



**CITY OF MIDDLETOWN
BOARD OF ESTIMATE AND APPORTIONMENT MINUTES
AUGUST 18, 2025**

Roll Call

Present: Mayor DeStefano, Alderman Masi

Absent: Council President Rodrigues

Approval of Minutes

Motion by: Alderman Masi **Seconded by:** Mayor DeStefano

AYES: Mayor DeStefano, Alderman Masi

NAYS: None

ABSTAIN: None

Accept the Minutes of 7/31/2025

Motion by: Alderman Masi **Seconded by:** Mayor DeStefano

AYES: Mayor DeStefano, Alderman Masi

NAYS: None

ABSTAIN: None

New Business

Authorization for the Mayor to sign an MOU with OUBOCES for ESL Classes

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 Orange-Ulster Board of Cooperative Educational Services (OU BOCES), 53 Gibson Road, Goshen, New York and the City of Middletown, 16 James Street, Middletown, New York will combine their resources to provide literacy classes for the benefit of the citizens of Middletown and the surrounding community, subject to approval and financing by the Bureau of Adult and Continuing Education of the New York State Education Department. The program will begin on or about September 2, 2025 and will end on or before June 30, 2026.

Motion by: Mayor DeStefano **Seconded by:** Alderman Masi

AYES: Mayor DeStefano, Alderman Masi

NAYS: None

ABSTAIN: None

Authorization to Accept 2 hand-crafted bike stands for parking lots on Reservoir trails.

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

Board of Estimate and Apportionment and accepts a donation of 2 hand-crafted bike stands from The Shop, Fabrication, Welding and Machinery out of Florida, NY. These bike stands will be placed in the Vanduzer parking lot and Highland Lakes Parking lot.

Motion by: Alderman Masi **Seconded by:** Mayor DeStefano

AYES: Mayor DeStefano, Alderman Masi

NAYS: None

ABSTAIN: None

Authorization to accept the name of a new Middletown Reservoir Mountain Bike Trail

BE IT RESOLVED; that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and accepts the name of a new Middletown Reservoir Mountain Bike Trail.

Lakeside Burner - 5-mile loop

Named for the location and extreme temperatures Ryan Yasika faced while building this trail during the June 2025 heatwave. It is located between the Black Trail and Highland Lakes Road at the tip of Highland Lake. Lakeside Burner will eventually connect to the Black Trail.

Motion by: Mayor DeStefano **Seconded by:** Alderman Masi

AYES: Mayor DeStefano, Alderman Masi

NAYS: None

ABSTAIN: None

Surplus 2008 Dodge Dump and authorize it as use for payment to Pool Plus

BE IT RESOLVED that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment to declare the following equipment as surplus and authorizes its use as payment to Pool Plus for services rendered.

Requesting the 2008 Dodge Dump Truck (currently out of service) as surplus property and to authorize its transfer to Pool Plus in lieu of payment for recent work performed.

The truck is in need of a new transmission and minor repairs, with an estimated repair cost of \$11,213.00 (quote from Hollywood Towing and Auto attached). Rather than incurring this expense or sending the vehicle to auction, we recommend offering the truck to Pool Plus as payment for \$4,900 in completed repairs at the Sproat Street Pool (attached).

Respectfully requesting that the Board of Estimate approve the declaration of the truck as surplus and authorize its use as payment to Pool Plus.

Motion by: Alderman Masi **Seconded by:** Mayor DeStefano

AYES: Mayor DeStefano, Alderman Masi

NAYS: None

ABSTAIN: None

Authorization to transfer with the 2025 Civil Service Budget
BE IT RESOLVED; that the Board of Estimate and Apportionment authorizes the Treasurer to transfer \$800, in the following manner,

<i>FROM</i>	<i>TO</i>	<i>AMOUNT</i>
<i>A.1430.400</i>	<i>A.1430.480</i>	<i>\$800</i>

Contractual Services

Office Expense

To cover the cost of advertisement for a public meeting in September and additional office supplies.

Motion by: Mayor DeStefano **Seconded by:** Alderman Masi

AYES: Mayor DeStefano, Alderman Masi

NAYS: None

ABSTAIN: None

Authorization to declare 2 Recreation & Parks vehicles as surplus.

BE IT RESOLVED that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment to declare the following equipment as surplus and authorizes its sale at auction through Auctions International:

2003 Ford F550

Vin: 1FDAF57P03ED59029

Plate: AL6958

Reason: Dump and compactor are rotted and rusted. Starts but will not go into gear. Possible transmission issue.

2008 Chevy Suburban

Vin: 1GNFC16048J140127

Plate: AZ4531

Reason: Needs brakes and rotors. When you brake, it pulls to the right. Will no longer pass inspection and the check engine light is on. The main frame is rusted badly.

Motion by: Alderman Masi **Seconded by:** Mayor DeStefano

AYES: Mayor DeStefano, Alderman Masi

NAYS: None

ABSTAIN: None

Authorization to transfer within Capital Fund to close out completed projects

BE IT RESOLVED; that the Board of Estimate and Apportionment authorizes the Treasurer to transfer \$122,571.03, in the following manner in order to close out completed capital projects in the Capital Funds,

FROM	AMOUNT	TO
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<i>H.7110.027</i>	<i>\$28,970.63</i>	
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A_2023 P&R WAR

MEMORIAL POOL

HOUSE FLOORING BI

Use towards 2024 BAN

payment

H.3410.203

7.10

268.09

1,084.74

520.16

520.16

23,315.95

1,209.00

17.915.54

Fund

H.3120.206

A_2023 POLICE 3,420.00

REPLACEMENT OF

HEATING AND

COOLING SYSTEM _BI

Return to General Fund

H.7110.208 0.31

A_2023 P&R I

CHEVROLET 5500

MED. DUTY SPREADER

DUMP SNOW PLOW

TRUC: REPLAC. 2008

Return to General Fund

H.0941.900

A_2017 5,887.10

STREETSCAPE DRI

GRANT

Return to General

Fund

H.0912.900 39,972.41

Return to General

Fund

TOTAL \$122,571.03 H.0995.495

*UNSPENT PROCEEDS FOR
DEBT EXPENSE*

Motion by: Mayor DeStefano **Seconded by:** Alderman Masi

AYES: Mayor DeStefano, Alderman Masi

NAYS: None

ABSTAIN: None

**Authorization to approve the Wholesale Waiver Agreement with NYS Workers'
Compensation Board**

BE IT RESOLVED; that the Board of Estimate and Apportionment authorizes an agreement with NYS Workers' Compensation Board to receive a settlement of \$318,028 for older claims.

BE IT FURTHER RESOLVED; that the Board of Estimate and Apportionment authorizes the Mayor to sign the agreement.

Motion by: Mayor DeStefano **Seconded by:** Alderman Masi

AYES: Mayor DeStefano, Alderman Masi

NAYS: None

ABSTAIN: None

Resolution Authorizing an Agreement with Stratagem Security for Panic Button Alarm Monitoring Services

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 Stratagem Security Systems to monitor the Panic Button System at City Hall, the Recreation and Parks Department, *and the Mulberry Senior Center.*

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.

Motion by: Alderman Masi **Seconded by:** Mayor DeStefano

AYES: Mayor DeStefano, Alderman Masi

NAYS: None

ABSTAIN: None

Authorization to transfer \$2,180 for Camp ScholarshipsBE IT RESOLVED; that the Board of Estimate and Apportionment authorizes the Treasurer to transfer \$2,180.00 in the following manner,

<i>FROM</i>	<i>TO</i>	<i>AMOUNT</i>
<i>A.2705.07 Camp Scholarships</i>	<i>A.2027 Day Camp Fee</i>	<i>\$2,180.00</i>

Motion by: Alderman Masi **Seconded by:** Mayor DeStefano

AYES: Mayor DeStefano, Alderman Masi

NAYS: None

ABSTAIN: None

Authorization to transfer within the Water BudgetBE IT RESOLVED; that the Board of Estimate and Apportionment authorizes the Treasurer to transfer \$22, in the following manner,

<i>FROM</i>	<i>TO</i>	<i>AMOUNT</i>
<i>F.8320.200</i>	<i>F.8310.400</i>	<i>\$22</i>
<i>PUMPING STATING OTHER EQUIPMENT</i>	<i>Contractual Serv</i>	

TO cover the cost of GASB 75

Motion by: Alderman Masi **Seconded by:** Mayor DeStefano

AYES: Mayor DeStefano, Alderman Masi

NAYS: None

ABSTAIN: None

Authorization to transfer and approve reimbursement to the BID district for Maintenance/Beautification ProgramBE IT RESOLVED; that the Board of Estimate and Apportionment authorizes the Treasurer to transfer \$15,000, in the following manner,

<i>FROM</i>	<i>TO</i>	<i>AMOUNT</i>
<i>A.9000.893</i>	<i>A.6200.400</i>	<i>\$15,000</i>
<i>Disability Insurance</i>	<i>Contractual Services</i>	

This check is to be payable to the BID District as reimbursement for the following services.

Landscaping, weeding, mulching and heavy pruning etc.

Erie Way Park

Rail Trail Commons parking area

Orchard Street Parking Lot

Tree trimming at

Run 4 Downtown Park

King Street

Spray beds and sidewalks

Weeding and mulch around Fireman Joe Statue

The spraying of all tree beds on North, South, East Main and West Main Streets.

Motion by: Mayor DeStefano **Seconded by:** Alderman Masi

AYES: Alderman Masi

NAYS: None

ABSTAIN: None

Municipal Legislative & Municipal Tourism Grant Programs

Requesting authorization to accept the Municipal Legislative Grant from the County of Orange in the amount of \$4,999.00 & the Municipal Tourism Grant from the County of Orange in the amount of \$4,999.00 and to authorize the Mayor, to sign any and all documents pertaining to these grants. The Legislative Sponsor for the Municipal Legislative Grant is Legislator Michael Paduch.

Also, requesting authorization for the Treasurer to increase the A.7011.498 Expense line by \$9,998.00 and add to the revenue lines A.2802- County Aid & Grants \$4,999.00 and A.2807- County Aid & Grants \$4999.00.

These grant funds will be applied toward the purchase of two decorative benches and a litter container which will be installed at Thrall Park and Run 4 Downtown ROCK – ROLL – RUN Weekend.

Motion by: Mayor DeStefano **Seconded by:** Alderman Masi

AYES: Mayor DeStefano, Alderman Masi

NAYS: None

ABSTAIN: None

Skoufis Grant Award for the Middletown BBQ & Resource Fair

Requesting authorization to accept the \$10,000.00 grant award from Senator James Skoufis and to authorize the Mayor, to sign any and all documents pertaining to this grant.

Also, requesting authorization for the Treasurer to increase the Revenue line # A.3501 and increase Expense line # A.7010.800

This grant award is a legislative initiative from Senator James Skoufis for the Middletown BBQ & Resource Fair to be held in September. This is a reimbursable grant.

Motion by: Mayor DeStefano **Seconded by:** Alderman Masi

AYES: Mayor DeStefano, Alderman Masi

NAYS: None

ABSTAIN: None

Mountain Avenue Storage Tank Replacement- PCB Soil Removal

As you are aware of, PCB contaminated soil was encountered below the old Mountain Avenue tank that was demolished. Said soil must be removed off site per the NYSDEC.

We were successful in convincing DEC to use higher remaining PCB levels, reducing their enforcement cost of hauling and disposal significantly.

We have been working diligently to obtain prices for hauling and disposal of PCB soil. The low-price subcontractor did not come through and we wasted a couple of months negotiating with them.

Please see the attached spreadsheet comparing the prices that we received.

Our recommendation is to work through the project's general contractor and hire Miller Environmental to remove approximately 6" of contaminated soil.

We may have to remove soil at a different depth if the on-site testing shows PCB levels that are higher than DEC's. This cost is being handled as a change order on the Tank project and that remaining budgeted contingency fund will substantially cover this \$283,380. Contingency funds shortage to cover this change order may be added to SRF long-term borrowing, otherwise the City Water Fund balance or BAN will have to cover it.

Respectfully,

Jacob S. Tawil, P.E.

Commissioner of Public Works

No Action just for informational

South Street Parking Garage- Advance Testing

Authorize the contract with advance testing for \$50,000 and The Mayor to sign the agreement.

Motion by: Mayor DeStefano **Seconded by:** Alderman Masi

AYES: Mayor DeStefano, Alderman Masi

NAYS: None

ABSTAIN: None

Resolution Authorizing a Budget Transfer for Roof Replacements and the Water Garage and the Street Garage BE IT RESOLVED, that the Board of Estimate and Apportionment authorizes the Treasurer to transfer \$33,784.31, in the following manner, to cover roof

replacements at Street Garage and the Water Garage.

<i>FROM</i>	<i>TO</i>	<i>AMOUNT</i>
<i>General Fund</i>	<i>H.8170.210</i>	<i>\$33784.31</i>

Motion by: Alderman Masi **Seconded by:** Mayor DeStefano

AYES: Mayor DeStefano, Alderman Masi

NAYS: None

ABSTAIN: None

Resolution Authorizing a \$12,200 Budget Transfer from within the Department of Public Works 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 \$12,200, in the following manner,

<i>FROM</i>	<i>TO</i>	<i>AMOUNT</i>
<i>A.5110.100</i>	<i>A.1620.100</i>	<i>12,200.00</i>

to support the transfer of employee Mr. Dominick Citriniti from the Street Department account to the Maintenance Department account to better fit the work that he is performing.

To ensure adequate funding for Dominick's salary through the remainder of the 2025 calendar year, we request that \$12,200.00 be transferred to account 1620.100. This amount will cover Dominick's compensation for the remaining eleven (11) pay periods.

Motion by: Mayor DeStefano **Seconded by:** Alderman Masi

AYES: Mayor DeStefano, Alderman Masi

NAYS: None

ABSTAIN: None

Resolution Authorizing a Budget Transfer For Water Supply Safe Yield Study And Engineering Services

BE IT RESOLVED; that the Board of Estimate and Apportionment authorizes the Treasurer to transfer \$34,700, in the following manner,

<i>FROM</i>	<i>TO</i>	<i>AMOUNT</i>
<i>Water Fund Balance</i>	<i>F.8310.400</i>	<i>\$34,700.00</i>

As you are aware, we have been working with CDM Smith on addressing the City Water Supply Safe Yield, including a new water source, Mill Pond.

We continue to have differences with the DEC regarding the value of the Safe Yield of 4.2/MGD being based on an annual daily average vs. DEC permit that is based on a maximum per day.

This is an ongoing effort as explained in the details in the attached July 29, 2025, amendment #2 letter requesting additional compensation for professional engineering services in the amount of \$24,700.00.

We are also requesting a contingency of \$10,000.00 expense in anticipation of the DEC ongoing review.

The total request is \$34,700.00

<i>FROM</i>	<i>AMOUNT</i>	<i>TO</i>
<i>Water Fund Balance</i>	<i>\$34,700.00</i>	<i>F.8310.400 Water Contractual</i>

Thank you.

JT/kg

Motion by: Mayor DeStefano **Seconded by:** Alderman Masi

AYES: Mayor DeStefano, Alderman Masi

NAYS: None

ABSTAIN: None

Water/Sewer/Lawn Maintenance Adjustment

59-61 North Street - Water/Sewer Adjustment

Reduced to 151,00 gals 4/1/25

Motion by: Alderman Masi **Seconded by:** Mayor DeStefano

AYES: Mayor DeStefano, Alderman Masi

NAYS: None

ABSTAIN: None

220 Commonwealth Ave -Water/Sewer Adjustment

denied for lack of a motion.

Motion by: Alderman Masi **Seconded by:** Mayor DeStefano

AYES: Mayor DeStefano, Alderman Masi

NAYS: None

ABSTAIN: None

224 Highland Ave - Lawn Maintenance

tabled. Referred to DPW

Motion by: Mayor DeStefano **Seconded by:** Alderman Masi

AYES: Mayor DeStefano, Alderman Masi

NAYS: None

ABSTAIN: None

Adjournment

Motion by: Alderman Masi **Seconded by:** Mayor DeStefano

AYES: Mayor DeStefano, Alderman Masi

NAYS: None

ABSTAIN: None