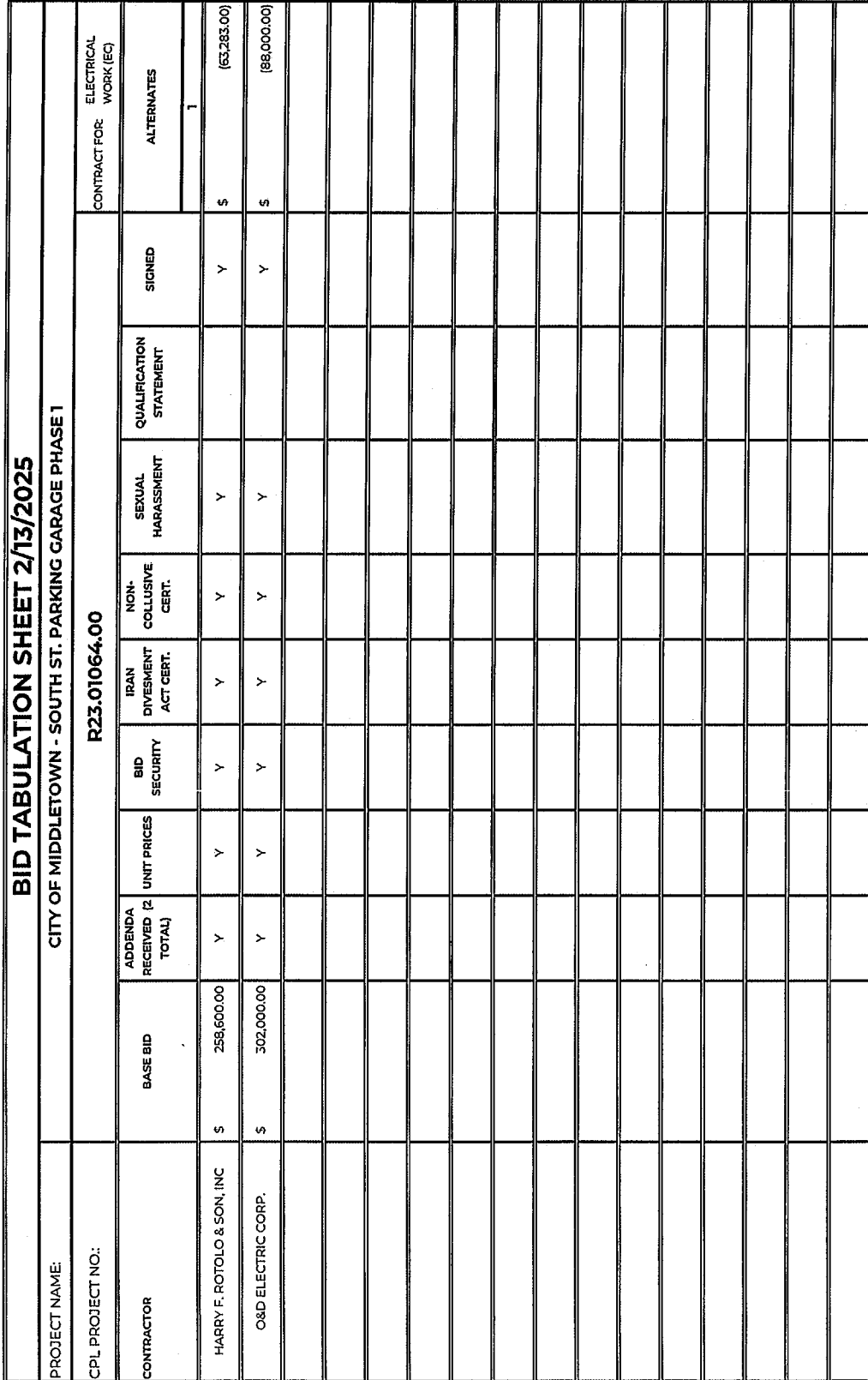
David A. Chase, PE, LEED AP
Principal

City of Middletown South Street Parking Garage Phase 1 Project Cost Summary		3/31/2025
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
	Contract Amount	
	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.		









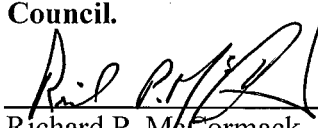


**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

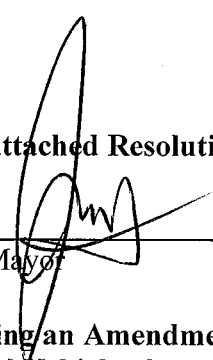
By: Alderman Johnson
Seconded by: Alderman Tobin
Date of Adoption: May 20, 2025
Index No: 142-25

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.


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				1
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.


Joseph M. DeStefano, Mayor

Date 5/23/25

**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: Alderman Jean-Francois
Seconded by: Alderman Witt
Date of Adoption: May 20, 2025
Index No: 143-25

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				1
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

5/23/25

Resolution Authorizing the Acceptance Authorization to accept donation from Middletown Little League

BE IT RESOLVED; that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and accepts a \$3,500 donation from Middletown Little League towards the purchase of infield clay.

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 Treasurer to deposit these funds into account A.2705.00 Gifts and Donations and increase budget line A.7110.478 Park Improvements.

Prepared by:
Raelynn Bertholf, Supt of Recreation and Parks

Attachments:

1.	LL Check
----	----------

MIDDLETOWN LITTLE LEAGUE

PO BOX 943 846-742-4319
MIDDLETOWN, NY 10940

1788

49247218

RECHECK NUMBER

DATE 5/2/25

PAY TO THE ORDER OF Middletown Park and Rec. \$ 3,500.⁰⁰

three thousand five hundred XX/100 DOLLARS



BANK & TRUST COMPANY

FOR FIELD USE

Jannell Huggins-Harmon

⑆001788⑆ ⑆021902475⑆ 1919048⑆

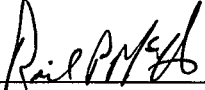


**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

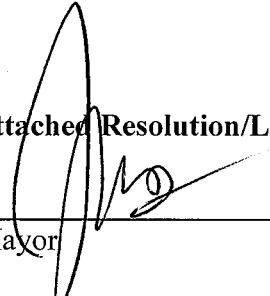
By: Alderman Tobin
Seconded by: Alderman Johnson
Date of Adoption: May 20, 2025
Index No: 144-25

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				1
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.


Joseph M. DeStefano, Mayor

Date

5/23/25

Resolution Authorizing a change Part-Time Permanent Employees' rates of pay.

BE IT RESOLVED; that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Appropriations and authorizes salary changes to previously approved Part-time Permanent employees per resolution Index No: 94-25.

Employee Name	Old Rate	New Rate	Reason
Kara Garnere	\$23.25	\$25.00	Includes salary increase for taking director roles to spot check.
Mitchell Williams	\$23.75	\$26.75	Includes salary increase for director of boxing clinics.
Jessica Rodriguez	\$25.25	\$26.25	Includes salary increase for 6 years experience in school district
Randy Hinkson	\$25.75	\$26.00	Includes salary increase for CPR/First Aid

Sasha Bertholf	\$23.50	\$25.25	certifications. Includes salary increase for 6 years experience in juvenile facility and CPR/First Aid
Nicholas Campos	\$23.25	\$23.50	Includes salary increase for CPR/First Aid

Prepared by:
Raelynn Bertholf, Supt of Recreation and Parks

Attachments:
None



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

THE FOLLOWING WAS PRESENTED

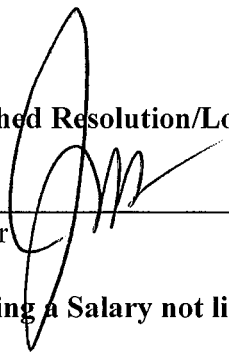
By: Alderman Witt
Seconded by: Alderman Green
Date of Adoption: May 20, 2025
Index No: 145-25

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.

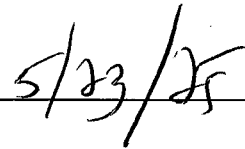

Richard P. McCormack
Clerk to the Common Council

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				1
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.


Joseph M. DeStefano, Mayor

Date



Resolution Authorizing a Salary not listed on the approved 2025 Rate Schedule

BE IT RESOLVED; that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Appropriationment and authorizes employee Danielle McAvenue #8390 to be paid \$40/hr. This rate does not match our 2025 approved pay scale.

Danielle is certified through the American Red Cross as a instructor and teaches all of our Red Cross certification and training classes. She is also the WSI we use on our Camp permits for the OCDOH and conducts lifeguard training throughout the spring and summer and is an aquatic liaison to our department.

Prepared by:
Raelynn Bertholf, Supt of Recreation and Parks

Attachments:

None



**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 20, 2025
Index No: 146-25

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				1
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution Authorizing the Names of the Middletown Reservoir Mountain Bike Trails

BE IT RESOLVED; that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and accepts the following names for the Middletown Reservoir Mountain Bike Trails:

**The LYne
Ouch
Simon Says
Pit'r Pat'r Loop**

Prepared by:
Raelynn Bertholf, Supt of Recreation and Parks

Attachments:

1.	Trail Names
----	-------------

Trail Names & Descriptions

1. The LYne – 2.5 Miles (Out and Back)

This main trail runs between the Van Duzer parking lot and the County Route 78 (Monhagen) parking lot. It is named after Ryan Yasika, the visionary and construction leader behind the project. His friend, Jim Louch, also contributed significantly to refining the trail. The name “LYne” reflects both Ryan’s and Jim’s last name initials and the linear, point-to-point layout of the trail.

2. Ouch Loop – 1 Mile

This northeastern loop was humorously named after Rob Gillespie took a tumble while cleaning it (he’s fine!). It winds around and reconnects to The LYne just before the red trail near the reservoir.

3. Simon Says Loop – 1 Mile

Named after Ryan Yasika’s dog, Simon. This loop provides a gentler climb from the County Route 78 (Monhagen) lot to the first elevation level. It crosses both the red trail and The LYne before descending back toward the reservoir, where it reconnects with The LYne.

Kids’ & Beginner Trail

Located near the Van Duzer parking lot, these two 1-mile loops are great for beginners and young riders. They branch off from and reconnect to The LYne:

4. Pit'r Pat'r

Named after Pat Ryan of the local bike shop for his involvement and inspired by the pitter-patter of little feet.



**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 20, 2025
Index No: 147-25

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				1
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

5/23/25

Resolution Authorizing an Update to the Credit Card Policy

BE IT RESOLVED; that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and authorizes an update the credit card policy to include the following under Section 2 (Authorizations) Part B :

1. The following Department Heads have been authorized to possess and use City credit cards with the applicable limits:

VIII. Secretary to the Commission of Civil Service \$2,000.

Prepared by:
Leonora Liz, Treasurer

Attachments:

1.	CREDIT CARD POLICY
----	--------------------

CREDIT CARD POLICY

- 1) **Purpose:** The purpose of this policy is to set forth the procedures and requirements for the proper use of the City's credit cards. This policy applies to all City Officials and Employees who are permitted to use the City's credit cards to pay for actual and necessary expenses incurred in the performance of work-related duties for the City.
- 2) **Authorization:**
 - A. Only Authorized employees shall be permitted to use City credit cards and have signing authority.
 - B. The following Department Heads have been authorized to possess and use City credit cards with the applicable limits:

i. Mayor of City	\$5,000
ii. DPW Superintendent	\$3,000
iii. Chief of Police	\$10,000
iv. Director of Economic & Community Development	\$2,000
v. City Treasurer	\$2,000
vi. City Clerk	\$2,000
vii. Assessor	\$2,000
viii. Secretary to the Commission of Civil Service	\$2,000
- 3) **Credit Card Usage:**
 - A. City credit cards shall only be used for legitimate City business expenses.
 - B. All credit card purchases must comply with General Municipal Law section 103 and the City's procurement policy.
- 4) **Documentation of Credit Card Purchases:**
 - A. All credit card purchases shall be supported by a vendor invoice or itemized purchase receipt that identifies what was purchased.
 - B. Cardholders shall submit receipts with their monthly statement from the credit cards company via the Accounting software in a timely manner so the monthly bill may be paid on time.
- 5) **Restrictions on Credit Card Usage:**
 - A. City credit cards shall not be used for cash advances, cash withdrawals, or payment of any personal or unauthorized expenses.
 - B. City credit cards shall not be used in those businesses and locations at which the City has an open account.
 - C. Any individual who makes an unauthorized purchase with a City credit card shall be required to reimburse the City for the purchase. The amount of such unauthorized purchases may be recovered from an employee's paychecks.
- 6) **Safekeeping and Monitoring of Credit Cards:**
 - A. City credit cards shall be kept in a secure location when not in use.
 - B. Cardholders must take proper care of City credit cards and shall take all reasonable precautions against damage, loss or theft. Any damage, loss or theft must be reported immediately to the Mayor or City Treasurer and the appropriate financial institution.

Failure to take proper care of credit cards or failure to report damages, loss or theft may be subject to the employee to financial liability.

- 7) **Fraud and Abuse Reporting:** Any employee that discovers potentially fraudulent, abusive or otherwise questionable credit card activity shall report activity to the Mayor. These types of transaction will be investigated upon notice and the cardholder's account may be suspended during that investigation period.

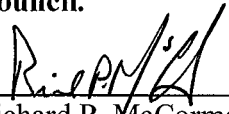


**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

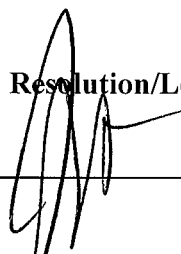
By: Alderwoman Wray
Seconded by: Alderman Kleiner
Date of Adoption: May 20, 2025
Index No: 148-25

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				1
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.


Joseph M. DeStefano, Mayor

Date 5/23/25

**Resolution Authorizing an Amendment to Resolution 255-24 and Update the ARPA
Obligation retroactive to 12/31/2024**

BE IT RESOLVED; that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and authorizes an amendment to resolution 255-24 to update the obligation of ARPA funding. The City was made aware of a contract prior to 12/31/24 that may qualify under ARPA rules for the OW Renovation Project. This resolution should be retroactive to 12/31/2024. See attached report.

Prepared by:
Leonora Liz, Treasurer

Attachments:

1.	BOE ARPA Re-Obligation Request
----	--------------------------------

ARPA Monies Allocated as of 12.31.24

Actual ARPA Award	Actual Received	Project to be allocated	Date	Resolution #	Allocated	Recategorized	Pending resolution approval	Re-categorized for cash purposes	FINAL OBLIGATION retroactive
Streetscapes - Sidewalks	\$ 11,313,784.00		7/20/2021	295-22/146-21/255-24	\$ 11,313,784.00				
Paving	\$ 2,200,000.00		7/20/2021	146-21	\$ 2,200,000.00			500,000.00	\$ 2,700,000.00
Fire Department - Cascade System	\$ 1,412,449.62		7/20/2021	146-21, 225-23	\$ 1,412,449.62				\$ 1,412,449.62
RBT Fees	\$ 65,000.00		11/1/2021	217-21, 77-22	\$ 65,000.00			(4,264.97)	\$ 60,735.03
Cherry Road - IT Assessment	\$ 13,000.00		11/16/2021	232-21	\$ 13,000.00			1,742.30	\$ 14,742.30
All Terrain Litter Vacuum	\$ 10,000.00		11/16/2021	247-21	\$ 10,000.00				\$ 10,000.00
Reservoir Rest Room Project	\$ 27,000.00		12/7/2021	256-21	\$ 27,000.00				\$ 27,000.00
O & W Building	\$ 25,000.00		12/7/2021	271-21, 143-22, 255-24	\$ 25,000.00				\$ 25,000.00
O & W Building	\$ 3,750,000.00		12/7/2021	271-21, 143-22	\$ 3,750,000.00			(659,640.24)	\$ 3,090,359.76
COVID Tests			1/3/2022	9-22		(2,470,566.15)			
Police Vehicles	\$ 20,000.00		1/3/2022	9-22	\$ 20,000.00			(434.44)	\$ 19,565.56
Police - Lexipol System	\$ 220,000.00		1/3/2022	9-22	\$ 220,000.00				\$ 220,000.00
Don Paris Consulting Fees	\$ 50,000.00		1/3/2022	9-22	\$ 50,000.00			(3,553.25)	\$ 46,446.75
Fellenzer Engineering study at HVAC Mulberry House	\$ 11,824.58		2/1/2022	33-22, 14-23, 173-23, 16-24, 227-24	\$ 11,824.58			1,600.00	\$ 13,424.58
New Paralegal Position	\$ 5,000.00		2/1/2022	39-22	\$ 5,000.00			(25.00)	\$ 4,975.00
Recreation Equipment- Wolslayer field	\$ 41,000.00		2/1/2022	42-22	\$ 41,000.00				\$ 41,000.00
Drapkin Consulting	\$ 200,000.00		3/1/2022	53-22, 163-22	\$ 200,000.00			(7,488.65)	\$ 192,511.35
Paramount Repairs	\$ 50,000.00		4/5/2022	75-22	\$ 50,000.00				\$ 50,000.00
BFJ- Conceptual Redevelopment Plan	\$ 29,000.00		4/26/2022	86-22	\$ 29,000.00				\$ 29,000.00
Fireman Joe Statue	\$ 97,400.00		5/17/2022	108-22	\$ 97,400.00				\$ 97,400.00
City Owned Parking Lots	\$ 97,473.50		6/21/2022	130-22, 124-23	\$ 97,473.50				\$ 97,473.50
Wolslayer Field - Fencing and Paving	\$ 136,415.00		9/6/2022	200-22	\$ 136,415.00				\$ 136,415.00
RBT Audit - Covid Related expenses need to be adjusted accordingly.	\$ (112,884.00)		11/1/2022	257-22	\$ (112,884.00)				\$ (112,884.00)
BFJ- Conceptual Redevelopment Plan	\$ 55,000.00		4/18/2023	85-23	\$ 55,000.00			(29,977.50)	\$ 25,022.50
Civic Plus - City Website	\$ 37,500.00		4/18/2023	87-23	\$ 37,500.00				\$ 37,500.00
Empress Ambulance Services	\$ 687,861.00		12/5/2023	250-23	\$ 687,861.00				\$ 687,861.00
Middletown Psyche Center	\$ 100,000.00		7/16/2024	141-24	\$ 100,000.00				\$ 100,000.00
Courthouse Renovation	\$ 1,903,372.59		12/3/2024	255-24	\$ 1,903,372.59			(149,049.08)	\$ 1,754,323.51
2024 Equipment Purchase - City Wide			12/3/2024	255-24		89,021.79			
Raw Water Line Phase 1a			12/3/2024	255-24		329,087.54			
Building Purchase - NJ Railroad Station			12/3/2024	255-24		1,000,000.00			
Cherry Road Contract Cyber Security Assessment			12/3/2024	255-24		185,000.00			
Security System Upgrades - City Wide			12/3/2024	255-24		50,000.00			
Appraisal of Mountain Supply Parking lot purchase			12/17/2024	Pending		333,080.83			
Facade ADA , not reimbursable by DRI, invoice 104310			12/18/2024	Pending		4,000.00			
Facade Project, not reimbursable by DRI, invoice 002, JTA			12/19/2024	Pending		4,260.00			
RBT Consulting 2024			12/20/2024	Pending		9,750.00			
Other Equipment			12/21/2024	Pending		42.30			
Additional Ambulance Services 2025-2026			12/22/2024	Pending		2,459.93			
						6,265.27			

Total allocated	\$ 11,313,784.00	\$	0.00	\$	0.00	\$	11,313,784.00
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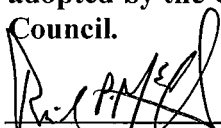


**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

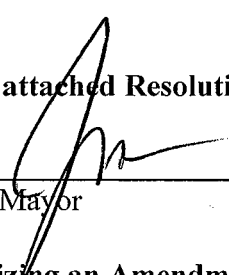
By: Alderman Johnson
Seconded by: Alderman Jean-Francois
Date of Adoption: May 20, 2025
Index No: 149-25

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.

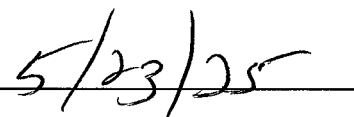

Richard F. McCormack
Clerk to the Common Council

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				1
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.


Joseph M. DeStefano, Mayor

Date



Resolution Authorizing an Amendment to Resolution 99-25 to accept 2025 STOP-DWI funding in the amount of \$8000 (\$6210 original resolution request) for an enforcement period of March 10, 2025 through January 1, 2026.

BE IT RESOLVED; that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and authorizes an amendment to resolution 99-25 increasing the 2025 Stop- DWI funding from \$6210 to \$8000 for the enforcement period of March 10, 2025 through January 1, 2026. Please be kind enough to prepare a resolution authorizing the Mayor to sign the agreement.

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 deposit these funds in the STOP DWI Budget line A.3126.103.

BE IT RESOLVED; that the Common Council of the City of Middletown, NY, concurs with the

Board of Estimate and Apportionment and authorizes the Mayor to sign the agreement.

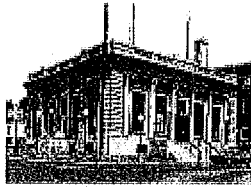
Prepared by:

John Ewanciw, Chief of Police

Attachments:

1.	2025-2026
----	-----------

JOHN EWANCIW
CHIEF OF POLICE



TELEPHONE
845-343-3151
FAX NUMBER
845-343-2660

CITY OF MIDDLETOWN POLICE DEPARTMENT

2 JAMES STREET
MIDDLETOWN, NEW YORK 10940
ESTABLISHED 1888

March 14, 2025

Mayor Joseph DeStefano
Members of the Common Council
And Board of Estimate
City of Middletown
16 James Street
Middletown, New York 10940

Dear Mayor DeStefano and Members,

Attached please find the contract with the County for our 2025-2026 STOP-DWI enforcement period of March 10, 2025 through January 1, 2026. The total amount of the award is \$8000. Please be kind enough to prepare a resolution authorizing the Mayor to sign the agreement.

This contract must be signed in **blue ink**. Once the contract is signed, please return the original to us for forwarding to the County.

Please add this funding to our STOP DWI Budget line A.3126.103.

Thank you.

Very truly yours,

John Ewanciw
Chief of Police

Enclosure
JE: ccd

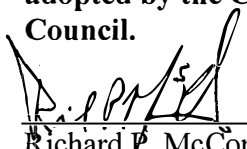


**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

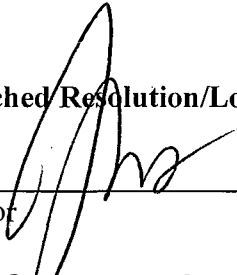
By: Alderman Jean-Francois
Seconded by: Alderman Witt
Date of Adoption: May 20, 2025
Index No: 150-25

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.

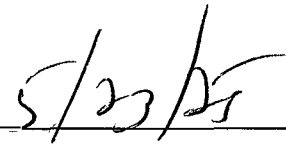

Richard P. McCormack
Clerk to the Common Council

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				1
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.


Joseph M. DeStefano, Mayor

Date



Resolution to Accept Grants Award and Authorize an Agreement with Stevenson Monchery to Serve as a Service Coordinator with the Middletown Police Department

BE IT RESOLVED; that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and authorizes an agreement with Stevenson Monchery to serve as a Service Coordinator (New Position).

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 acceptance of an award of \$75,000 in reimbursable grant funding from the New York State Office of Mental Health to be used to fund the new position of our Service Coordinator. This funding ran from July 2024-June 2025.

BE IT FURTHER RESOLVED; that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and authorizes this funding be deposited

into our A.3331 revenue line upon receipt and fund the newly created expense line A.3146.935 by \$37,500, for the first half of 2025, to cover the cost of his employment and payroll deductions.

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 acceptance of an additional \$75,000 in 2025-2026 funding from the Department of Criminal Justice Services to extend the employment of the Service Coordinator for an additional year.

Upon approval to continue this contract, we ask that the budget lines be increased in the same manner.

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 sign the agreement.

Prepared by:
John Ewanciw, Chief of Police

Attachments:

1.	Conditional Job Offer Service Coordinator FINAL 2025-2026
2.	C104211 City of Middletown (Police Dept) \$75,000 Award Notice
3.	Office of mental health 2024 2025 award for service coordinator
4.	letter to accept funding



Conditional Job Offer

May 4, 2025

Stevenson Monchery
116 Genung St
Middletown NY 10940

Dear Stevenson,

I am pleased to extend to you an offer of temporary employment with the City of Middletown ("City") for the position of Service Coordinator assigned to the Police Department and reporting to the Chief of Police. As noted below, the salary and benefits for this temporary position are funded for only one year exclusively under a grant from New York State.

Terms and Conditions

Position: Service Coordinator

Employment Type: Full-Time

Start Date: July 8th, 2025

End Date: July 8th, 2026

Salary: \$67,000 * Please note that this position is funded exclusively by a New York State grant. As such, the salary is contingent upon the employer funded benefits you choose to elect. The annual costs of various health insurance plans are listed below. If you decide to enroll in any of these plans, the corresponding amounts will be deducted from your salary*

Benefits:

- **Health Insurance:** Comprehensive medical, dental, and vision insurance plans. If you elect health insurance the amount of the premium will be deducted from your salary. The yearly cost of the premiums for 2025 are listed below. Please note, that the cost for health insurance changes every year and the City does not have final figures for the cost of next year's 2026 health insurance premiums. The increases in the cost of premium's normally takes effect January 1st of every new year.

MVP Single: \$12136.80 Double: \$27914.76 Parent/Child: \$23060.04 Family: \$30949.08	NYSHIP Family Plan \$40413.60 Single Plan \$17754.36
Dental/Vision Plan \$2296.08	



- **Retirement Plan:** Retirement System through the State of New York. The retirement amount varies depending on the Tier and the plan you are eligible to.
- **Paid Time Off:** Your salary includes 10 days of paid vacation per year, plus 5 days and 12 sick days.
- **Other Benefits (at employee's expense) :** Deferred Compensation, short-term and long-term disability insurance, employee assistance programs, and FSA/Dependent Care through MVP.

End of Employment: Your temporary employment with the City of Middletown has been made available through the award of a one-year State Grant to the City Police Department. As such, the funding for the salary of your temporary position will expire on July 8, 2026. Therefore, unless you are terminated earlier or a job offer is extended by the City, your final day of employment will be July 8, 2026. Upon the culmination of your term please be advised of the following:

- **Health/Vision/Dental Insurance:** If insurance was elected, based on your final day of work, coverage will terminate on the last day of the month in which your contract ends. However, you would be entitled to the continuation of health insurance under Consolidated Omnibus Budget Reconciliation Act (COBRA).

To confirm your acceptance of this offer, please sign below and return the signed letter to the Chief of Police.

Best regards,

City of Middletown/Police Department

I have read, understand and acknowledge that nothing in this letter of employment and its terms and conditions, nor any subsequent writings related to my employment with the City of Middletown ("City"), is intended to and does not in any way constitute an employment contract, and does not confer on me any rights or expectations to a continuation of my employment by the City, nor shall it limit in anyway, the right of the City to terminate or modify the terms of my employment, at any time, with or without cause. I also understand that my employment with the City of Middletown is considered at will, meaning that either the City or I may terminate this employment relationship at any time with or without cause or notice.

I have read and understood the provisions of this offer of employment, and I accept the



Date: _____

Signature: _____



Division of Criminal Justice Services

KATHY HOCHUL
Governor

ROSSANA ROSADO
Commissioner

CILLIAN FLAVIN
Deputy Commissioner

Grant Award Notice

Grantee/Contractor: Middletown, City of	Date: 03/08/2024
Program Name: Public Safety Program	Award Amount¹: \$75,000
Contact Name: John Eqanciw Chief of Police	Contract Materials Return Date: Within 30 days of receipt of this award notice
Email: jewanciw@middletownpolice.com	Contract # C104211
GMS Project ID #: LG24-1102-D00	DCJS #: LG23104211
Additional Information: Funds will be used to support the Service Coordinator Position in the City of Middletown Police Department.	
Grant Questions	
Primary Contact: Robert Frost Public Safety Grants Representative 2 NYS Division of Criminal Justice Services Office of Program Development and Funding Phone: 518-485-2979 Email: Robert.Frost@dcjs.ny.gov	Secondary Contact: Katie Nardolillo Public Safety Grants Representative 2 NYS Division of Criminal Justice Services Office of Program Development and Funding Phone: 518-457-6030 Email: Katie.Nardolillo@dcjs.ny.gov

Thank you for all the work you do. We look forward to working with you in our continued efforts to safeguard the health and safety of all New York residents and visitors.

Attachments: Legislative Award Information and GMS Manual (*please refer to page 4 of the GMS Manual on creating a GMS account. You do not need to create a project, as LG24-1102-D00 is the project created on your behalf.*)

^[1] The award amount listed above is contingent upon the completion and submission (as applicable) of all contractual obligations as well as approval by the NYS Division of Budget and execution of the grant contract by the NYS Office of the State Comptroller.



Office of Mental Health

KATHY HOCHUL

Governor

ANN MARIE T. SULLIVAN, M.D.

Commissioner

MOIRA TASHJIAN, MPA

Executive Deputy Commissioner

Christine Dugan
Confidential Secretary
City of Middletown Police
Department
2 James Street
Middletown, NY 10940

10/17/2024

RE: C22687GG / Amd 0 Mod 0

Dear Christine Dugan,

A voucher in the amount of \$75,000 has been forwarded to the Office of the State Comptroller for payment. If you or your staff should have any questions regarding this payment, please do not hesitate to contact me at (518) 473-7885.

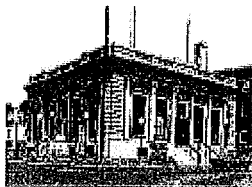
Sincerely,

Theresa Roe

Contract Management Specialist 1

2022/23 File

JOHN EWANCIW
CHIEF OF POLICE



TELEPHONE
845-343-3151
FAX NUMBER
845-343-2660

CITY OF MIDDLETOWN POLICE DEPARTMENT

2 JAMES STREET
MIDDLETOWN, NEW YORK 10940
ESTABLISHED 1888

May 13, 2025

Honorable Joseph DeStefano
Mayor - City of Middletown
Board of Estimate and Apportionment
City Hall
16 James Street
Middletown, New York 10940

Dear Mayor DeStefano and members of the BOE,

The City of Middletown Police Department was awarded \$75,000 in reimbursable grant funding from the New York State Office of Mental Health to be used to fund the new position of our Service Coordinator. This funding ran from July 2024- June 2025. Therefore, we are requesting to accept this funding into our A.3331 revenue line upon receipt and fund the expense line A.3146.935 by the \$37,500, for the first half of 2025, to cover the cost of his employment.

Additionally, we were able to secure an additional \$75,000 in 2025-2026 funding for from the Department of Criminal Justice Services to extend the employment of the Service Coordinator for an additional year. Therefore, I have enclosed his renewal contract from July 8, 2025 - July 8, 2026 for your review. Upon approval to continue this contract, we ask that the budget lines be increased in the same manner.

Very truly yours,

John Ewanciw
Chief of Police

JE:ccd



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

THE FOLLOWING WAS PRESENTED

By: Alderman Tobin
Seconded by: Alderman Johnson
Date of Adoption: May 20, 2025
Index No: 151-25

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				1
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution Authorizing Budget Transfers within the 2025 Budget

BE IT RESOLVED; that the Common Council of the City of Middletown, concurs with the Board of Estimate and Apportionment and authorizes the Treasurer to transfer \$90,000, in the following manner, To cover the cost of retiree payouts for unused sick leave and to cover the cost of postage and mailing in the Finance Department for the remainder of the year.

FROM	TO	AMOUNT
A.9000.860	\$80,000	A.9000.870
State Health Insurance		Unused Sick Leave
 A.9000.860		
State Health Insurance	\$10,000	A.1325. 480
		Finance Office Expense

Prepared by:
Leonora Liz, Treasurer

Attachments:

None

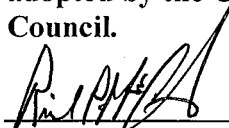


**CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

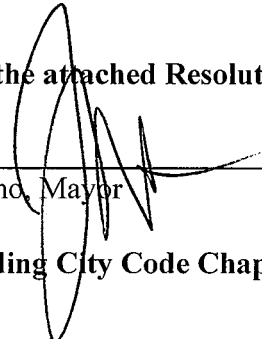
By: Alderman Johnson
Seconded by: Alderman Tobin
Date of Adoption: May 20, 2025
Index No: 152-25

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				1
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.


Joseph M. DeStefano, Mayor

Date

5/23/25

Resolution Amending City Code Chapter 475, Zoning, as it Pertains to Short Term Rentals

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.

Prepared by:

Attachments:

None



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

THE FOLLOWING WAS PRESENTED

By: Alderman Jean-Francois
Seconded by: Alderman Johnson
Date of Adoption: May 20, 2025
Index No: 153-25

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				1
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

**Resolution Authorizing Extended Construction Phase Services for The South Street
Parking Garage Construction Project**

WHEREAS, Clark Patterson Lee (CPL) has submitted a proposal dated March 28, 2025, in the amount of \$92,000 for extended construction phase services related to the South Street Parking Garage Construction Project; and

WHEREAS, the proposed services include required special inspections and more frequent inspections of the work to ensure compliance with project specifications and construction quality standards; and

WHEREAS, the cost of these extended services is already accounted for within the overall project budget currently presented for approval; and

WHEREAS, the transfer of funding for this proposal will be included as part of the original

contract award memorandum for account H.5132.201, designated for the South Street Parking Garage Construction Project;

NOW, THEREFORE, BE IT RESOLVED, that the governing body hereby authorizes the acceptance of the proposal from Clark Patterson Lee (CPL) dated March 28, 2025, and the allocation of \$92,000 from account H.5132.201 for extended construction phase services as outlined above.

Prepared by:

Attachments:

1.	BOE MEMO- CPL PROPOSAL EXTENDED SERVICES- PARKING GARAGE
----	--

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

Date: May 20, 2025

To: Honorable Mayor DeStefano, Members of the Board of Estimate
and Apportionment, Members of the Common Council

Cc: Leonora Liz, Treasurer and Richard McCormack, City Clerk

From: Jacob Tawil, Commissioner of Public Works 

Re: CPL Proposal- South Street Parking Garage Extended Construction
Phase Services

Enclosed, please find a proposal from CPL dated March 28, 2025 for proposed extended construction phase services in the amount of \$92,000. This proposal will provide for special inspections that are required as well as more frequent inspections of the work. Cost of this proposal is already included in our project budget that is before you tonight for approval.

Transfer of funding for this proposal will be part of the original contract award memo for account H.5132.201, the South Street Parking Garage Construction Project.

Thank you.



March 28, 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
Proposal for Contract Amendment No. 1
Extended Construction Phase Services**

Dear Jacob:

We are pleased to submit this proposal for Contract Amendment #1 to our existing contract, to provide Extended Construction Phase Services.

Currently Contracted Construction Phase Services

Our existing contract (proposal dated April 28, 2022, authorized by the City on June 6, 2022) includes the following Construction Phase Services:

1. Review all shop drawings and submittals related to the parking garage for general conformance to the Contract Documents.
2. Respond to all requests for information (RFI's) related to the parking garage.
3. Conduct (6) construction observation site visits. These site visits are assumed to be in conjunction with any necessary construction progress meetings, pre-installation meetings, and punch-list reviews. Prepare site observation reports for each site visit.
4. Review all Special Inspection and material reports.
5. Review and provide comments for all pay applications.
6. Review and provide comments for all change orders.
7. Provide Record Drawings to the Owner based on information supplied by the contractor of significant changes documented during construction.
8. Conduct an 11-month warranty walk-through with the Owner. Provide a written report of all warranty issues to the Owner.

Extended Construction Phase Services

CPL proposes to provide the following Extended Construction Phase Services during the active construction phase of the project (estimated to be 24 weeks). Note that these services are in addition to the currently contracted Construction Phase Services outlined above.

Services to be provided by the Engineer include:

- o Provide a representative at the project site, for an average of two (2) days per week during regular business hours, to monitor and review the progress of the work. There may be certain portions of the project work that require less or more onsite representation. Note that these site visits are in addition to the six (6) total construction observation site visits included in our original contract.



- Schedule and conduct bi-weekly project progress meetings with the City and Contractors. Prepare, and distribute, minutes of said meetings to attendees.
- Through CPL's observations of the Work, including field checks of materials and installed equipment, further protection shall be provided for the Owner against defects and deficiencies in the Work. However, Engineer shall not, as a result of such observations of the Work, supervise, direct, or have control over the Work, nor shall Engineer have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected or used by any Constructor, for security or safety at the Site, for safety precautions and programs incident to the Work or any Constructor's work in progress, for the coordination of the Constructors' work or schedules, or for any failure of any Constructor to comply with Laws and Regulations applicable to the performing and furnishing of its work. The Engineer neither guarantees the performances of any Constructor nor assumes responsibility for any Constructor's failure to furnish and perform the Work, or any portion of the Work, in accordance with the Construction Contract Documents.
- The Engineer's dealings in matters pertaining to the Work in general shall be with Contractors. Engineer's dealings with Subcontractors shall only be through or with the full knowledge and approval of Contractors.
- Review of Work:
 - Report to Owner whenever Engineer believes that any part of the Work is defective under the terms and standards set forth in the Construction Contract Documents, and provide recommendations as to whether such Work should be corrected, removed and replaced, or accepted as provided in the Construction Contract Documents.
 - Inform owner of any Work that Engineer believes is not defective under the terms and standards set forth in the Construction Contract Documents, but is nonetheless not compatible with the design concept of the completed Project as a functioning whole, and provide recommendations to Owner for addressing such Work.
 - Advise Owner of that part of the Work that Engineer believes should be uncovered for observation, or requires special testing, inspection, or approval.
- Inspections, tests, and Start-ups:
 - Verify that tests, equipment, and systems start-ups and operating and maintenance training are conducted in the presence of appropriate Owner's personnel, and that Contractor maintains adequate records thereof.
 - Observe, record, and report to Owner appropriate details relative to the test procedures and systems start-ups.
 - Observe whether Contractor has arranged for inspections required by Laws and Regulations, including but not limited to those to be performed by public or other agencies having jurisdiction over the Work.
 - Accompany visiting inspectors representing public or other agencies having jurisdiction over the Work, record the results of these inspections, and report to Owner.
- Records:
 - Maintain a record of files for correspondence, reports of job conferences, copies of Construction Contract Documents including all Change Orders, Field Orders, Work Change Directives, Addenda, additional Drawings issued subsequent to the execution of the Construction Contract, RFIs, Engineer's clarifications and interpretations of the Construction Contract Documents, progress reports,



- approved Shop Drawing and submittals, and other Project-related documents.
- Take and send photographic records weekly to the Owner.
- Keep a record of construction work being performed whenever our representative is on-site.
- o Reports:
 - Draft and recommend to Owner proposed Change Orders, Work Change Directives, and Field Orders. Obtain backup material from Contractor.
 - Immediately inform Owner of the occurrence of any Site accidents, emergencies, acts of God endangering the Work, possible force majeure or delay events, damage to property by fire or other causes, or the discovery of any potential differing site condition or Constituent of Concern.
- o Engineer shall not:
 - Authorize any deviation from the Construction Contract Documents or substitution of materials or equipment without written authorization from the Owner.
 - Exceed limitations of Engineer's authority as set forth in this Agreement.
 - Undertake any of the responsibilities of Contractor, Subcontractors, or Suppliers, or any Constructor.
 - Advise on, issue directions relative to, or assume control over any aspect of the means, methods, techniques, sequences or procedures of the Work, by Contractor or any other Constructor.
 - Advise on, issue directions regarding, or assume control over security or safety practices, precautions, and programs in connection with the activities or operations of Owner or Contractor.
 - Participate in specialized field or laboratory tests or inspections conducted off-site by others except as specifically authorized by Owner.
 - Accept Shop Drawing or Sample submittals from anyone other than Contractor.
 - Authorize Owner to occupy the Project in whole or in part.
 - Be responsible for an Owner's directive or substitution, or for the Owner's acceptance of non-conforming Work, made or given without the Engineer's written approval.

Compensation

We propose to provide the above-described services on an hourly basis with the not-to-exceed (NTE) fee indicated below.

Extended Construction Phase Services	\$92,000.00	Hourly NTE
--------------------------------------	-------------	------------

This fee is based on an assumed active construction period of 24 weeks at an average of two (2) days onsite per week (16 hours/week), for a total of 384 hours, plus expenses. Should construction exceed this timeframe, CPL will negotiate additional fees with the City.

Reimbursable expenses (mileage, etc.) are included in the fees above and will be invoiced at cost.



Jacob S. Tawil, P.E.
City of Middletown
March 28, 2025
Page 4 of 4

Please return a signed copy of this Amendment if you wish to authorize us to proceed with these services. Should you have any questions or require additional information, please do not hesitate to contact us.

Very truly yours,

CPL

David A. Chase, P.E., LEED AP
Principal

Timothy J. Moot, P.G.
Vice President

Proposal Accepted By:

Signature: _____

City of Middletown

Date: _____



**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: 154-25

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

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				1
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano
Joseph M. DeStefano, Mayor

5/23/25
Date

Resolution Authorizing a Public Hearing on Good Cause Eviction

BE IT RESOLVED; that the Common Council of the City of Middletown, NY authorizes a public hearing to be held on Tuesday, June 3, 2025 at or as close to 7:30 PM as possible, 16 James Street, 2nd Floor, Common Council Chambers, Middletown, NY to hear any and all person wishing to be heard on proposed Good Cause Eviction legislation.

Prepared by:

Attachments:

None



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

THE FOLLOWING WAS PRESENTED

By: Alderman Johnson
Seconded by: Alderman Green
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	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Kleiner	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi				1
Pres. Rodrigues	X			
Total	8			1

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



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

THE FOLLOWING WAS PRESENTED

By: Alderman Masi
Seconded by: None
Date of Adoption: June 17, 2025
Index No: 164-25

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 Confirming the Mayor's Re-Appointment of Marianne Feely as the
Commissioner of Assessment**

BE IT RESOLVED that the Common Council of the City of Middletown concurs with the Mayor's reappointment of Marianne Feely as the Commissioner of Assessment for a six-year term, expiring on September 30, 2031.

Prepared by:

Attachments:

None



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Tobin
Seconded by: None
Date of Adoption: June 17, 2025
Index No: 165-25

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

Authorization to Accept Lions Club Camp Scholarship donation.

BE IT RESOLVED; that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and accepts a \$1,000.00 Campership donation from the Middletown Lions Club.

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 deposit this donation into account A.2705.07 Summer Camp Scholarships.

Prepared by:
Raelynn Bertholf, Supt of Recreation and Parks

Attachments:

1.	Lions Club Donation
----	---------------------



Middletown Lions Club
P O Box 122
Middletown, NY 10940

ORANGE BANK AND TRUST COMPANY

50-247/219

4779

May 23, 25

PAY TO THE
ORDER OF

Middletown Recreation & Parks Dept. \$ 1,000.⁰⁰/₁₀₀
One Thousand Dollars

DOLLARS

MEMO

5/22 Summer Camperships

Diane Youngs
Lynn Youngs
AUTHORIZED SIGNATURE

⑈004779⑈ ⑆021902475⑆ 1918081⑈



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Witt
Seconded by: None
Date of Adoption: June 17, 2025
Index No: 166-25

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

Authorization to accept a change to a Part-Time Permanent Employees rate of pay in Recreation

BE IT RESOLVED; that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and authorizes a salary change to the previously approved Part-Time Permanent employees per resolution Index No: 94-25.

Employee Name	Old Rate	New Rate	Reason
Jose Gonzalez #1725	\$22.50	\$28.75	Jose is the Director of Sports Camp +\$3.00, he will complete CPR/AED and First Aid +\$0.25 and complete Responding to Emergencies +\$3.00.

Prepared by:
Raelynn Bertholf, Supt of Recreation and Parks

Attachments:

None



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Green
Seconded by: None
Date of Adoption: June 17, 2025
Index No: 167-25

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 Authorizing The Mayor To Execute All Documents Related To The State And Municipal Facilities Program (SAM) Funding And Approving Temporary Borrowing From The General Fund for Creation of a Pedestrian Walkway and Parking Lot

WHEREAS, the City of Middletown has previously been awarded a grant in the amount of \$250,000 in State and Municipal Facilities (SAM) funding through the efforts of Assemblywoman Aileen Gunther for the above-referenced projects; and

WHEREAS, the City must formally designate an authorized representative to execute all necessary documents related to the administration and reimbursement of the SAM grant; and

WHEREAS, the City must also provide temporary funding in the amount of \$250,000 to advance the project costs, which will later be reimbursed through the SAM program; and

WHEREAS, it is in the best interest of the City of Middletown to temporarily borrow these funds

from the General Fund until reimbursement is received.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment that **Mayor Joseph M. DeStefano is hereby designated as the authorized representative of the City for all matters pertaining to the administration of the SAM grant and is authorized to execute any and all necessary documents on behalf of the City, and that the City Treasurer is hereby authorized to temporarily borrow up to \$250,000 from the General Fund to cover eligible project expenses, with the understanding that such funds shall be reimbursed upon receipt of the SAM grant proceeds.**

TEMPORARY BORROWING

FROM	TO	AMOUNT
GENERAL FUND BALANCE	H01.0001.201	\$250,000
	2025_O&W PROJECT	
	PARKING AND WALKWAY	

Prepared by:

Maria Bruni, Director of Economic and Community Development

Attachments:

1.	O&W Parking_Center Alley BOE 2025
----	-----------------------------------

CITY OF MIDDLETOWN
Office of Economic & Community Development

June 6, 2025

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

RE: State and Municipalities (“SAM”)
Creation of a Pedestrian Walkway and Parking Lot
Project ID: 28344

Dear Members,

The City of Middletown had previously been awarded \$250,000 in SAM funding through Assemblywoman Gunther’s 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 temporarily borrow \$250,000 from the General Fund.

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 Kleiner
Seconded by: None
Date of Adoption: June 17, 2025
Index No: 168-25

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 Authorizing an Amendment to the Recreation and Parks Fee Schedule

BE IT RESOLVED; that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and authorizes amending the City's Fee Schedule A490-1 Chapter F. Parks and Recreation Fees as per the below:

1. Change swimming pools' monthly passes to season passes and keep the price the same.
2. Add a Family of 4 season pass. \$138 for City of Middletown Residents and \$345 for Non-Resident Fee. These prices are based on current monthly pass fees if 3 children and 1 adult purchased a pass. This new family rate would allow 1 child to go free.

Prepared by:
Raelynn Bertholf, Supt of Recreation and Parks

Attachments:

None



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderwoman Wray
Seconded by: None
Date of Adoption: June 17, 2025
Index No: 169-25

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 Authorizing the Transfer of Municipal Credit Card Services to Orange Bank & Trust Company and Authorizing the Mayor to Execute Related Agreements

WHEREAS, the City of Middletown currently uses TD Bank for credit card services; and
WHEREAS, Orange Bank & Trust Company offers terms and services that better meet the municipality's needs; and

WHEREAS, transitioning to Orange Bank & Trust will improve efficiency and align with existing banking relationships;

BE IT RESOLVED by the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment and authorizes the closure of credit card accounts with TD Bank and the establishment of new credit card services with Orange Bank & Trust Company.

BE IT FURTHER RESOLVED that the Common Council concurs with the Board of Estimate and Apportionment authorizing the Mayor to execute any agreements, applications, and documents required to implement this resolution.

Prepared by:
Leonora Liz, Treasurer

Attachments:

None



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Johnson
Seconded by: None
Date of Adoption: June 17, 2025
Index No: 170-25

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

Authorize the acceptance of Zelle Payments for Municipal Pool Admissions

WHEREAS, the City of Middletown operates a municipal swimming pools that collects revenue from admission fees,

WHEREAS, the governing body recognizes the need to modernize and streamline payment collection methods for the convenience of residents and visitors; and

WHEREAS, Zelle is a secure, widely-used digital payment platform that facilitates real-time transfers between participating financial institutions; and

WHEREAS, the Treasurer has reviewed and recommended Zelle as an additional method for collecting Pool Revenue due to its efficiency, reduced transaction costs, and ease of use for the public;

BE IT RESOLVED by the City Council of the City of Middletown concurs with the Board of Estimate and Apportionment to authorize the acceptance of Zelle digital payments as a method of collecting Pool Revenue and authorizes the Mayor to review, approve, and execute any agreements, forms, or documents necessary to implement the provisions of this Resolution,

including but not limited to agreements with financial institutions or third-party service providers related to Zelle.

Prepared by:
Leonora Liz, Treasurer

Attachments:

None



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

THE FOLLOWING WAS PRESENTED

By: Alderman Tobin
Seconded by: None
Date of Adoption: June 17, 2025
Index No: 171-25

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 Authorizing a Budget Adjustment within the Fire Department to reflect the CREST award from Senator Skoufis' Office

BE IT RESOLVED; that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment and authorizes the Treasurer to adjust \$52,000, in the following manner,

INCREASE	A.3990 STATE AID	\$52,000
INCREASE	A.3410.202 PERSONAL	\$52,000
	PROTECTIVE EQUIPMENT	

The Fire Department was awarded a CREST grant from Senator Skoufis towards the cost of personal protective equipment. The grant will reimburse the expense.

Prepared by:

Robert Brady, Chief FD

Attachments:

1.	TransferRequest_SkoufisGrant
2.	Gear053025Estimate_40119777

81 East Main Street
Middletown, NY 10940
www.MiddletownFireDept.com



Phone: 845-344-5003
Fax: 845-344-5031
Facebook.com/MiddletownFireDepartment

Robert Brady
Chief Engineer
City of Middletown Fire Department
81 East Main Street
Middletown, NY 10940

June 10, 2025

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

The Fire Department respectfully requests the Board of Estimate recommend and the Common Council approve a resolution to transfer the following monies reflecting a CREST grant awarded from Senator Skoufis to the 2025 Fire Department Operating Budget:

INCREASE	A.3990 STATE AID	\$52,000
INCREASE	A.3410.202 PERSONAL PROTECTIVE EQUIPMENT	\$52,000

Sincerely,

Robert Brady
Chief Engineer
City of Middletown Fire Department
E: MFDChiefBrady@MiddletownNY.gov
C: (845) 742-1228

Robert Brady, Fire Chief
Randy MacLean, 1st Asst. Chief • Nick Elia, 2nd Asst. Chief • Drew Manis, 3rd Asst. Chief
Andrew Green, Secretary, William R. Kelder, Treasurer
Monhagen Eagle Excelsior McQuoid Phoenix Ontario Waalkill IAFF Local 1027



(877) 637-3473

Quote

Quote # QT1943972
Date 05/30/2025
Expires 06/14/2025
Sales Rep Morstatt, Joseph T
Shipping Method FedEx Ground
Customer MIDDLETOWN FIRE DEPT (NY)
Customer # C35399

Bill To

TREASURER
MIDDLETOWN FIRE DEPT
81 E MAIN ST
MIDDLETOWN NY 10940

Ship To

ASST. CHIEF NICK ELIA
MIDDLETOWN FIRE DEPT
81 E MAIN ST
MIDDLETOWN NY 10940-5155
United States

Item	Alt. Item #	Units	Description	QTY	Unit Price	Amount
HFRP Tail Coat	NYMIDD00109		NYMIDD00109 HFRP Tail Coat LTO 62QG Tails Gold - As Per Middletown FD REVISED Spec	11	\$2,310.80	\$25,418.80
HFRP Tail Pant	NYMIDD00107		NYMIDD00107 HFRP Tail Pant LTO 62QG Tails Gold - As Per Middletown FD REVISED Spec.	11	\$1,780.25	\$19,582.75
BT5555-10-Wide			Honeywell PRO Nighthawk 5555 *NEEDS QUICK QUOTE*	10	\$493.70	\$4,937.00
699-9451-10- Medium			BOOT RUBBER 16 inch NFPA KEVLAR/NOMEX	11	\$187.00	\$2,057.00

Subtotal \$51,995.55
Shipping Cost \$0.00
Tax Total \$0.00
Total \$51,995.55

This Quotation is subject to any applicable sales tax and shipping and handling charges that may apply. Tax and shipping charges are considered estimated and will be recalculated at the time of shipment to ensure they take into account the most current information.

All returns must be processed within 30 days of receipt and require a return authorization number and are subject to a restocking fee.

Custom orders are not returnable. Effective tax rate will be applicable at the time of invoice.



QT1943972



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Masi
Seconded by: None
Date of Adoption: June 17, 2025
Index No: 172-25

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

Authorization to approve the 2025-2026 SRO Contract agreement

BE IT RESOLVED; that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment and authorizes the School Resource Officer agreement for 2025-2026

BE IT RESOLVED; that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment authorizes the Mayor to sign the agreement.

Prepared by:
John Ewanciw, Chief of Police

Attachments:

1.	SRO Agreement 2025-2026
2.	SRO Estimate

AGREEMENT

This agreement (the “Agreement”), made and dated the _____ day of _____, 2025, is between the City of Middletown, a municipal corporation in Orange County, with offices at 16 James Street, Middletown, New York 10940, hereinafter referred to as the CITY, and the Enlarged City School District of Middletown, a municipal corporation in Orange County, with offices at 223 Wisner Avenue, Middletown, New York 10940, hereinafter referred to as the DISTRICT.

WHEREAS, the CITY and the DISTRICT have agreed to cooperate for the purpose of the facilitation and the carrying out of the School Resource Officer program; and

WHEREAS, this Agreement is made pursuant to General Municipal Law, Article 5-G; and

WHEREAS, it is in the best interest of the DISTRICT to obtain the services of uniformed police officers of the CITY to serve as “School Resource Officers” (SROs), in the DISTRICT’s Middletown High School, Twin Towers, Presidential Park and Truman Moon schools during the school year period, including summer school (hereinafter “Services”);

NOW, THEREFORE, in consideration of the mutual covenants, promises, representations and conditions contained herein, the Parties hereto agree as follows:

1. The CITY hereby agrees to provide five (5) SROs to the DISTRICT for its use from July 1, 2025 to June 30, 2026. The SROs shall be assigned to the Middletown High School(2-SROs), Twin Towers Middle School, Presidential Park School and Truman Moon School and shall perform such duties, on a daily basis during the 2025-2026 school year, as requested, trained for and mutually agreed upon between the parties. The CITY further agrees to provide a marked police car at each school during the time an SRO is assigned to that school.
2. The DISTRICT and the CITY share the following goals and objectives regarding assignment of SROs to the DISTRICT’s schools:
 - The SROs will provide a police presence in the DISTRICT in order to promote an atmosphere of enhanced school safety for faculty, staff, students and parents in the District;
 - The SROs also will serve as a resource to students, teachers, school administrators and parents, so as to:
 - Increase student awareness about crime prevention, internet safety, conflict resolution, violence prevention, restorative justice and peer mediation;

- Increase school faculty and staff awareness about policies and procedures for preventing/responding to incidents of violence and other threats to school safety;
- Build rapport with the student body and school community and thereby increase community confidence in the CITY Police Department;
- The SROs will be available to work cooperatively with teachers to provide education in criminal justice and other related topics, as requested and appropriate, to increase students' knowledge of and respect for the law and the function of law enforcement agencies;
- The SROs will conduct criminal investigations with the goals of promoting safety for the school community, establishing a deterrent to delinquent student behavior, and promoting and ensuring the safety of the students, faculty and administration of the DISTRICT;
- The SROs will proactively address problems and pressures as they relate to students before such problems manifest into socially and legally unacceptable behavior. These problems may involve the use of alcohol, drugs, and tobacco. They may also involve peer pressure, gang activity, and sexual activity.
- The SRO will refrain from acting as a school disciplinarian. SROs will not be responsible for the enforcement of disciplinary infractions of the Code of Conduct that are determined not to constitute violations of the law.

3. The DISTRICT shall:

- Remit payment to the CITY for the Services of the five (5) SROs assigned to the schools described in Paragraph "1" at the rate of \$97.69 per hour per each SRO, with the understanding that each SRO shall be paid for an 8-hour day during the school year, and on an as-needed hourly basis during summer school. The CITY shall submit an invoice to the DISTRICT on a monthly basis. Such invoice shall include the actual days or parts of days worked, and any other information necessary to effect payment. The DISTRICT shall forward payment of any undisputed amount within thirty (30) days of the receipt of the invoice. In the event any SRO is unable to perform the required duties at the subject schools, the amount remitted to the CITY shall be pro-rated for the actual days worked.
- Ensure that school personnel, school board members, students, and parents are informed of the duties and presence of the SROs on campus

- Administratively address student violations of the Code of Conduct that are not believed to be crimes and to refrain from engaging the SROs to investigate or resolve noncriminal offenses.
- 4. Any SRO assigned to the DISTRICT shall remain, at all times, an employee of the CITY's Police Department, under the care, control and supervision of the CITY's Chief of Police.
- 5. The DISTRICT warrants and represents that this Agreement is exclusively by and between the DISTRICT and the CITY. The officers, employees, or agents of the CITY shall not be employees of the DISTRICT for any purpose, including but not limited to, the application of the Fair Labor Standards Act, provisions related to minimum wage and overtime payments, the Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue code, the New York State Unemployment Insurance Law. The DISTRICT shall not be liable for obligations, if any, incurred by the CITY for unpaid wages or overtime premiums.
- 6. The DISTRICT acknowledges that the CITY's Chief of Police shall retain the right to utilize and direct the Services of the SROs to perform other police duties for the CITY, at any time deemed necessary and for whatever purpose, in the sole discretion of the CITY's Chief of Police. Any such utilization of an SRO shall occur immediately upon notice, either verbal or in writing, to the DISTRICT, from the Office of the CITY's Chief of Police, and the DISTRICT shall not be responsible for the payment of the SRO's hourly wage for any such time when, at the direction of the CITY's Chief of Police, the SRO is performing duties other than that of an SRO. An SRO's duties include any training associated with the position.
- 7. In the event an SRO is absent from work, the SRO shall notify his or her supervisor at the CITY and the principal of the school to which the SRO is assigned on that particular day. To the extent possible, the CITY shall provide an interim replacement
- 8. The CITY warrants and represents that its SROs shall submit fingerprints, unless already on file with and available for use by the New York State Division of Criminal Justice Services (DCJS), and be criminally cleared by the New York State Education Department (NYSED) to have direct, in-person, face-to-face communication and interaction with the DISTRICT's students, in accordance with applicable law (namely NY Education Law §2503(18), §3035, and 8 NYCRR §87.2(k)(1)[ii]). Fingerprinting costs (if any) and criminal clearance costs shall be paid or reimbursed to the CITY by the DISTRICT.
- 9. The CITY shall indemnify and hold harmless the DISTRICT against any liability, loss or expense which may result from any act or omission of the CITY or any of the City's officers, employees or agents for which the DISTRICT might otherwise be liable or sustain loss or expense, in connection with the CITY's performance or

- non-performance under this Agreement, unless due to the actions or omissions of the DISTRICT or any of the DISTRICT's officers, employees or agents. The DISTRICT indemnifies and hold harmless the CITY against any liability, loss or expense which may result from any act or omission of the DISTRICT or any of the DISTRICT's officers, employees or agents in connection with the DISTRICT's performance or non-performance under this Agreement, unless due to actions or omissions of the CITY or any of the CITY's officers, employees or agents.
10. The CITY shall: (a) purchase and maintain comprehensive general liability, professional liability, and other such insurance in an amount not less than \$1,000,000 per occurrence and \$2,000,000 aggregate, as is appropriate, for the Services being performed and furnished hereunder; (b) maintain errors and omissions insurance with minimum policy limits of \$1, 000,000 per occurrence and \$2,000,000 aggregate during the term of this Agreement; and (c) provide protection from and against claims for damages due to bodily injury, sickness, death, and property damage, including the loss of use resulting therefrom, which arise from the Services being performed and furnished hereunder. The CITY shall, prior to performing Services hereunder, deliver to the DISTRICT, a certificate of insurance that evidences that such insurance naming the DISTRICT as the insured party is in full force and effect, and shall maintain such insurance throughout the term of this Agreement.
 11. The CITY shall not discriminate against any DISTRICT students, or agents, officers, or employees on the basis of age, gender, color, creed, disability, national origin, sexual orientation, or any other class protected by law.
 12. The CITY shall maintain strict confidentiality of all student records and information received by or from the DISTRICT, if any, in accordance with all applicable state and federal laws, including but not limited to the federal Family Educational Rights and Privacy Act (FERPA – 20 USC §1232g; 34 CFR Part 99) and Section 2-d of the New York Education Law; provided however, that if such records are necessary to perform the duties required of a police officer, the District shall cooperate fully with any subpoena, court order or other lawful process required to authorize disclosure of the records. To the extent an addendum to this Agreement is necessary to comply with future regulations governing Section 2-d of the New York Education Law, the Parties agree to execute such addendum.
 13. Either party may cancel this Agreement, without cause, upon not less than thirty (30) days prior written notice delivered to the other party via certified mail, return receipt requested and at the addresses set forth in the first paragraph of the Agreement. The DISTRICT will pay the CITY within ninety (90) days of the date of termination for undisputed Services performed up to the time of termination. In the event of termination, the Agreement will continue to govern the parties' rights and obligations with respect to Services performed prior to termination.

14. This Agreement is the entire understanding and agreement between the parties with respect to the subject matter covered, and all prior agreements, understandings, covenants, promises, warranties and representations, oral or written, expressed or implied, not incorporated into this Agreement are superseded. This Agreement may not be amended or supplemented in any way, except in writing, dated, and signed by authorized representatives of both parties.
15. The CITY shall not assign, transfer, convey, or otherwise dispose of this Agreement or any of its contents, or its right title, or interest therein, or of its power to execute such contract to any other person, corporation, agency, or other entity.
16. Notices required under this Agreement shall be sufficient if contained in writing and delivered by hand or sent by express or overnight mail or by registered or certified mail, return receipt requested mail, postage prepaid addressed to the parties as follows:

City of Middletown
16 James Street
Middletown, New York 10940

District Clerk
Enlarged City School District of Middletown
223 Wisner Avenue
Middletown, NY 10940

All notices of communication should be deemed given when received by the intended recipient.

17. If, for any reason, any provision of this Agreement is held unenforceable by a court of competent jurisdiction, all other provisions of this Agreement will remain in full force and effect, and the unenforceable provision shall be replaced by a mutually acceptable and enforceable provision in accordance with the parties' original intent.
18. Claims, disputes, or other matters in question between the parties to this Agreement, arising out of or relating to the Agreement or breach thereof, shall be subject to and decided in accordance with the laws of the State of New York, and any such claims or causes arising out of or in connection with the Agreement shall be commenced in Supreme Court of the State of New York in Orange County.
19. This Agreement is subject to the approval of the DISTRICT's Board of Education and the Middletown Common Council.
20. This Agreement shall be in force in effect for the period of July 1, 2025 through June 30, 2026, unless terminated sooner in accordance with paragraph 13 of the Agreement or renewed upon written consent of both parties.

WHEREFORE, the CITY and the DISTRICT hereby execute the Agreement as follows:

CITY OF MIDDLETOWN

By: _____

Title: Mayor

Date: _____

ENLARGED CITY SCHOOL DISTRICT OF MIDDLETOWN

By: _____

Title: President, Board of Education

Date: _____

SRO Cost Calculation - 2025-2026

	Amount <u>Due</u>
Base Annual Salary PO with over 7 years with Longevity	105,375.00
Fica/Medicare @ 7.65%	8,538.27
Retirement - Based on Tier 5 - 30%	31,612.50
Health Insurance - Family	43,637.49
Dental/Vision	2,336.40
Uniform Allowance	1,300.00
Cleaning Allowance	2,600.00
Welfare Fund	0.00
Worker's Compensation - 4.6%	4,847.25
Vacation/Sick/Holiday Time Off - 40 days per year = 2%	2,107.50
Disability @ .79/\$100.00	832.46

Total Annual Cost	<u>\$203,186.87</u>
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Hourly Rate	<u>97.69</u>
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CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Johnson
Seconded by: None
Date of Adoption: June 17, 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	9			

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Local Law # 2 of 2025: A LOCAL LAW ADOPTING THE GOOD CAUSE EVICTION PROVISIONS OF ARTICLE 6-A OF THE NEW YORK REAL PROPERTY LAW IN THE CITY OF MIDDLETOWN

BE IT ENACTED BY THE COMMON COUNCIL OF THE CITY OF MIDDLETOWN AS FOLLOWS:

Section 1. Purpose of this Enactment. The purpose of this enactment is adopt the provisions of Article 6-a of the New York Real Property Law in the City of Middletown

Section 2. Pursuant to Section 213(1) of the Real Property Law, the City of Middletown hereby adopts all of the applicable good cause eviction provisions of Article 6-A of the Real Property Law in the City of Middletown.

Section 3. Pursuant to Section 213 (2)(b) of the Real Property Law, this Local Law shall define

for the City of Middletown that a “small landlord” is a landlord with no more than one unit anywhere in the State of New York. Such “small landlord” shall be exempt from the provisions of this Local Law.

Section 4. Severability.

If the provisions of any article, section, subsection, paragraph, subdivision or clause of this Local Law shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or clause of this Local Law.

Section 5. Effective Date.

This Local Law shall be effective upon filing with the office of the Secretary of State.

Section 6. Automatic Sunset.

This Local Law shall automatically expire and be deemed repealed on June 15, 2034.

Prepared by:

Attachments:

1.	Local Law 2 - 2025 - Good Cause Eviction
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LOCAL LAW #2 OF 2025

A LOCAL LAW ADOPTING THE GOOD CAUSE EVICTION PROVISIONS OF ARTICLE 6-A OF THE NEW YORK REAL PROPERTY LAW IN THE CITY OF MIDDLETOWN

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If the provisions of any article, section, subsection, paragraph, subdivision or clause of this Local Law shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or clause of this Local Law.

Section 5. Effective Date.

This Local Law shall be effective upon filing with the office of the Secretary of State.

Section 6. Automatic Sunset.

This Local Law shall automatically expire and be deemed repealed on June 15, 2034.



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

THE FOLLOWING WAS PRESENTED

By: Alderman Masi
Seconded by: None
Date of Adoption: June 17, 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