



**CITY OF MIDDLETOWN
COMMON COUNCIL MEETING AGENDA
JULY 15, 2025**

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. APPROVAL OF MINUTES
 - 3.1. Nothing this evening.
4. CORRESPONDENCE, COMMUNICATION AND REPORTS
5. FOR THE GOOD OF THE CITY
6. REMARKS OF THE MAYOR
7. REMARKS OF THE DEPARTMENT HEADS
8. PUBLIC HEARINGS AND GRIEVANCES
9. PETITIONS AND COMPLAINTS
10. REMARKS OF THE ALDERMAN AND REPORTS OF THE COMMITTEES
11. UNFINISHED BUSINESS
12. NEW BUSINESS
 - 189- Resolution Authorizing a 3-year Renewal Contract with Quality Elevator Inspection
25 Inc.
 - 190- Resolution to Approve the Community Development 2025-2029 Consolidated Plan
25 & 2025 Action Plan (CDBG)
 - 191-
25 Resolution to Accept \$10,000 in JAG Funding for Surveillance Camera
Replacement
 - 192- Resolution to Authorize a \$19,509.45 Budget Transfer for Police Department

25 Equipment and Software Purchases

193- Resolution to Accept \$100,000 in Grant Funding From the NYS Department of
25 Criminal Justice Services Under the G.I.V.E. 2025–2026 Program

194- Resolution to Approve Proposal From CDM Smith for Sites Riparian Buffer
25 Restoration Design, Phase I Under WQIP Grant Rounds 14 and 15

195- Resolution Authorizing the 9/11 Ceremony Walk and Event Hosted by the Town of
25 Wallkill Vietnam Veterans Memorial Wall Committee

196- Resolution Authorizing the Sale Of 32 Prospect Street (SBL 25-4-5) To Tania
25 Castillo With Deed Restrictions

197- Authorization to approve the attached Release of Claim for 14 Rdean Place
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, NEW YORK
COMMON COUNCIL
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: July 15, 2025
Index No: 189-25

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 3-year Renewal Contract with Quality Elevator Inspection Inc.

BE IT RESOLVED; that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and authorizes a 3-year Renewal Contract with Quality Elevator Inspection Inc.

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.

The annual inspection has changed from \$400 to \$425 yearly.

Prepared by:

Attachments:

1.	BOE
2.	MEMO- BOE Quality Elevator Inspection Inc-CONTRACT RENEWAL



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

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: July 15, 2025
Index No: 190-25

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Richard P. McCormack
Clerk to the Common Council

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Ald. Tobin				
Ald. Jean-Francois				
Ald. Johnson				
Ald. Wray				
Ald. Kleiner				
Ald. Green				
Ald. Witt				
Ald. Masi				
Pres. Rodrigues				
Total				

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution to Approve the Community Development 2025-2029 Consolidated Plan & 2025 Action Plan (CDBG)

BE IT RESOLVED; that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and approves the 2025-2029 Community Development Consolidated Plan & 2025 Action Plan (CDBG)

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:
Maria Bruni, Director of Economic and Community Development

Attachments:

1.	BOE CDBG Con Plan 2025-2029 Action Plan
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CITY OF MIDDLETOWN
Office of Economic & Community Development

July 7, 2025

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

RE: Community Development 2025-2029 Consolidated Plan & 2025 Action Plan (CDBG)

Dear Members,

I am requesting authorization for the Mayor to sign all necessary documents and certifications regarding the CDGB Consolidated Plan for 2025-2029 & 2025 Action Plan. I am also requesting authorization for the submission of the 2025-2029 Comprehensive Plan & 2025 Action Plan along with the acceptance of the 2025 allocation in the amount of \$426,960.00. The submission will be made to Housing and Urban Development.

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: None
Seconded by: None
Date of Adoption: July 15, 2025
Index No: 191-25

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

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

Richard P. McCormack
Clerk to the Common Council

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution to Accept \$10,000 in JAG Funding for Surveillance Camera Replacement

WHEREAS, the City of Middletown Police Department utilizes a network of surveillance cameras as a critical tool to monitor criminal activity and identify offenders; and

WHEREAS, one of the surveillance cameras in this system has gone offline and is deemed irreparable; and

WHEREAS, the City of Middletown Police Department has been awarded \$10,000 in funding to replace the non-functioning surveillance camera;

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment and hereby authorizes the acceptance of \$10,000 in funding for the replacement of the surveillance camera and approves the amendment of the JAG Grant budget line A.3133.200 to include said funding to cover the associated expenses.

Prepared by:
John Ewanciw, Chief of Police

Attachments:

1.	2025 JAG GRANT
2.	image55104

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

July 7, 2025

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

RE: T633258
DCJS Edward Byrne Memorial Justice Assistance Grant (JAG) Grant Program
Application

Dear Mayor DeStefano and Members,

The City of Middletown Police Department has been awarded \$10,000 to replace a surveillance camera that is part of a system used to monitor criminal activity and identify offenders. The current camera has gone offline and is not repairable.

Upon approval to accept this funding, I am asking that the funding be added to our JAG Grant budget line for expenses. A.3133.200

Thank you.

Very truly yours,

John Ewanciw
Chief of Police

JE:ccd



Division of Criminal Justice Services

KATHY HOCHUL
Governor

ROSSANA ROSADO
Commissioner

CILLIAN FLAVIN
Deputy Commissioner

Grant Award Notice

Grantee/Contractor: City of Middletown / Middletown City Police Department	Date: 7/3/2025
Program Name: Byrne JAG – Senate Programming	Award Amount: \$10,000 ¹
Signatory Name and Title: John Ewanciw	Term Dates: TBD
Email: jewanciw@middletownpolice.com	Contract Number: T633258
Program Description: To replace a surveillance camera that is part of a system used to monitor criminal activity and identify offenders. The current camera has gone offline and is not repairable.	
The following additional information is provided as required when grants are supported with federal funding:	
<u>Federal Award Identification Information</u>	
Award Name: New York State FY 2023 Edward Byrne Memorial Justice Assistance Grant (JAG) Program Application	
Federal Award Number: 15PBJA-23-GG-03013-JAGX	
Name of the Federal Award Agency: Bureau of Justice Assistance (BJA)	
Federal Award Lapse Date: 9/30/2026	
Total Amount of Federal Award: \$10,015,972	
Federal Fiscal Year of Funds: FFY 23	
Catalog of Federal Domestic Assistance (CFDA) Title and Number: 16.738 Edward Byrne Memorial Justice Assistance Grant Program	
Grant Questions	
Primary Contact Katie Wagner, Public Safety Grants Representative NYS Division of Criminal Justice Services Office of Program Development and Funding Phone: 518.487.2683 Email: kathryn.wagner@dcjs.ny.gov	Secondary Contact Meagan Armstrong, Public Safety Grants Representative NYS Division of Criminal Justice Services Office of Program Development and Funding Phone: 518.485.5569 Email: meagan.armstrong@dcjs.ny.gov

¹ This funding is provided by the Division of Criminal Justice Services (DCJS) with federal funds through the Bureau of Justice Assistance. Grantees receiving these funds will be subject to federal rules, regulations, and reporting requirements.

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.



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: July 15, 2025
Index No: 192-25

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

Richard P. McCormack
Clerk to the Common Council

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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution to Authorize a \$19,509.45 Budget Transfer for Police Department Equipment and Software Purchases

BE IT RESOLVED; that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and authorizes the Treasurer to transfer \$19,509.45, in the following manner,

FROM	TO	AMOUNT
A.3120.100-Personal Services	A.3133.200-JAG grant-Equipment	\$2,527.95

For the balance of the camera cost for a new camera on North Street. This camera will be completely funded from the JAG grant, and this transfer of funds is for a total of \$12,527.95.

FROM	TO	AMOUNT
A.3120.100-Personal Services	A.3120.400-Contractual	\$12,532.50

For the purchase of Urban SDK Traffic software

FROM	TO	AMOUNT
A.3120.100-Personal Services	A.3120.200-Equipment	\$4,449.00

For the purchase of stop sticks

Prepared by:
John Ewanciw, Chief of Police

Attachments:

1.	07092025
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JOHN EWANCIW
CHIEF OF POLICE



TELEPHONE
845-343-3151
FAX NUMBER
845-346-4140

CITY OF MIDDLETOWN POLICE DEPARTMENT

2 JAMES STREET
MIDDLETOWN, NEW YORK 10940
ESTABLISHED 1888

July 9, 2025

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

Dear Mayor DeStefano and Members of the Board of Estimate,

I am requesting that the City of Middletown Common Council approve the following transfers requests within our 2025 budget lines to cover the following costs:

From	Amount	To
A.3120.100 Personal Services For the balance of the camera cost for a new camera on North Street. This camera will be completely funded from the JAG grant and this transfer of funds for a total of \$12,527.95.	\$2,527.95	A.3133.200 JAG grant- Equipment
A.3120.100 Personal Services For the purchase of Urban SDK Traffic software	\$12,532.50	A.3120.400 Contractual
A.3120.100 Personal Services For the purchase of stop sticks	\$4,449.00	A.3120.200 Equipment

Very truly yours,

John Ewanciw
Chief of Police

JE:ccd



Division of Criminal Justice Services

KATHY HOCHUL
Governor

ROSSANA ROSADO
Commissioner

CILLIAN FLAVIN
Deputy Commissioner

Grant Award Notice

Grantee/Contractor: Middletown City Police Department	Date: July 9, 2025
Program Name: Project GIVE (2025-26)	Award Amount: \$100,000. ¹
Signatory Name and Title: John Ewanciw Chief of Police	Term Dates: 7/1/25 – 6/30/26
Email: jewanciw@middletownpolice.com	Contract Number: C485267
Program Description: 2025-26 DCJS Gun Involved Violence Elimination (GIVE) Initiative	
New York State Division of Criminal Justice Services (DCJS) Commissioner Rossana Rosado is pleased to provide funding to your county and agency to support the Gun Involved Violence Elimination (GIVE) initiative. The GIVE initiative is a critical component of the State's violence prevention and reduction strategy. Thank you for your partnership to help keep New Yorkers safe. Please find attached the approved budget for the funded agencies within your county. If you have any programmatic questions, please contact the DCJS Office of Public Safety (OPS) at LESAU@dcjs.ny.gov	
Grant Questions	
PRIMARY CONTACT Rob 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 Scott Lindgren Public Safety Grants Representative 2 NYS Division of Criminal Justice Services Office of Program Development and Funding Phone: 518 457-7780 Email: Scott.lindgren@dcjs.ny.gov

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

^[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.

Receive A.3332
Expense
OT

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

July 9, 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 has been approved for a grant in the amount of \$100,000 from the New York State Department of Criminal Justice Services under the G.I.V.E 2025-2026 (Gun Involved Violence Elimination) grant for the period of July 1, 2025 through June 30, 2026.

I am requesting that the City of Middletown authorize acceptance of this grant to the GIVE grant revenue line A.3332. Expenses for this grant will be expensed G.I.V.E grant budget line A.3138.103.

This project would be paid in full through the New York State GIVE grant administered by the New York State Department of Criminal Justice Services. This funding will be used for Gun Involved Violence Elimination initiatives. If you have any questions, please contact me.

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: None
Seconded by: None
Date of Adoption: July 15, 2025
Index No: 194-25

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

Richard P. McCormack
Clerk to the Common Council

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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Resolution to Approve Proposal From CDM Smith for Sites Riparian Buffer Restoration Design, Phase I Under WQIP Grant Rounds 14 and 15

WHEREAS, the City of Middletown has received funding under the New York State Department of Environmental Conservation's Water Quality Improvement Project (WQIP) Grant Program, Rounds 14 and 15, for the purpose of watershed protection and land restoration; and

WHEREAS, CDM Smith has submitted a proposal dated June 25, 2025, for Phase I of the Sites Riparian Buffer Restoration Design, which includes assessments necessary to develop plans for the establishment of riparian buffers and land improvements for five properties acquired under Round 14 and one property pending acquisition under Round 15 of the WQIP grants; and

WHEREAS, the Phase I proposal is structured to be allocated between the Round 14 and Round 15 WQIP grants, as accepted by prior resolutions of the Common Council requiring a 25% City

match; and

WHEREAS, no additional funding is being requested at this time, as the proposed work is covered under the existing WQIP grants;

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and hereby approves the Phase I proposal from CDM Smith dated June 25, 2025, for the Sites Riparian Buffer Restoration Design, as described above.

Prepared by:
Jacob Tawil

Attachments:

1.	Restoration Design Proposal Phase I 6-25-25
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June 25, 2025

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

Subject: City of Middletown Department of Public Works
Round 14 and Round 15 Sites Riparian Buffer Restoration Design Proposal Phase I

Dear Mr. Tawil:

As requested, CDM Smith is pleased to provide this Phase I design proposal to provide engineering services associated with the potential restoration of the following sites in the Water Quality Improvement Project (WQIP) Grant Rounds 14 and 15.

Grant Round 14 Sites (Property Site, Block, Lot #)

- 16-1-32.22 (previous owner – USA Construction)
- 16-1-74 (previous owner – Banca (Horse facility))
- 16-1-37.2 (previous owner – Johanns)
- 16-1-36.211 (previous owner – Kroglund)
- 16-1-71.1 & 16-1-35 (previous owner – Tijeras)

Grant Round 15 Sites

- 19-1-7.223 & 3-1-58 (Pending Purchase – owner Hosking)

Project Overview:

As part of a wider effort to protect municipal drinking water, the City of Middletown (the City) purchased the seven properties along the Shawangunk Kill and Kinch Pond as listed above, including the former Mount Hope Training Center located at 335 Guymard Turnpike. This investment, made possible with funding from the New York State Department of Environmental Conservation (NYSDEC) WQIP grants, protects the land adjacent to these important water resources and provides the City with an opportunity to restore the landscape to promote infiltration, capture sediments, and provide essential habitat. Management of these properties will reduce the potential of pollutants entering the drinking water supply by restoring and enhancing the naturalized riparian buffer. The proposed project will include an investigation of the sites to determine where restoration is required and then develop a design for the sites determined to require restoration of the existing riparian buffer along the Shawangunk Kill stream and Kinch Pond. The designated buffer zone includes all land on city-owned property within 300 feet of the ordinary high-water mark along approximately 9,300 linear feet of Shawangunk Kill and all land on



city-owned property within 300 feet of the ordinary high-water mark around approximately 1,200 linear feet of the perimeter of Kinch Pond. This project does not include work beyond the limits of the 100-foot and 300-foot riparian buffers (respectively), or the coordination of facility and structural demolition, with the exception of an access road to the riparian buffer within the former Mount Hope Training Center property.

Improving the riparian buffer at the former Mount Hope Training Center specifically, is expected to include removing former manure storage areas and old septic facilities while expanding (not fundable under the grant) and enhancing the woodland north of the Shawangunk Kill and Kinch Pond. Based on CDM Smith's understanding of the site, design work will be limited to upland revegetation, invasive species removal (as required), top of bank stabilization (as required), intensive native plantings in the portion of the existing buffer that is currently occupied by manure storage facilities, transportation routes, equestrian facilities (barns, housing, fencing, tracks, and paddocks) and open lawn within the parcel boundaries. The buffer restoration design will also include a private access pathway to provide the City with a safe travel route to assess the condition and perform periodic inspections and monitoring of the Shawangunk Kill.

The Design work associated with this project will be conducted in two phases: A Site Investigation phase, (including initial reconnaissance and data collection), and a Detailed Design phase (preparation of detailed plans and specifications). The scope of work included in this document is for the Site Investigation phase.

Following is a proposed scope of work for the Site Investigation phase of the proposed project.

Assumptions:

- Based on aerial photography it appears most of the riparian buffer being investigated is comprised of large swaths of mature forest that will not warrant significant, if any, human intervention. This scope of work was subsequently prepared under the assumption that approximately 3 site-specific restoration projects will be identified.
- Topographic surveys of project-specific areas will be needed to develop detailed designs. This scope assumes such work will be coordinated and completed during the Detailed Design phase of the project. Survey work included in this scope will be limited to flagging as it pertains to assisting site visit work.
- The scope of work does not account for potential hydraulic modeling associated with streambank stabilization measures, if needed. If necessary, such work would be coordinated and completed during the Detailed Design phase of the project.

Task 1 - Project Management:

Task 1.1 Project Management:

CDM Smith's project manager, Laura Zima, will provide project oversight to manage the completion of the project scope within the project schedule and budget as described below. Project administration will be performed in accordance with the contract requirements, including payment, correspondence, and subcontractor management.



Project management will include the following administrative tasks:

- Kick-off meeting: Confirm schedule, scope and budget of Site Investigation phase.
- Project start-up
- Invoicing/budget tracking
- Resource allocation/scheduling
- Quality management
- Project close-out

Invoicing will be prepared in accordance with our master services agreement per grant (14 and 15) and submitted monthly.

Task 1.2 Project Meetings:

Project meetings for this contract will consist of the following.

- Kick-off meeting: Confirm schedule, scope and budget of Site Investigation phase.
- Initial Site Visit Pre-Brief: Confirm objectives, locations and procedures for Site Visit #1 (initial reconnaissance).
- Site Visit #1 Debriefing: Discuss findings from first site visit (problems, site-specific restoration projects) and confirm details to be included in the draft Site Investigation Report.
- Draft Report Review: Discuss comments, concerns, revisions to Site Investigation Report.
- Site Visit #2 Pre-Brief: Confirm objectives, locations and procedures for Site Visit #2 (project-specific data collection).
- Site Visit #2 Debriefing: Discuss findings from second site visit and confirm necessary revisions to be included in the final report.
- Conclude Site Investigation: Finalize Site Investigation Report and discuss next steps for proceeding to Detailed Design phase.

Task 2 - Initial Data Collection:

To fully develop a detailed design of riparian buffer restoration, data collection will be conducted primarily via two separate site visits. The first site visit will focus on identifying general site conditions (vegetation communities, stream bank stability, topographic features, etc.), major problem areas, and site-specific project areas, while the second site visit will focus on collecting additional, more detailed data on those site-specific project areas. Included in Task 2 are those data collection activities to be completed via initial site visit (Site Visit #1) and accompanying draft Site Investigation Report.

Task 2.1 Survey

To conduct the fieldwork outlined in this scope, a review will be conducted of the existing surveys previously completed by the City of each of the sites, to determine if additional survey work is required. Based on our review to date, the following survey work was completed:



- Property corners located and flagged on all properties being investigated.

CDM Smith will engage Engineering and Surveying Properties, P.C., who completed the original surveys for the City, to clarify any questions/concerns with the existing survey information.

Task 2.2 Site Visit #1

Two (2) qualified CDM Smith personnel will complete the following in-situ data collection tasks during a single, five-day site visit.

- Assess the general stability and performance of the streambank along the entire reach of the Shawangunk Kill and Kinch Pond within the project limits, photographing and noting the location/details of any specific observances of potential problems (invasive species, instability, fallen trees, debris, etc).
- Conduct general assessment of vegetation community (type, percent cover, invasives, prominent species) at each of the previously flagged property corners as well as the approximate midpoints of each property's waterward edge.
- Take upstream, downstream, cross-stream and landward-facing photographs at each of the previously flagged property corners and approximate midpoints of each property's waterward edge.
- Conduct general assessment of vegetation community (type, percent cover, invasives, prominent species) approximately 50 feet landward of each of the previously flagged property corners and approximate midpoints of each property's waterward edge.
- Take north, south, east, west photographs, approximately 50 feet landward of each of the previously flagged property corners and approximate midpoints of each property's waterward edge.
- Photograph and note the location/details of any general observations along the stream bank and/or landward buffer that have an explicit capacity to impair water quality within Shawangunk Kill and/or Kinch Pond.

Task 2.3 Draft Site Investigation Report

Upon completion of the in-situ data collection, the data collected will need to be compiled into record documents, tables, graphics, etc. that can be both readily applied towards the development of detailed project designs and readily disseminated to the City and the NYSDEC as required. A draft Site Investigation Report will summarize raw data and key findings, which will identify site-specific project areas and serve as a basis for designing future site improvements. This task will include the following activities:

- Upload and organize raw data to a shared server
- Create photo log synced to a GIS-based file geodatabase
- Draft a report which includes the following
 - Overall description of the project site, and key findings at site-specific scale
 - Summary of key findings for each parcel



- Initial outline of problems, opportunities as they relate to potential design interventions across the site, and any subsequent design recommendations
- Identify site-specific restoration project areas for which detailed designs will be developed. It is assumed no more than 3 of the sites will require restoration.
- Outline a list of additional information that will eventually be needed to advance site-specific projects into detailed designs.

Task 3 – Project-Specific Data Collection:

Project-specific data collection aims to collect additional information on project areas identified following Site Visit #1. Tasks associated with this additional data collection will focus exclusively on the three (3) project areas identified in the Site Investigation Report as needing restoration and/or enhancement, and will include the following:

Task 3.1 Survey

Survey of the project-specific areas will be conducted to assist CDM Smith personnel during Site Visit #2. That work will include the following:

- Locate and flag the 300-foot offsets from the ordinary high-water mark of the Shawangunk Kill and Kinch Pond, at 100-foot intervals, within the project-specific areas (Mount Hope Training Center (Property ID: 16-1-74) as one of the 3 properties) identified in the draft Site Investigation Report.

Task 3.2 Site Visit #2

After site-specific restoration project areas have been identified, a second site visit will be conducted to get additional information that will aid the design team in developing detailed project plans. This will include the following work, to be conducted by two (2) qualified CDM Smith personnel over a single, two-day site visit.

- Conduct detailed assessment of vegetation community (type, percent cover, invasives, prominent species) within the 100-foot buffer and 300-foot buffers of the Shawangunk Kill and Kinch Pond at each survey flag within the proposed project areas
- Take north, south, east, west photographs at each buffer zone survey flag within the proposed project areas.
- Take additional photographs and note the location/details of any specific observations along the stream bank and/or within the 100-foot and 300-foot buffer that can foreseeably aid in the development of detailed designs, within the proposed project areas.

Task 4 – Finalize Report and Conclude Site Investigation Phase:

Site Visit #2 will afford team members an opportunity to collect more detailed information within those focus areas, which will be incorporated into the draft report developed based on the first site



visit so that the report can be finalized. Finalizing the report will conclude the Site Investigation phase of the project and will include the following tasks:

- Incorporate findings/data from Site Visit #2 into draft report
- Outline any additional information needs for developing detailed designs but that are beyond the scope of the Site Investigation Phase. This could include but not be limited to, topographic survey, hydrology/hydraulic modeling data, geotechnical information, etc.
- Finalize report and submit to the City.
- Discuss steps forward for advancing project to Detailed Design phase.

Schedule

The field work will be completed within 8 weeks of authorization. The draft report will be submitted to Middletown 2 weeks after the field work is completed. The final report will be provided within 1 week of receiving comments from Middletown on the draft report.

Fee

- CDM Smith's proposed fee for this project is \$77,890 which includes \$16,320 for the surveyor. The cost is split between the two grants (Rounds 14 and 15) as follows:
 - Round 14 - \$64,908
 - Round 15 - \$12,982

The costs assume that 2 sites purchased under Grant 14 require restoration and 1 site under Grant 15 requires restoration. However, this could change based on the findings in the field.

We appreciate the opportunity to continue our professional relationship and should you have any question concerning this amendment, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "KF Kelly".

Keith F. Kelly, P.E.

Partner

Camp, Dresser, McKee & Smith

cc: L Zima, CDM Smith
G. Howard, CDM Smith



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: July 15, 2025
Index No: 195-25

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 9/11 Ceremony Walk and Event Hosted by the Town of Wallkill Vietnam Veterans Memorial Wall Committee

WHEREAS, the Town of Wallkill Vietnam Veterans Memorial Wall Committee has requested permission to hold a commemorative walk and ceremony in honor of the lives lost on September 11, 2001; and

WHEREAS, the event will take place on **Thursday, September 11, 2025**, and will include a ceremonial walk beginning at the **Elks Lodge located at 48 Prospect Avenue**, proceeding along **Highland Avenue to Route 17M and Highland Extension**, and concluding at the **Veterans Memorial Park**, adjacent to Maddy's Diner; and

WHEREAS, the Committee has requested temporary road closures along the route during the event, as well as permission for fire department trucks to be parked at the ceremony site with the

American Flag displayed in tribute; and

WHEREAS, the Common Council supports community-based efforts to honor and remember the victims of the September 11 attacks and recognizes the significance of this annual observance;

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Middletown, NY, hereby authorizes the **Town of Wallkill Vietnam Veterans Memorial Wall Committee** to conduct its **9/11 Remembrance Ceremony and walk** as described above, including the necessary temporary street closures and the participation of the Middletown Fire Department in displaying the American Flag.

****Line is at 5PM, Step off is at 6PM.**

Prepared by:
Rick McCormack, City Clerk

Attachments:

None



CITY OF MIDDLETOWN, NEW YORK COMMON COUNCIL RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: July 15, 2025
Index No: 196-25

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 Sale Of 32 Prospect Street (SBL 25-4-5) To Tania Castillo With Deed Restrictions

WHEREAS, the City of Middletown is the owner of certain real property located at 32 Prospect Street, identified on the tax map as Section 25, Block 4, Lot 5 (SBL 25-4-5); and

WHEREAS, the property has been deemed surplus and is not needed for municipal purposes; and

WHEREAS, the City offered the property for sale to adjoining property owners for the price of \$6,000, and Tania Castillo was the only adjoining owner to respond affirmatively; and

WHEREAS, the City desires to return the parcel to the tax rolls while ensuring that it shall not be used for the construction of any structure;

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Middletown hereby authorizes the sale of 32 Prospect Street (SBL 25-4-5) to **Tania Castillo** for the purchase price of \$6,000, with the purchaser responsible for all closing costs, including but not limited to attorney's fees, recording fees, and title insurance; and

BE IT FURTHER RESOLVED, that the property shall be conveyed in "as is" condition with no warranties expressed or implied, and that the deed of conveyance shall include a **permanent deed restriction prohibiting the construction of any residential unit on the parcel**; and

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized to execute a deed and any other documents necessary to effectuate the sale and impose said restriction.

Prepared by:

Attachments:

None



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

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: July 15, 2025
Index No: 197-25

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 attached Release of Claim for 14 Rdean Place

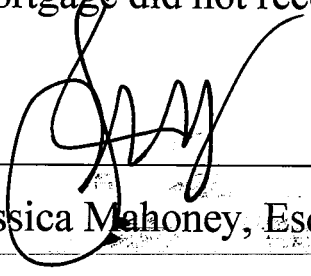
Requesting to approve the release of claim by returning the funds given to the City by Charles Trans during the bid process, totaling \$130,276.04 per recommendation from JM Mahoney Law PLLC

Prepared by:
Leonora Liz, Treasurer

Attachments:

1.	14 Rdean Pl
2.	DOC071525

Having been retained by the City of Middletown to review the documents associated with the tax lien sale of 14 RDean Place to Charles Tran Property LLC, I now recommend that the City Board of Estimate approve the Release that is being submitted to the Board. This should avoid any claims that the City is liable for the fact that the subject mortgage did not receive notice.



Jessica Mahoney, Esq.

RELEASE OF CLAIMS

Whereas, the City of Middletown conducted a sale/auction of unpaid and outstanding liens on December 21, 2019 on property located a 14 Rdean Place, Middletown, New York, identified on the City Tax Map as Section 9, Block 7, Lot7, and

Whereas, the successful bidder at said auction was Charles Tran, and

Whereas, Tran paid all of the unpaid taxes, assessments and/or liens to the City as shown in a certificate of sale dated January 2, 2020, and recorded in the Orange County Clerk's Office on January 13, 2020, and

Whereas, the City's gain on the tax sale as a result of the Tran bid amounted to \$149,731.90, and

Whereas, the City provided notice by mail dated October 19, 2020, during the pandemic, to the owner, lien holders, and mortgage holders of the subject property that a conveyance of the property would take place unless a redemption of the taxes, assessments and/or liens paid by Tran took place within a specified redemption period, and

Whereas, one of these mortgage holders was U.S. Bank National Association, and the City's file indicates that the notice sent to this entity in North Carolina was returned with a message of "Vacant, Unable To Forward", and

Whereas, U.S. Bank National Association brought an action to foreclose its mortgage on the subject property against the former property owner on August 19, 2020, and

Whereas, no redemption was made, and the City conveyed the property to Tran by quitclaim deed dated September 1, 2021, and

Whereas, Tran conveyed the subject property to Charles Tran Property LLC, of which Tran was and is the sole Member, on December 1, 2021, and

Whereas, the foreclosure action brought by U.S. Bank is still pending in court, and, due to the failure to provide notice, the Bank will likely be successful in obtaining a vacatur of the City's conveyance to Tran, and

Whereas, the City has been advised by Tran's counsel that negotiations are underway with U.S. Bank which would allow Tran to keep the subject property if the Bank is paid a portion of the balance of its mortgage, and

Whereas, the City believes that due to the notice issue, Tran should be reimbursed the \$149,731.90 which he gave the City as his bid at the tax auction, and

Whereas, Tran currently owes the City \$19,455.86 in unpaid taxes and liens on the subject property, and

Whereas, the City is willing to pay Tran \$130,276.04 in return for Tran releasing the City from any and all claims arising from the tax sale auction and notices sent with respect thereto.

NOW THEREFORE,

Charles Tran Property LLC, and Charles Tran, as Releasors, in consideration of the sum of One Hundred Thirty Thousand Two Hundred Seventy-Six Dollars and Four Cents (\$130,276.04), received from the City of Middletown,

as Releasee, receipt whereof is hereby acknowledged, hereby releases and discharges the City of Middletown, the Releasee, and its heirs, executors, administrators, successors and assigns from all claims, actions, causes of action, suits, debts, dues, sums of money, accounts, reckonings, bonds, bills, specialties, covenants, contracts, controversies, agreements, promises, variances, trespasses, damages, judgments, extents, executions and demands whatsoever, of every kind, type and nature in law or equity, which against the Releasee, the Releasors, Releasors' heirs, executors, administrators, successors and assigns ever had, now have or hereafter can, shall or may, have for, upon, or reason of any matter, cause or thing whatsoever related to the tax sale auction and notices conducted for the conveyance of 14 Rdean Place by the City to Charles Tran.

This Release may not be changed orally.

In Witness Whereof, the Releasor has hereunto set Releasor's hand and seal on the day of July, 2025.

Charles Tran

STATE OF NEW YORK)

) ss.:

COUNTY OF ORANGE)

On the _____ day of July, 2025, before me, the undersigned, a notary public and for said state, personally appeared Charles Tran, known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within Release and acknowledged to me that he executed the same in his capacity and that by his signature on the Release, the individual and the entity upon behalf of which the individual acted, executed the Release.

Notary Public