CITY OF MIDDLETOWN
COMMON COUNCIL MEETING AGENDA
AUGUST 19, 2025

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. APPROVAL OF MINUTES

   3.1. Accept the Minutes of June 3, 2025

   3.2. Accept Minutes of June 17, 2025

   3.3. Accept Minutes of August 4, 2025

4. CORRESPONDENCE, COMMUNICATION AND REPORTS

5. FOR THE GOOD OF THE CITY

   5.1. Special Recognition: recognize Netta Macri of Strawberry Fields

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

    212-25 Resolution Accepting the Resignation of Thomas Murtagh as Chairman of the Board of Electrical Examiners

    213-25 Resolution Confirming the Mayor's Appointment of Sixto Martinez to the Electrical Licensing Board

214-25 Resolution Authorizing Cooperation Between the City of Middletown and the Orange-Ulster Board of Cooperative Educational Services for Literacy Classes

215-25 Resolution Authorizing the Acceptance two (2) hand-crafted bike stands for parking lots on Reservoir trails.

216-25 Resolution Authorizing the Naming of a new Middletown Reservoir Mountain Bike Trail

217-25 Resolution Declaring Surplus Equipment and Authorizing Transfer in Lieu of Payment

218-25 Resolutions Authorizing an $800 Budget Transfer within the 2025 Civil Service Budget

219-25 Resolution Declaring Surplus Equipment and Authorizing Sale at Auction

220-25 Resolution Authorizing Budget Transfers within the Capital Fund to Close Out Completed Projects

221-25 Resolution Authorizing a Wholesale Waiver Agreement with NYS Workers' Compensation Board

222-25 Resolution Authorizing an Agreement with Stratagem Security for Panic Button Alam Monitoring Services

223-25 Resolution Authorizing a Budget Transfer for Camp Scholarships

224-25 Resolution Authorizing a Budgtet Transfer within the Water Budget

225-25 Resolution Authorizing Budget Transfer and Reimbursement to the Business Improvement District (BID) for Maintenance/Beautification Program

226-25 Resolution Authorizing Acceptance of County Grants and Budget Amendment

227-25 Resolution Authorizing Acceptance of Grant Award from Senator James Skoufis and Budget Amendment

228-25 Resolution Authorizing Contract With Advance Testing For Special Inspection Services – South Street Parking Garage

229-25 Resolution Awarding Contract For Roof Replacements At Water Building And Street Building, And Authorizing a Budget Transfer

230-25 Resolution Authorizing a $12,200 Budget Transfer from within the Department of Public Works 2025 Budget

231- Resolution Authorizing Transfer Of Funds For Water Supply Safe Yield Study And

25 Engineering Services

232-25 Resolution Appointing Luis Hernandez, Luis Reyes Lopez, Eden Lugo, Mitchell Williams, Dazlyn Gomez, Tahree Smith, Noah Rodrigues, Alexander Hernandez, Christopher Perez, Randy Aleman, Atta Ullah, Benjamin Primeaux, Jose Contreras, and Lavar Atkinson as Volunteer Firefighters

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: August 19, 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 June 3, 2025

Accept the Minutes of June 3, 2025

Prepared by:
Rick McCormack, City Clerk

Attachments:

1.	06.03.25 CC Minutes

COMMON COUNCIL MEETING
CITY OF MIDDLETOWN

June 3, 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
ALSO PRESENT:
Richard McCormack, City Clerk
Joseph M. DeStefano, Mayor

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

PRESIDENT J. MIGUEL RODRIGUES: Roll.

CLERK RICHARD MCCORMACK: Alderman Tobin?

ALDERMAN SPARROW TOBIN: Here.

CLERK RICHARD MCCORMACK: Alderman Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Here.

CLERK RICHARD MCCORMACK: Alderman Johnson?

ALDERMAN PAUL JOHNSON: Here.

CLERK RICHARD MCCORMACK: Alderwoman Wray?

ALDERWOMAN KATE WRAY: Here.

CLERK RICHARD MCCORMACK: Alderman Kleiner?

ALDERMAN GERALD KLEINER: Here.

CLERK RICHARD MCCORMACK: Alderman Green?

ALDERMAN ANDREW GREEN: Here.

CLERK RICHARD MCCORMACK: Alderman

Witt?

ALDERMAN KEVIN WITT: Here.

CLERK RICHARD MCCORMACK: Alderman Masi?

ALDERMAN JOSEPH MASI: Here.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Here.

CLERK RICHARD MCCORMACK: Quorum is present.

PRESIDENT J. MIGUEL RODRIGUES: Approval of minutes?

CLERK RICHARD MCCORMACK: Nothing this evening.

PRESIDENT J. MIGUEL RODRIGUES: Correspondence?

CLERK RICHARD MCCORMACK: Nothing this evening.

PRESIDENT J. MIGUEL RODRIGUES: For the good of the city?

CLERK RICHARD MCCORMACK: Nothing this evening.

PRESIDENT J. MIGUEL RODRIGUES: Okay. Remarks of the mayor. How is he this evening?

MAYOR JOSEPH DESTEFANO: Oh, no nothing

this evening. Before I begin, I just want to reference I will be making comments on the good cause, but I'll do that under the public hearing portion of the meeting.

So to begin, I wanted to -- want to welcome everyone to downtown Middletown again for a nice meeting on this nice sunny day, and to also let you know that we had a nice rainy day at SUNY Orange for the graduation that they had. And I was able to attend the graduation ceremony once again.

It was held in the gymnasium. I believe they had 750 graduates, maybe around 500 who attended. It was a nice day, and something that if you haven't had an opportunity to attend a college graduation, it's really -- you see a lot of pride in the people and the families. And I want to thank Dr. Young and the SUNY board for the invitation to attend.

We also had a Memorial Day service at the Middletown Elks Lodge. It was conducted by our -- by the American Legion and in conjunction with the Elks Club, and obviously on May 26th on Monday, which also happened to be my 67th birthday. And I didn't get any happy birthdays

from Mr. Masi.

ALDERMAN JOSEPH MASI: You got a card.

MAYOR JOSEPH DESTEFANO: I did. Yes. But the -- but Memorial Day ceremony was well attended. And as you can see in the picture, the legionnaires were there in full force. And as I said, it was well attended by the community. So I want to thank the community for showing up.

After that we had -- I'm not sure many in the public know that we are also a member of the New York State Conference of Mayors. Myself, Maria Bruni, and Rick McCormack had the opportunity to attend this year.

As mayor, I'm a voting member on the committee of the Conference of Mayors, and we get a lot of our information from the Conference of Mayors. And a very small price to pay the dues membership to them. So we had an excellent conference. It's a two-day conference. This year it was at Lake George, and we'll be bringing back access to a lot of information.

I'm not sure if everybody on the board has the passcodes for their website too, so if you don't you can contact my office. And you can use the tremendous resource of information on

anything from employee surveys to salary surveys to legislation to legal opinions. We work very closely with them on many of those issues.

Seems to be a -- every meeting we are also having a ribbon-cutting here in downtown and in the city in general. And this time we had a -- I believe it's called -- pronounced Dadou's, yep, ribbon cutting on Roberts Street. It's a young family with children opening a Haitian restaurant.

And as you can see the family all dressed in white coats there. And we want to wish them the best of luck and success and thank them for their investment into the city of Middletown in and to the downtown area.

This past Sunday we had the Lions Club presentation for the outgoing president Bill Shembeda, and the incoming president Hal Marcus had invited us to attend. I'm there with Art Livesey. I don't know if you remember Art from his real estate days and wall radio days. It's going back a few years.

And also with Assemblywoman Paula Kay was able to attend. They had a nice turnout for the swearing-in ceremonies of their new

president. The Lions Club, you know, their motto is "We Serve", and they do serve a lot for the city of Middletown and do an awful lot for our community. Sparrow was there as a member of the Middletown Lions Club. And they had a luncheon afterwards, and it was a great event.

I couldn't stay for the luncheon. I had a family wedding to attend, but I was there for about 45 minutes to an hour for the ceremonial part of the meeting.

This next picture, can you figure out who that guy is? None other than our alderman and chairman of the DPW Alderman Jude Jean-Francois. As you know, Jude is overseeing the milling and paving program as committee chairman. I want to thank him for his hard work in this area.

That -- you know, we have had some questions on milling and paving and we tried to address the online. There is some -- some people get frustrated a little bit by the traffic, and the number one question that we get is why can't you mill the street one day and then pave it the next.

And the actual answer is, and I think

it was well accepted on social media, was that the machine that's used for milling, number one, is very expensive. It's a $5,000-a-day rental. That does not include the operator. And part of that also is that our crews do the other work, the removal, the trucking out of the millings. So we can't do both. You can't truck and pave one street. You get the point on that.

So -- but the cost is prohibitive for us to tie this machine up for X amount of days to do milling and paving all in one day for the -- or within a day on the same streets.

Also, the availability of the machine. These are -- you know, the northeast has a very limited time for paving, so we have to do our paving when the machine availability is there. But you can imagine the cost. I'm not sure how long we mill, but maybe for a couple of weeks. That’s $5,000 a day of milling.

If we stretched out that pavement program throughout the summer, that $5,000 a day, rather than go to $70,000, would be maybe hundreds of thousands of dollars. And we can only do less streets then. So our goal is to have a little inconvenience during this period,

and also to make sure that we provide people with other alternatives to reach their destination.

And I know it's a little more frustrating this year, for example, on Lake Avenue. We're doing sidewalks up Lake Avenue. And so each morning, for the safety of the construction workers, one lane is closed. And a few people who happen to ride down Lake Avenue usually the same time I do -- one person, you know, sort of gave me, not a hard time, but vented his frustration about Lake Avenue being one lane every morning and delaying him for five minutes or ten minutes.

And he lives in my area, and I asked him. I said but you know it's happening. We're -- you know, we have the notice, but you actually know it's happening. So why don't you just go to Oliver Avenue and then go down Monhagen Avenue? So -- and I wasn't trying to be sarcastic about it, but I guess people aren't thinking that way, that there are alternatives to get from point A to point B in order for us to do all of this work.

And this is millions and millions and millions of dollars of investment in our

infrastructure in our community. Whether it’s the Orange and Rockland gas lines or the curbs and sidewalks or the milling and paving or the water and sewer lines, this is money that is mostly funded by other governmental agencies, both federal, state, and some county pass-through dollars.

So for us to say no to those, you would be walking around on bumpy sidewalks. There's people on Lake Avenue, at least from the Wallkill area all the way down to Wickham, are going to be very appreciative when that street is done.

And also on the -- in regards to the Orange and Rockland, the ditches that -- when they replaced the gas lines, first of all, it's a public safety issue. If you recall a few years back when the house on Commonwealth blew up because of a gas leak because of old lines. So we're encouraging Orange and Rockland to make their investment in infrastructure here in the city, so we need to be a little bit patient with them.

I know their contractors are screwing up a little bit, but Jacob and the council president are really monitoring what's happening

in that area. And Orange and Rockland has been responsive. But we don’t immediately pave the street after the trenches are done. We try to wait at least a year for the trench to settle. So we do some temporary pavement. Orange and Rockland will then come back and pave half the street after a certain period of time.

But the trench has to settle first. So that's why we're at where we're at with some of the -- it's like if you're -- to use a baseball analogy, you know, having too much pitching. So having too much investment in our community is a good thing, and we're getting a lot of -- turning away the state money would be foolish on our part.

Because some day, if we don't take it somebody else is going to take it, number one. And number two, our taxpayers, when that water or sewer line finally breaks for the last time, we would be footing the bill.

Just to give you an example, and I think I've given it before, I believe one mile of water line from the water treatment plant to the -- down Monhagen Avenue to the entrance area by the community campus I believe was $4 million.

So you can understand the amount of expense for these water -- am I correct on that, Jacob?

JACOB TAWIL: Yes, you are.

MAYOR JOSEPH DESTEFANO: Yeah, yeah. The amount of money that it would take for us to do that kind of project on our own. So I appreciate people's patience.

Mr. Chairman, I'm sure you appreciate the patience of them, and I'm glad that Jude's out there firsthand keeping an eye on Mr. Tawil. And I --

ALDERMAN JUDE JEAN-FRANCOIS: It's the other way around.

MAYOR JOSEPH DESTEFANO: Yeah. No, I think he -- yeah. So also, we had the New York State comptroller here this past -- not the comptroller himself, but his staff with unclaimed funds.

It wasn't a huge turnout, but the people that did come found out they had a -- including, by the way, Mr. Masi, found out that he has some money in the unclaimed funds. We don't know how much yet, partner, but we're -- but the -- when it's in their system, it's a minimum of $25 per claim. And they told us

people have claimed thousands and thousands of dollars going back to the 40s.

So you can online and do it yourself. We're trying to get them to come back to the farmers market on a Saturday for others that don’t have the ability to do it online themselves. But they encourage you to check your mother's maiden name, to check, you know, any combination of folks that you were related to and find out. Then there's a process to go to claim those funds.

So I want to thank the comptroller's office for their afternoon here -- or their morning here and also Assemblywoman Kay, who made the arrangements for them to come down to the city of Middletown.

Today we had a press conference out front. I'll let the chief go into more detail about the specifics of it. But it was arranged with Assemblywoman Paula Kay. And behind us with the chief are chiefs from other towns and cities. Or no cities, other towns in the county. But I'll let him go into the specifics of it.

But basically it was some criminal justice budget reforms that were adopted in the

budget and Assemblywoman Kay met with the police departments and the police chiefs' association. They gave her an agenda to follow advocating for their -- one of their concerns or two of their concerns, and she was able to deliver in the budget. And he'll get into the specifics of that if he so chooses.

Then that’s all I have. If you have any questions, I'd be more than happy to address them at this point.

PRESIDENT J. MIGUEL RODRIGUES: Any questions for the mayor? Thank you, Mayor.

MAYOR JOSEPH DESTEFANO: Thank you.

PRESIDENT J. MIGUEL RODRIGUES: All right. Remarks of the departments. Economic development?

DIRECTOR MARIA BRUNI: Good evening, everyone. I just want to let everybody know and remind everybody that all our outdoor events and events start this weekend. Thursday night the summer concert series kicks off at Run4Downtown Park starting at 6:00. And then on Friday night is the Friday night concert at Degnan Square. That's from 7 to 9.

And then Saturday is the farmers market

from 8 a.m. to 1 p.m. So we're looking forward -- hopefully weather is going to be good. These concerts and the market in conjunction with the city, all your support, and the business improvement district and one of our board members is here tonight, Alvaro Garcia. And we thank, you know, the bid and the city for all the support for these free outdoor concerts and the farmers market for our community.

Also we have at the Paramount Theater Thursday night, Debbie Gibson will be performing this Thursday night. And then we have a comedian on Saturday night Anthony Rodia. So as you can see, we have a packed three days coming up, and we're looking forward to a great weekend. That's all I have.

PRESIDENT J. MIGUEL RODRIGUES: All right. Any questions? Alderman Witt?

ALDERMAN KEVIN WITT: Hi. Just do you folks have anymore of those cards that have the restaurants on them? Because State Track is coming next weekend, and that's the 13th and the 14th. So like a Friday-Saturday.

DIRECTOR MARIA BRUNI: Okay.

ALDERMAN KEVIN WITT: So if you can get

those to me, we can get those there.

DIRECTOR MARIA BRUNI: Sure. Absolutely. I'll get them to you.

ALDERMAN KEVIN WITT: Thank you.

DIRECTOR MARIA BRUNI: Thank you.

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

DIRECTOR MARIA BRUNI: Yep.

PRESIDENT J. MIGUEL RODRIGUES: DPW Commissioner? Sorry. You can say pass.

JACOB TAWIL: Good evening, good afternoon, everyone. Alderman Masi, the reservoirs are 103 percent full, which is -- they're overflowing and they are spilling. Interest --

PRESIDENT J. MIGUEL RODRIGUES: So you --

JACOB TAWIL: Interesting statistic is that month of May we had over 12 inches of rain. That is really tremendous amount, and then obviously this weekend we will have more rain. And -- you know, but that's --

MAN 1: It's your fault.

JACOB TAWIL: What's that?

MAN 1: It's your fault.

JACOB TAWIL: Yep. It's my fault. It's always my fault. Notice of award for the garage, parking garage across from the Paramount was issued. Now we're waiting for Orange and Rockland to respond to us and give us their schedule because they are required to move their power lines out of our way.

Before you tonight there is a resolution to approve the payment for Orange and Rockland to do that work. It's about $126,000 but they have to charge us for it. Usually they don't charge, but this one is going through private property so they have to charge us for it. That's the law that they have to abide with. So we'll keep you posted. Hopefully that will be resolved very soon.

Today we had a conference phone call with the EPA about two grants for the finished water lines and for the road water lines. And I'm very happy to see that the guys we are used to dealing with in EPA, they are still there. They did not lose their jobs and they are very effective and hard-working people, and we're happy to continue to be dealing with them.

As the mayor mentioned, the traffic

operation is in full gear right now. And today we finished the -- some property acquisition required for us from the Bells Flavor on Academy and East Main. So that work hopefully will start towards end of -- hopefully will start next week, and that will almost -- we're almost there with the whole project.

Grand Avenue is getting done. There are some difficulties there. We found that the gas line is almost directly under the curb line, which requires very slow excavation so we're working with that. And the usual issues with the construction. And with that, I will conclude my remarks. If you have any questions for me?

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

JACOB TAWIL: Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Police chief.

CHIEF JOHN EWANCIW: Good evening. Since the last time we met, the department held a Too Good for Violence graduation at Presidential Park this past Friday the 30th. Very well attended. Lots of students, but a lot of parents came out as well, which is fantastic.

This coming Saturday the 7th we'll be hosting Kids Day celebration from 11 to 2. Officer Galli puts that together. She also runs our Too Good for Violence programs, engages with the kids a lot, which I appreciate that. She does a great job.

Also on Sunday the 8th, Ruthie Dino. So please prepare for traffic delays and rerouting. A little bit of inconvenience but for the greater good. It's a definitely great event. We do our best to open up the streets as soon as we can and then make sure that people are safe as they participate.

The mayor briefly mentioned the meeting today with Assemblywoman Paula Kay. What that entailed was Assemblywoman Kay say with our Chiefs Association a couple of months ago and wanted to hear our concerns and some things that we would like some support with. And she gave us a voice and she took it to task in Albany and came back with some results.

So we're extremely happy that, one, we got a voice and that we have some results. The two things that she brought back for us were virtual arraignments. They were allowed during

COVID era and then they were taken away. For the most part, there are certain circumstances that that was allowed. But this gives opportunity again. It's not a mandate, but it goes give opportunity. So we greatly appreciate it.

Logistically, it helps out a lot financially. It helps out a lot, and in today's world it just really makes sense to allow that to be an option.

The other is discovery, some changes in our discovery rules and laws. I actually narrowed it down a little bit. So for simple terms, the way it was, it hasn't changed anything with time frames or timelines, but it was very broad in a sense that it was anything that was related to a case.

So it could be something that was very broad in that relation. Now it's anything that's relevant to the case. So it brings it back down to things that are pertinent to that case. And for me, the biggest takeaway is for the victims of crimes. Sometimes cases were dismissed due to the fact of a discovery violation or insufficiency.

So sometimes victims were very upset

because their case didn’t get to go forward because of those discrepancies. So we're hoping that this is going to give some leeway there and open up those loopholes a little bit. But we definitely appreciate working with her and that she took our voice and came back with the results. We definitely appreciate that, and we look forward to working with her in the future. With that, I have nothing unless you have questions.

PRESIDENT J. MIGUEL RODRIGUES: Any questions from the police chief? Alderman Green?

ALDERMAN ANDREW GREEN: Yeah. Just Saturday, is that rain or shine? People have been asking.

CHIEF JOHN EWANCIW: That, I don't know.

ALDERMAN ANDREW GREEN: Okay. All right. So stay tuned.

CHIEF JOHN EWANCIW: Yes, I'm sorry. We'll put something out. I actually --

ALDERMAN ANDREW GREEN: I appreciate it. No worries.

CHIEF JOHN EWANCIW: -- don't know the answer to that.

ALDERMAN ANDREW GREEN: Thanks.

CHIEF JOHN EWANCIW: I don't -- to my knowledge we don't have a rain date, so --

ALDERMAN ANDREW GREEN: Sure. All right. No problem. Thank you.

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

CHIEF JOHN EWANCIW: Thank you.

PRESIDENT J. MIGUEL RODRIGUES: City clerk.

CLERK RICHARD MCCORMACK: Good evening, everybody. Just a reminder that the citywide yard sale is taking place this Saturday and Sunday the 7th and 8th. It is rain or shine. We have too many yard sales to have a rain date, so we encourage everybody if you haven't already signed up, you can do so by midnight tonight.

If you'd like to withdraw, please do so by midnight tonight as Eileen will be finalizing the list and publicizing it because we do have a busy weekend here happening in the city.

Additionally, I just want make everybody aware that we are aware there is a problem with Channel 20 this evening. Shortly before we got here this evening, Channel 20 went

down. We thought it was the equipment. Turns out that it is an issue with Spectrum, and we have been working diligently with Spectrum since about 4:00 this afternoon to have that resolved. Hopefully by the next meeting it will be up and running. So in the meantime, we are streaming live on Facebook this evening, and tonight's meeting will be re-aired on Channel 20 as soon as the services are restored.

PRESIDENT J. MIGUEL RODRIGUES: Okay. Any questions for the city clerk? Alderman Kleiner?

ALDERMAN GERALD KLEINER: Yeah. Before the next meeting, early voting will start and I think we should mention that. It starts on June 14th for the primary. We don't meet again until I think the 17th.

CLERK RICHARD MCCORMACK: Absolutely. Thank you very much, Alderman Kleiner. Early voting does begin on June 14th at the Middletown Senior Center. Their hours vary from day to day, so I'd encourage you to check the city website or the Orange County Board of Elections website for their exact times. It is the 14th through the 22nd. You can still pick up absentee ballots and

mail-in ballots through the Orange County Board of Elections, and you have until June 14th to register if you're not already registered. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Okay. Anyone else? All right. Thank you. Public hearings and grievances?

CLERK RICHARD MCCORMACK: Good evening. We do have a public hearing this evening. To my -- notice is hereby given that the City of Middletown will host a -- hold a public hearing on Tuesday, June 3, 2025 on or as near to 7:30 p.m. as possible in the common council chambers on the second floor 16 James Street to hear any and all persons wishing to be heard on proposed legislation regarding good cause eviction.

All persons wishing to be heard will be given an opportunity to speak either for or against the good cause eviction legislation. The legislation is available in the office of the Common Council Clerk here at city hall, 16 James Street and on the city website. Anybody unable to participate at the time of the public hearing may email comments to RMaccormack@middletownny.gov.

PRESIDENT J. MIGUEL RODRIGUES: At this time the public hearing is now open.

MAYOR JOSEPH DESTEFANO: Hi. Good evening once again. First, I want to acknowledge all the hard work that Alderman Johnson has done on the subject. He took the role of committee chairman and really went above and beyond to bring us to the point that we're at tonight.

So -- and also to acknowledge the hard work on the advocate side by three people, Brahvan, Vanessa, and Ben, the attorney, for For the Many. So that organization. So you know, as mayor, and I'm sure as council people too, we've always wanted a safe, stable housing in our community. We know housing is a foundation of a strong, thriving community.

And we're at the point now where I feel comfortable in supporting the city of Middletown moving forward with the good cause eviction legislation. We had some questions in the beginning. We wanted to see what other communities were doing. There was some outside pressure to move quickly. We decided to be cautious, and we were correct.

Because the original passage of some of

these bills was challenged in court and reversed. So I think we moved at a nice pace, an informative pace, a transparent pace, and we're here tonight to have the public hearing, which I believe many of us now support the legislation.

The law ensures that tenants can't be removed from their homes without legitimate reason. Thus, the legitimate reason being good cause. What it does do is it limits the amount of increase, and that increase is based on a formula by New York state that a landlord can increase in your lease.

We were at a housing development today with Assemblywoman Kay. We spoke to about 35 people. And the number one issue from the 35 people at that housing development was their concern about being removed from the -- having to move because rents were either being increased at a too-rapid pace or leases were not being honored and they felt threatened that they would not have their lease renewed.

Under good cause, that can't happen. So the -- this is not rent control, so the landlords will be able to increase your rent, and that number will come from the state of New York,

but it's not -- in the legislation I believe it's up to five percent, and there's other factors too. But you don't have to be -- worry about not getting your lease renewed unless they have good cause.

So what it does, it gives working families and families peace of mind knowing they don't face a sudden displacement for no cause. I think from the city's point of view also, it creates some stability in our neighborhoods. It helps protect residents from arbitrary rent increases and hikes and also evictions.

We have had landlords in the past, one specific project in Middletown about a year or so ago, threaten their tenants with a 40 percent increase. We did intervene on behalf of the group of tenants and were able to convince the landlord not to do that. But the increase was still significant in double digits.

So those types of things, that gauging was happening, and we're looking to see if there's any way we can do this also retroactive back to see if any landlords were gauging during this period of discussion that we were having in consideration of this law.

I'm not sure that can be done, but we can look at it and see to make sure that those who were gauged during this -- in anticipation that this would be passed would have some recourse.

So this is a time when affordable housing is obviously under pressure, and this is a tool. This is a tool that we as a city can use to protect our residents. Another tool is increasing inventory, and we're doing that in the city of Middletown also.

We are supporting the Middletown Housing Authority's plan to add 110 additional affordable units, subsidized units, and the renovation of their 199 units that are existing. In the past few years, we have had projects like Bella Vista -- and I'm talking about the past decade -- come on board along with the mill on Mill Street, both affordable subsidized projects, along with others and the expansion of others.

So I also want to acknowledge that some landlords have raised concerns, and myself and I know all of you have listened to them. The legislation includes some thoughtful exemptions like the waiver for owner-occupied buildings with

a small number of units. I believe it's up to ten units, but my concern was a smaller group, which was a -- say a person who owns a one- or two-family home living their occupying it with their family should have a little bit more discretion on who's living in their building.

So that protection is there, and that -- so we're not putting unnecessary burdens on small property owners who live and manage their own homes.

Also concerns for the time it takes to evict tenants when it comes to someone who does -- who the landlord does have good cause for eviction, such as non-payment. So we have a meeting with the judges, with Judge Brockett and Judge Cayton, and they have assured me that they will monitor the situation to prevent that from becoming a problem in the city of Middletown where a long calendar would delay for several, several months an eviction, a justified eviction.

They did comment that many of the landlords that do come in try to represent themselves, and under state law they don't have any flexibility when the application for an eviction is an error. For example, after the 60-

or 90-day period, if they do not give proper notice, it's not just amending the application. The process starts all over again. So their recommendation obviously is for a landlord who's in this business is to be represented by legal counsel when you go in, and hopefully the process will not take, you know, several months for those who do have good cause for an eviction.

There's also flexibility built into the law to ensure that landlords can continue to operate responsibly and maintain their properties and recoup capital improvements. There are exceptions. For example, one of the concerns was, well, if I own this two-family home, three-family home, I'm not going to reinvest in the property. I'm just going to let it play out and let it go.

First of all, that's a responsibility of our co-department to make sure they stay up to standards. But secondly, if there is a significant investment that a landlord can justify that they made into the property and a qualifying capital expenditure and they can justify it, they are allowed to recoup their investment.

So I don't think we'll see the -- I think the law strikes a nice balance, and the law is at the right time because it protects tenants from bad actors without punishing the good landlords. At least at this point in my belief.

The benefits include housing stability, community strength and fairness, and they outweigh the concerns that have been raised, I think. But lack of housing inventory has created this tight market and we must offer other protections. That housing inventory issue has to be acknowledged by other communities in this county that are not doing housing or dense housing in their communities.

As you know, there are proposals to create massive amounts of high-density multi-family housing in the city at the community campus. That's not the answer either. That's destruction of a valuable asset in the city of Middletown.

What is important is that there are communities in this county that have adequate land and adequate resources to build some multi-family housing, and they're not doing it at a pace that is necessary in order to keep the

inventory up, which in essence would keep costs down.

So we are a city that believes in decency, in fairness, in looking out for one another, and good cause eviction is part of that vision. So I'm proud to support it tonight. I want to once again thank Alderman Johnson and all those involved. We had a little rocky road in the beginning, but I think we got to the point where I think probably the majority, or if not all, members of the board will feel comfortable with supporting the legislation. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Thank you. Alderman Johnson?

ALDERMAN PAUL JOHNSON: Well, thank you, Mayor. It has been a little bit of a rocky road. It started about six months ago, but I think we did due diligence. And the folks we met with a couple of weeks ago, the four of them, are here this evening.

I think we had a very good exchange of ideas, and now we're bearing the fruit of that exchange. So thank you for your kind remarks, and let the ball keep on rolling. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Okay.

At this time I'm going to open up to the public. Rick, call their names out please.

CLERK RICHARD MCCORMACK: Good evening. Our first speaker this evening is Vanessa Cid.

VANESSA CID: Hello. Good evening, everyone. Vanessa Cid with For the Many, and lifelong resident now living in the Second Ward. I'm here to say that I'm thrilled to see that our community's voices have been heard.

And I'm grateful for all the aldermen that have taken the time to read this law through and through, especially for Dr. Johnson. I know that you had a lot of hesitation, a lot of questions, and you didn't doubt yourself to speak up about it.

ALDERMAN PAUL JOHNSON: I would call it my term paper. Go ahead.

VANESSA CID: Oh. But especially for making the decision to move this draft forward in your committee. I'm excited for the city of Middletown where I've lived, represented, and continue to work being the Sweet 16 municipality in opting to the strongest version of tenant protections.

So all -- the only thing I ask tonight

is please pass it soon. Thank you.

ALDERMAN PAUL JOHNSON: All right. Thank you.

CLERK RICHARD MCCORMACK: Our next speaker is Brahvan Ranga.

BRAHVAN RANGA: Good evening, council. My name is Brahvan Ranga. I'm the political director with For the Many. First just want to thank you deeply for your work on this issue, Mayor DeStefano, Alderman Johnson, Alderman Tobin, for their leadership on this issue. It's been a very collaborative process, and I appreciate you for this and the whole council.

What you have before you is a strong version of good cause eviction that matches the versions passed in cities like Poughkeepsie and Kingston and Newburgh, one that closes loopholes by setting the portfolio-size exemption at one unit.

I just want to one last time clear up some misconceptions about the law. You know, first off, as the mayor mentioned, truly small landlords that live in the complex are already exempt up to ten units. So if you own a duplex, rent out the other unit, you are exempt from the

law. Good cause eviction is not a policy that is radical. The version that you have before you is one that was of compromise where tenants and landlords both lobbied the state.

This is a version that tenant advocates didn't originally want, but one that we are satisfied with and takes into account landlord interests. Good cause eviction also give landlords ample recourse to deal with major improvements or repairs, increase taxes and market conditions.

They can increase the rent and reflect those things. They have to justify it to a judge and can't unilaterally evict tenants. And good cause eviction does not disincentivize new construction. It exempts buildings that were built 15 years before the current date on a rolling basis and gives developers ample time to recoup those costs and make a profit off of new construction.

There is no evidence in any of the cities that have passed good cause that it reduces the housing supply. But there is a plethora of evidence that good cause helps keeps vulnerable tenants in their homes. Legal service

providers that you'll hear from tonight can attest to that, and it helps limit the skyrocketing rents that are forcing people out of our communities.

Finally, I just want to thank all the tenants that have showed up, both those turned out by For the Many and those who weren't, for standing up and fighting for this policy alongside the council. Middletown has a chance to make history by making -- by being the 16th municipality to opt into good cause and help keep this community together.

My only regret is the tenants we were too late to help. And it's for their sake that I urge you to pass this legislation and for all those who call Middletown home. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Thank you.

CLERK RICHARD MCCORMACK: Our next speaker is James Ruiz.

JAMES RUIZ: Hello. My name is James Ruiz, and I live in Scotchtown, Middletown, New York. I want to thank you for the work that you guys have done on this issue. These exemptions will allow as many tenants as possible to -- oh,

sorry. This protection will allow -- this exemption will allow to -- will protect as many tenants as possible and eliminate as many -- well, eliminate LLC loopholes that corporate landlords can exploit.

These tenant protections are vital in promoting a fair system for all renters enhancing stability and preventing landlords from displacing tenants unfairly. And I would appreciate it if you guys would go forward in passing the bill. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Thank you.

CLERK RICHARD MCCORMACK: Our next speaker is Jairo Perez. Apologize if I'm mispronouncing your names.

JAIRO PEREZ: Thank you, council. No, I just wanted to say that was perfect.

CLERK RICHARD MCCORMACK: Oh, thank you. One for three.

JAIRO PEREZ: Yeah. Yeah, I just wanted to thank you, the council, the mayor, for the work that's been on good cause eviction. My name is Jairo Perez. I'm a community organizer with For the Many, and I'm a resident of the

Fourth Ward. Been there for 20-plus years now. And yeah, it's just so great to see everyone coming together putting the work in.

Growing up I've had friends, family that have moved out of Middletown because they couldn't afford the rent. They couldn't afford to live here anymore. And with Middletown doing so much for the community, it's so great to see that we can continue doing that for the families that will continue to stay here, make families here, and keep making Middletown an awesome place.

Just want to thank you, council, and, yeah, I just ask that we make this to the next process and vote on it. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Thank you.

CLERK RICHARD MCCORMACK: Next speaker is Anthony Cameron.

MAN 1: I think he left.

CLERK RICHARD MCCORMACK: Ben Surface?

BEN SURFACE: Good evening. My name is Ben Surface. I'm a supervising attorney at Hudson Valley Justice Center. We represent tenants here in Middletown City Court. I want to

start by thanking the mayor, Alderman Johnson, the whole Council President Rodrigues. I've been going to these meetings at towns throughout the Hudson Valley, and I can say that I think Middletown has taken this process the most seriously.

It's been really great. The level of engagement with the community that I've gotten to be a part of, the diligent questions, they're really taking seriously both sides of this issue, and I think it's reflective in what the mayor said that the balancing of equities between the -- you know, the important property rights of homeowners and the rights of tenants who are trying to make those properties their homes are being balanced by this law.

I've said -- you know, many who've spoken before me have talked at length about the ways in which this law attempts to strike a balance between creating stable homes for tenants and preserving property rights for landowners. And I think the legislature and the city of Middletown have done a great job of striking that balance.

One of the issues that we are seeing

that’s breeding this housing crisis is that Middletown has become an incredibly desirable place to live, and people want to live here. And what that has done is it has cause scarcity. It has caused an increase in the market. And we see this as a continued attempt to reinforce why Middletown is a great place to live while protecting the people who have already chosen to live here so they can continue to do so.

There are many landlords who are already very fair to their tenants. This will not affect their business model at all. It's the landlords who have tenants but see some kid in Brooklyn who might pay twice as much as think they want that guy instead.

So that's what this law is about. It's about putting laws in place that will protect the tenants who already live in Middletown and call it their home. So thank you so much for considering it, and I look forward to helping enforce this law in your courts. Thank you.

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

CLERK RICHARD MCCORMACK: There's nobody else signed up.

PRESIDENT J. MIGUEL RODRIGUES: At this time, anybody would like to speak? Come on up.

LISA DIBBLE: I'm sorry. I had a (indiscernible) on Facebook.

PRESIDENT J. MIGUEL RODRIGUES: I know you're late.

LISA DIBBLE: Yeah. Thank you. My name is Lisa Dibble. My husband and I own properties. So I'm short. My husband and I own properties in Middletown. I know some of you already know that. I did speak at one of the meetings recently. I was a little concerned.

I think after having heard Mayor DeStefano about trying to make the process of eviction when we do have good cause move along a little faster. I think that is really important because we are currently going through something like that since December.

So, you know, I think that's my major focus on that too to make that process easier for us when we do have someone. So that's pretty much all I'm going to say. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: All right. Thank you. Rick?

CLERK RICHARD MCCORMACK: The gentleman

that left called me this evening during the day. He was a senior and he's facing, you know, increasing rents. He's afraid he's going to be evicted from his apartment, and I told him to come to the meeting. I also put him in touch with some people to help him out. So just today, you know, it's an issue.

PRESIDENT J. MIGUEL RODRIGUES: Okay. Any council members have anything to add? Alderman Kleiner?

ALDERMAN GERALD KLEINER: Thank you. Just a couple of quick things. I know the law expires on June 15, 2034, and I'm sure the reason is because that's when the state law it's modeled on and that it uses, that's when that state law expires too. So hopefully everybody will see how valuable this is.

I mean, I've always supported good cause, but I know we need it to protect the landlords too from bad tenants, and there all right really bad tenants. But when you think, especially in this day and age, when a family is evicted by a really unreasonable rent increase or someone just wants to get them out when kids are in school, and when you have to start over on all

your IDs, on all your licenses, on everything you have when you have to change your address, your social security, whatever it may be, and how difficult that is these days. So I'm glad to see this.

I had one question. The law -- the state law, you know, talks about the courts -- well, everything that -- any dispute that comes up, will that be settled in city courts? Do we know? Because -- is that how it's set up? Because it -- they -- the state law talks about housing courts, but we don’t have that. So you said you spoke to the judges.

MAYOR JOSEPH DESTEFANO: Yeah, we did have a meeting with the judges. And I also spoke with our state legislators Skoufis and Paula Kay about the possibility of forming a housing court. There's only one community in the state of New York that has a separate housing court, and that's New York City.

ALDERMAN GERALD KLEINER: Okay.

MAYOR JOSEPH DESTEFANO: So any landlord-tenant issue will be resolved in local city court.

ALDERMAN GERALD KLEINER: In local

court.

MAYOR JOSEPH DESTEFANO: So there's no need for someone to file a lawsuit to go to Goshen. Ben, if you can even add to that or correct if I'm saying anything wrong. You're the attorney, but my understanding is that all of these disputes are handled.

And it's the responsibility of the tenant to bring the action. It's not the city that would bring the action. It would be the tenant that would bring the action --

ALDERMAN GERALD KLEINER: The tenant.

MAYOR JOSEPH DESTEFANO: -- if they felt that they were being violated. So --

ALDERMAN GERALD KLEINER: Or the landlord.

MAYOR JOSEPH DESTEFANO: The landlord, yeah, but it's not -- it has nothing to do --

ALDERMAN GERALD KLEINER: (Indiscernible).

MAYOR JOSEPH DESTEFANO: -- there's no city involvement advocating one side or the other. It does not go to county court. My understanding is it's all city court and there is no housing court.

ALDERMAN GERALD KLEINER: Okay. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Good.

ALDERMAN GERALD KLEINER: And I also want to thank Dr. Johnson and the mayor and everyone who did so much work on getting this ready so that Middletown can finally adopt it. We've waited a long time. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Thank you. Anyone else on the council?

MAN 1: May I respond?

PRESIDENT J. MIGUEL RODRIGUES: No, he gave a thumb's up?

MAN 1: May I respond?

PRESIDENT J. MIGUEL RODRIGUES: Yep. All right, Rick.

CLERK RICHARD MCCORMACK: Just so everybody knows, this is being introduced this evening as a local law, Number 2 of 2025. The process for the city to adopt a local law is it requires it to be introduced at a council meeting. That's what we've done tonight. It'll be voted on at the next council meeting, which is June 17th.

Once it is voted on by the common

council, it is required under the city code that there is an additional public hearing on it before the mayor signs it into law. That public hearing will happen on July 1st, and the mayor will sign it into law accordingly after that.

Once it is signed into law, it gets filed with the secretary of state and it will go into effect as soon as the secretary of state receives it and confirms her receipt of it.

PRESIDENT J. MIGUEL RODRIGUES: Okay. At this time, do I have a motion to close? Alderman Green. Seconded by Alderman Johnson. All in favor?

ALL: Aye.

PRESIDENT J. MIGUEL RODRIGUES: All right. Public hearing is now closed. No petitions and complaints. Remarks of alderman. Alderman Masi.

ALDERMAN JOSEPH MASI: Good evening. The primary election is just about here. Early voting begins Saturday, June 14th until Sunday, Jun 22nd at the Middletown Senior Center at 62-70 West Man Street. Then on Tuesday, June 24th you can vote at your regular voting site. Please remember to vote. It is very important and you

have several opportunities with the addition of early voting -- with early voting.

Now, everyone has a right to run for political office, and I applaud all of those who do get involved. You, the voter, must choose whom you believe will do the best job for you and your community. One of the ways to choose is to find out about the candidates who are on the ballot, how honest they are or are not.

What have they actually done for our community or just claim they have done? The truth matters. Let's take a look at Mr. Sierra, who's running for mayor. In a recent video, he made the claims that he has been your county legislator working very hard for you the past eight years.

Actually, Mr. Sierra is lying to you once again. He decided he didn't have to attend 154 consecutive county meetings, and under oath said I don't have to attend meetings. Yet while not attending those meetings, he collected nearly $100,000 of your taxpayers' money along with building retirement credits and having health benefits.

Also, another lie, his claim on posters

and literature that he is in favor of term limits. Actually, it's the opposite. We had term limits here in Middletown, and just before they were to take effect, Mr. Sierra co-sponsored a resolution to do away with term limits. It's because of that resolution that we don't have term limits. Mr. Sierra is the reason Middletown doesn’t have term limits yet.

Now that it sees to be a hot topic, he lies to the people and say he is now in favor. Actions speak louder than words. Is this the type of person you want running your city as mayor? He's a fraud and will only set back Middletown if elected. Very dangerous.

Now, one of his running mates for alderman in the Fourth Ward has put out literature stating that if you vote for her, she -- and she wins, she will be the first woman alderman in the Fourth Ward. That is totally false. I have served on this council for many years and had the honor of serving with two wonderful women from the Fourth Wards, Sande Sommers, and Anne Riley. So please don’t believe everything they say or write.

PRESIDENT J. MIGUEL RODRIGUES: Vanessa

too.

MAN 2: Vanessa.

ALDERMAN GERALD KLEINER: Is three.

PRESIDENT J. MIGUEL RODRIGUES: Vanessa.

ALDERMAN JOSEPH MASI: Vanessa. I -- you know, I had you in here too. I swear to God. I'm sorry, Vanessa. And the one thing about you, Vanessa, you're still actively involved, and I thanked you for that earlier.

All I want to do is end up with the fact that don't believe everything they say or write. Not everyone is truthful. Please do remember to vote because your vote counts, and we need to have the best people in there. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Alderman Witt?

ALDERMAN KEVIN WITT: I have nothing this evening.

PRESIDENT J. MIGUEL RODRIGUES: Alderman Green?

ALDERMAN ANDREW GREEN: Yeah, thank you. Just a reminder we will have our constituents' meeting here on Monday night the

9th at 7 p.m. in the council chambers here. I do also just want to thank Dr. Johnson and everyone from For the Many and everyone who came together and has been working hard on that good cause eviction. I know, you know, the public hearing has been closed on that, but I just want to thank you for taking the time to listen and answer our questions.

And that, you know, it was mentioned that we took our time doing this, but it was all in the spirit of doing things correctly and getting things right so that when we do it, you know, we're doing the right thing. So that's -- look forward to seeing the vote and how that turns out at our next meeting. Other than that, I think we're all good. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Alderman Kleiner?

ALDERMAN GERALD KLEINER: Thank you. We will have our constituents' meeting, as Alderman Green has said, and also that'll be next Monday at 7 p.m. And Police Chief Ewanciw has consented to be there. So it should be a good meeting.

I want to remind people that if you

bank at TD Bank on Dolsen Avenue, June 5th, I guess that's Thursday, is the last day they'll be open. So you have to out to Orange Plaza or go out of town somewhere.

I want to thank the Middletown-Town of Wallkill Veterans Council for hosting the Memorial Day ceremonies at the Elks Club. It was well attended. That was nice to see. And I think most people understood what Memorial Day is about and what it means. On May -- I think it was May 15th of this year, but that was -- maybe it's May 8th. But I don't know specifically, but that's VE Day, and that was Victory in Europe Day, and that was 80 years ago that the allies declared victory over Germany and the axis powers. And that was an important day in our history.

We'll also have D Day coming up. I believe that's June 6th, so that's Friday. That was a major, major military operation, and it deserves to be remembered.

I just -- I can't let the kind of corruption and fraud and just, you know, the 30-something felony convictions for fraud, then then you hand out pardons, and you let people off the

hook who've been engaged in fraud. The corruption in Washington is unlike this country -- anything this country has ever seen. And I would like to see local republicans and I would like to see some accountability and some denunciation of the whole government being for sale, and for sale to Trump and his family personally.

And you get your appointments by either working on Fox News, your propaganda outlet, or you get your appointment by loyalty, and that's it. Meantime, you fire the oversight people. You fire the watchdogs. You fire all the competent people. And, yes, DOGE ends up costing this country a fortune. It didn't save us any money. That's not what Elon Musk is about. So thank you.

PRESIDENT J. MIGUEL RODRIGUES: All right. Thank you. Alderwoman Wray?

ALDERMAN KATE WRAY: Okay. Good evening. I am not as good with the spoken word as my co-alderman, Alderman Johnson. So I've written my thoughts down in advance. So excuse the robotic speech here, but I just wanted to get some things off my chest tonight.

Tonight I wanted to focus on a couple of qualities that I believe are extremely important when you're considering who you choose to represent you. My two main factors tonight would be honesty and integrity. So first let's talk about honesty and putting forth true information.

In the Fourth Ward, there's the candidate running who has been handing out campaign material, which is repetitive at this point -- thank you, Alderman Masi -- claiming that she would be the first female to represent the Fourth Ward and using that as an issue on which to run.

And to that I take some offense, first on behalf of Vanessa Cid, who served on this board only a few years ago, and before her, Sande Sommers, who was my friend, and who I will honestly say if she had not become sick, I believe would still be serving the Fourth Ward on this council today.

To print this on campaign materials and claim it as a reason why you should be elected is upsetting the least. Not only does it speak to an issue with honesty, but also an issue with

doing one's homework. If you can't be informed enough to know that the information that you are putting out is not factually true is concerning for your ability to be knowledgeable enough to sit this board and understand the history of the issues that are presented to us and also the current events that affect the decisions that we make here on this council.

This also extends to Mr. Sierra, who has put out a printed campaign material claiming that he has big plans for our 300-acre remaining parcel of the form MPC grounds. Which is interesting because it's my understanding the entirety of that campus does not sum up to 300 acres.

In addition, he has made false and, frankly, libelous claims that our police department does not serve all members of our community equally, a claim that is patently false, inflammatory, and even reckless. I cannot seem to find that social media post today, which I find to be an interesting turn of events as well.

Sadly, we are living in a society where apparently people believe that you can just

invent facts, which leads me to my next issue, which is integrity. I think the most important thing that we can do when we serve the needs of others is to have integrity. Integrity, by definition, using your example with looking up our definition in the dictionary, means having strong moral principles and honor.

In the case of this council, that means telling the truth and standing up for what is right and what represents the needs of your constituency at all times, even when it's not easy. The city that we see around us today is thriving and growing with our changing times, and there is something beautiful about the way that this community gets along and is never divided and always finds a way to come together for one another.

I believe that this is indicative of the board that sits in front of you today. The mayor, council president, their vision for the city, and the support of the body that sits here today and in years past who have been making sure that these goals can be accomplished together is the reason that we are experiencing such success. To believe the lies put forth by the grossly

misinformed would be a great error in my opinion.

That being said, on good news, I just wanted to shout out our girls' varsity softball team, who won the Class AAA Section 9 championship game this week. I want to thank the fire department, who brought them from City Line back to their field with lights and sirens on, and we should celebrate the wins of our kids. And I'm excited for them to go on to play the Section 4 champs this Saturday. Go, Middies.

PRESIDENT J. MIGUEL RODRIGUES: Great job. Alderman Johnson?

ALDERMAN PAUL JOHNSON: Well, thank you. Yes. Ms. Cid was indeed the third and most recent woman to represent the Fourth Ward in the city of Middletown.

With respect to good cause, I certainly appreciate all of your kind remarks. I would say my role was the water boy, but I was glad to carry the water. It was all good.

So, Third Ward, best ward, community campus, Middletown Psychiatric Center has become a focal point of the conversation of the last two months. So -- and I promised the president I would keep it under a half hour.

So, let's take a place like New Paltz or Mount Saint Mary, and which, by the way, are colleges are tax-exempt, but let's put that aside. And let's say that the municipality said, you know what? We have a lot of open land on this campus. Why don't we take some of it and put high-density residential housing on the campus?

Oh, you mean student housing? No, no, no, I mean, high-density residential housing. I don't know. I think the casual observer -- keep in the mind the word "casual" -- would say I don't really think that that makes a lot of sense, but I don't know. Wouldn't it change the character of the campus? Wouldn't it change the character of the character of the community surrounding the campus?

I don't know. It just doesn't seem like it would make a good idea. Maybe. So let's look at our campus. The six pictures you see are the end result of what the founders of what's soon to be called Northern University have accomplished, 250,000 square feet. Oh, do we give away the buildings? No, these buildings were owned privately and were purchased by the

soon-to-be-university.

What about the one in the middle on top? What's with that building? Well, that building was funded through Restore New York, a grant from the State of New York. Pretty easy to trace where the money came from and where the money went.

What about the other buildings? Well, the lower left building is now called Building 5. Yes, I do have an affiliation with the college. I do teach biology one semester each fall, and I'm on the fourth floor of that building. The third floor houses the Northern Academy.

If you look at the building on the far right on the lower corner, that used to be called the Silver Building. It now houses many of the young students that attend Northern Academy. The middle one on the bottom, that's where they house many of their classes, the dance studio, eating facility, and the other buildings are housing buildings.

So, huh. All privately owned. All acquired by the college. How much money did they spend? Probably millions. Well, what did it look like when they got it at the taxpayers'

expense? Well, those are the buildings. You want to go fix them up? Help yourself. Take a really close look at what those buildings looked like before Northern College came to this town and said, you know what? You have buildings that have decayed for 10 or 20 years. We can revitalize those buildings for you.

Well, what will it cost you? Nothing. We'll take care of it. We'll make it a vibrant community center. Now, ironically, with the investment they made of it might be millions, when we had the fire on this campus, it cost us almost a million to remediate it, just to take the debris and remove it from the area. Huh. Millions. I don't know.

Let's take a look at what's happened recently. On the left you will see what is known as Tuckerman Hall. If you were going to stage a Stephen King movie, this might be a good place to go. That's what it looks like right now. Huh. Well, who's taking care of it now? Well, in the last month or so, the city turned it over to what's soon to be called Northern University.

Well, what are they going to do with it? I don't know. Take a look on the right,

proposed rendering. Really? What does that mean? Oh, really? Is that what that means? You're going to take that current and you're going to make it that. Really. What are you going to do with it? Well, we'll use it for multi-purpose. There might be student housing. There might be academics. There might be community function areas.

Well, who's going to take care of that? You gave it to us. We'll take care of it. Huh. Huh. Well, there are people who have missed meetings, and there are people who have missed meetings. And some people miss a lot of meetings. They miss common council meetings. They miss meetings of the community campus agency.

So this community of statement -- sorry, function started about four months ago. Well, who runs it? Isn't this like rigged? No, it's actually run by Pattern for Progress, an outside agency who facilitates the meeting.

Oh, well, who's on it? Let's see. The Middletown Housing Authority has two representatives on it. They've certainly come into the news of late. City administration, like

the mayor, director of economic development, other members of economic development, members of the common council. Like -- well, like who's that? Oh, Alderman Kleiner, Alderwoman Wray, Alderman Johnson. Really? Well, who else is on it? It's rigged, right?

Well, representatives of the school district, representatives of Cornell Cooperative Extension, who live in a building which is owned by the county, as it were. Anybody else? Yeah. There's a lady from PathStone. There's a direct of Honor. There's Dr. Joe from the college. There's his administrative assistant Karen. There's a student representative from the college.

Well, what do you do? Well, we try to meet the first Wednesday of every month, and we try to figure out how can we continue to develop the community campus. Yeah, I'm going to read the whole vision statement into the record, so sit back and relax.

"Vision Statement. The Middletown Community Campus is a welcoming place for all, a hub of education, innovation, culture, arts, commerce, and outdoor recreation." What about

high-density housing? No, it didn't make it. It didn't make the cut.

Next bullet. "Through design, services, activities, and events, the campus fosters connectivity between the site and the Middletown community at large." Huh. "The campus provides multi-modal accessibility for pedestrians, bikes, public transportation, and cars with good connectivity to trails and roads.

"The historic significance of this site is on through architecture, informational signage, and activities. For those who live and work on the campus, there are diverse recreational activities and dining options.

"Visitors are drawn to the campus to enjoy unique outdoor features, educational opportunities, cultural and arts events, dining, and the serenity of the campus.

"At Middletown Community Campus, the Middletown community has access to inclusive and inspiring education, vocational training opportunities strengthening the community's aspirations and career mobility. The campus is a valued, inspiring, and inclusive gathering space for the City of Middletown community."

Well, are we talking in an echo chamber? Not necessarily. We put out a survey, and we'll talk about the code that you can still participate in the survey. And to date, 208 people have responded to the survey. Huh. Well, what did they say about the vision statement? 80.77 percent of 208 people said they like it, 3.3 percent said they don't care for it, and 15.8 percent said we don't really have a strong feeling one way or the other.

So we made a committee. We met once a month. We put out a survey. We put that out to the public at large. 208 people read the statement. They responded. 80 percent said this sounds like a good direction. Where was the bullet on high-density housing? Didn't make the cut.

We've tried to sponsor what we call community input focus events. We had on where we focused on bicycle and pedestrian opportunities. It appeared to be well attended. And speaking of bicycles, which I am, thank you, I just got a document yesterday for a proposal from somebody called Shake and Brake. Get it? Shake and Brake Racing.

And this is a cycling club in Middletown, and they put down a proposal. They would like to hold a series of races for amateur cycling enthusiasts in April and May of '26. Well, why would they want to do that? Wel, in their proposal they say, "The community campus is well-suited to bike racing due to the well-paved roads, challenging terrain, limited auto traffic.

"A similar cycling program took place on a weekly basis at this site in the 80s. Promotion through the races would be through local cycling clubs, area bike shops, social media. Volunteers would be engaged to assist with traffic management and safety." Huh.

So if you would like to participate, and certainly the challengers to the current primary election are welcome to participate, you can go on that QR code and you can take part in that process. Coincidentally, the committee will have another focus group this Thursday focusing on cultural and event programming, not high-density housing.

I don't know. I think Ms. Wray and I -- I think we're moving the Third Ward in the city forward. Why don't you do your homework and see

what you think? Thank you.

ALDERMAN JUDE JEAN-FRANCOIS: Wow. That was very impressive. I'm going to be just as long. But I quit. First, I would like to thank the community for being patient with the Street Department doing the milling project. Mayor and I and the commissioner, we had the opportunity to be on Myrtle Avenue this evening just to see what was going on.

This is one of the roads that's -- as are many roads, that's being milling this year. And this is the thing that the City of Middletown does every year. And I'll tell you, it was hot today. And these gentlemen, they was out there busting their behind. I just want to thank everyone in the Street Department for doing the hard work. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Alderman Tobin?

ALDERMAN SPARROW TOBIN: Yeah, I'd like to start off by thanking former Alderwoman Cid, Brahvan, and other community advocates and people who have spoke out for good cause and Dr. Johnson for shepherding through the legislative process and the mayor.

And then secondly, this is not just a city issue, it's also a county issue. I've been attending the Orange County Taskforce on Housing, and one of the reasons why a lot of towns in our region don't -- can't build new housing is they don't have water and sewer. So I think we're taking the lead in the region of providing water to the area, which will provide -- could provide more housing.

And then I'm going to be a little partisan, I guess. You know, when Jude and I take calls from constituents or visit people, you know, when we see our seniors, which are the hardest calls, when they can't afford their rent, like I got a call today, and they're facing eviction, that's tough.

When we go to their homes and their lights are out because they can't afford their electricity because their rents are high, or, you know, one spouse is not taking their prescriptions so the other spouse can get their cancer medication, those are tough. I feel so bad for these folks. They've worked their whole lives. They're not, you know, mooches. They've worked their whole lives.

And this current that the federal government is proposing, you know, is going to cut Medicaid, which a lot of seniors take advantage of. A lot of school districts get money from Medicaid through reimbursements, therapies, speech therapy, hearing therapy, physical therapy, special needs transportation.

They're talking about cutting SNAP food benefits that would go to -- 290 billion cuts in SNAP. That would result in 1.3 million people losing some of their benefits. And this is also seniors. 17,016,000,000 cuts to Medicaid, which also funds hospitals throughout our state.

A 20 billion tax credit voucher program to divert tax payer dollars to private religious schools. And so cuts to Pell Grants. And at the end of the day, it's going to add nearly 3.8 trillion to the national debt, which even Elon Musk thinks is disgusting.

So, you know, we've got to fight back against this. The federal government can do better, and this will hurt Middletown. So I urge our members of congress -- I know Pat Ryan's been very supportive, but our whole delegation in New York to reject this budget. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Thank you. New business.

CLERK RICHARD MCCORMACK: Good evening. Before I start with the new business, I just wanted to take an opportunity to thank Middletown High School student Mae Lin for joining us this evening as part of her local government class. It's always nice when young people get involved in the government process.

Our first resolution tonight is sponsored by assembly -- Alderman Masi.

ALDERMAN KATE WRAY: Ah, you got a promotion.

CLERK RICHARD MCCORMACK: Touche. Congratulations. Resolution sponsored by Alderman Masi authorizing the City of Middletown Police Department to accept grant funding for the statewide targeted reduction in intimate partner violence initiatives and to establish a new budget line expense.

PRESIDENT J. MIGUEL RODRIGUES: Resolution sponsored by Alderman Masi. Seconded by Alderman Green. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries. Resolution sponsored by Alderman Witt authorizing a budget transfer within the Goldenarea Transportation Line for this new senior bus.

PRESIDENT J. MIGUEL RODRIGUES: Resolution sponsored by Alderman Witt. Seconded by Alderman Kleiner. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries. Resolution sponsored by Alderman Green authorizing a block party on Lenox Avenue and Cantrell Avenue on June 15, 2025.

PRESIDENT J. MIGUEL RODRIGUES:

Resolution sponsored by Alderman Green. Seconded by Alderman Johnson. Any discussion? Alderman Kleiner?

ALDERMAN GERALD KLEINER: Yeah. Just reading this, I know they changed it from 5:30 to 6:30, but my concern is will vehicles still be able to -- people will still be able to get into the YMCA on that day, on that Sunday? Do we know?

PRESIDENT J. MIGUEL RODRIGUES: Probably the Y ---

ALDERMAN GERALD KLEINER: You're talking about blocking -- a block party on Lennox and Cantrell. So can they come in Wallkill Avenue and come up that way?

PRESIDENT J. MIGUEL RODRIGUES: Well, you still come up -- what's that street when you pull in to the parking lot?

MAN 1: Oh, that's Cantrell.

PRESIDENT J. MIGUEL RODRIGUES: Is that Cantrell? You're not going to block the --

CLERK RICHARD MCCORMACK: No, no. What we're doing -- it's a small -- it's not the entire --

ALDERMAN ANDREW GREEN: Yeah, it's not

the entire (indiscernible).

PRESIDENT J. MIGUEL RODRIGUES: So it's not going to block --

ALDERMAN ANDREW GREEN: They've done it three years in a row now, so...

ALDERMAN GERALD KLEINER: Yeah. Okay. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Anyone else? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries. Resolution sponsored by Alderman Kleiner confirming the mayor's reappointment of Richard McCormack as city clerk.

PRESIDENT J. MIGUEL RODRIGUES: Resolution sponsored by Alderman Kleiner.

MAYOR JOSEPH DESTEFANO: Why wouldn't anybody second this?

PRESIDENT J. MIGUEL RODRIGUES: Do we have a second?

ALDERMAN KATE WRAY: I second.

PRESIDENT J. MIGUEL RODRIGUES: Alderwoman Wray. Thank God. All right. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries. Thank you very much.

WOMAN 1: (Indiscernible).

CLERK RICHARD MCCORMACK: That was a nail-biter. Resolution sponsored by Alderwoman Wray authorizing a $40,000 budget transfer within the DPW budget for overtime expenses.

PRESIDENT J. MIGUEL RODRIGUES: Resolution sponsored by Alderwoman Wray. Seconded by Alderman Jean-Francois. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries. Resolution sponsored by Alderman Johnson authorizing the awarding of bids for surplus vehicles through Auctions International.

PRESIDENT J. MIGUEL RODRIGUES: Resolution sponsored by Alderman Johnson.

Seconded by Alderwoman Wray. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries. Resolution sponsored by Alderman Jean-Francois authorizing a temporary barring for senior center

renovation and camera installation projects under the CREST Grant.

PRESIDENT J. MIGUEL RODRIGUES: Resolution sponsored by Alderman Jean-Francois. Seconded by Alderman Tobin. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries. Resolution sponsored by Alderman Tobin authorizing an approval for Orange and Rockland's proposal for power line relocation related to the city parking garage project.

PRESIDENT J. MIGUEL RODRIGUES: Resolution sponsored by Alderman Tobin. Seconded by Alderman Green. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries. We have the introduction of local law this evening sponsored by Assemblyman -- Alderman Masi.

PRESIDENT J. MIGUEL RODRIGUES: Resolution sponsored by -- oh, this is just a reading on local law.

CLERK RICHARD MCCORMACK: Yep.

PRESIDENT J. MIGUEL RODRIGUES: Okay. Audit?

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

PRESIDENT J. MIGUEL RODRIGUES: Okay. Resolution by Alderman Masi. Seconded by --

ALDERMAN ANDREW GREEN: Second.

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

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-

Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.

PRESIDENT J. MIGUEL RODRIGUES: 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.

_____

Veritext Legal Solutions

330 Old Country Road

Suite 300

Mineola, NY 11501

Date: August 12, 2025

CITY OF MIDDLETOWN
COMMON COUNCIL MEETING AGENDA
JUNE 3, 2025

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. APPROVAL OF MINUTES

4. CORRESPONDENCE, COMMUNICATION AND REPORTS

5. FOR THE GOOD OF THE CITY

6. REMARKS OF THE MAYOR

7. REMARKS OF THE DEPARTMENT HEADS

8. PUBLIC HEARINGS AND GRIEVANCES

   8.1. Public Hearing: Good Cause Eviction

9. PETITIONS AND COMPLAINTS

10. REMARKS OF THE ALDERMAN AND REPORTS OF THE COMMITTEES

11. UNFINISHED BUSINESS

12. NEW BUSINESS

    155-25 A Resolution Authorizing the City of Middletown Police Department To Accept Grant Funding For The Statewide Targeted Reduction In Intimate Partner Violence Initiatives (STRIVE) And To Establish A New Budget Expense Line

    156-25 Resolution Authorizing a Budget Transfer within Goldeanrea Transportation Line for a New Bus

    157-25 Authorization to Hold a Block Party on Lenox Avenue and Cantrell Avenue on June 15, 2025

    158-25 Resolution Confirming the Mayor's Re-Appointment of Richard P. McCormack as City Clerk

159-25 Resolution Authorizing a $40,000 Budget Transfer within the DPW Budget for Overtime Expenses

160-25 Resolution to Award Bids for Surplus Vehicles Through Auctions International

161-25 Resolution Authorizing Temporary Borrowing for Senior Center Renovation and Camera Installation Projects Under the CREST Grant

162-25 Resolution Authorizing Approval of Orange & Rockland Proposal for Power Line Relocation Related to the City Parking Garage Project

13. LOCAL LAWS

LL2-25 Introduction of Local Law #2 of 2025: Good Cause Evication

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 3, 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 6/5/25

Public Hearing: Good Cause Eviction

Prepared by:

Attachments:

1.	Local Law 2 - 2025 - Good Cause Eviction

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.

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Masi
Seconded by: Alderman Green
Date of Adoption: June 3, 2025
Index No: 155-25

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 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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date 6/5/25

A Resolution Authorizing the City of Middletown Police Department To Accept Grant Funding For The Statewide Targeted Reduction In Intimate Partner Violence Initiatives (STRIVE) And To Establish A New Budget Expense Line

BE IT RESOLVED that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment and hereby authorizes the City of Middletown Police Department to accept the $112,000 in STRIVE grant funding for the period of March 1, 2025 through March 31, 2026; and

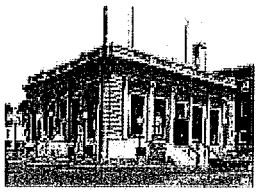
BE IT FURTHER RESOLVED that a new budget expense line shall be established and designated as **"2025 STRIVE Grant"** for the purpose of administering and tracking expenditures related to this funding.

Prepared by:
John Ewanciw, Chief of Police

Attachments:

1.	2025 STRIVE GRANT
2.	STRIVE DCJS award letter

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 21, 2025

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

RE: C485183
DCJS 2025 Statewide Targeted Reduction in Intimate Partner Violence Initiative STRIVE

Dear Mayor DeStefano and Members,

The City of Middletown Police Department has been awarded $112,000 for the period of 3/1/2025-3/31/2026 to participate in the Statewide Targeted Reduction in Intimate Partner Violence Initiatives (STRIVE).

Upon approval to accept this funding, I am asking that this funding be added to a *new established* budget expense line named 2025 STRIVE grant.

Thank you.

Very truly yours,

John Ewanciw
Chief of Police

JE:ccd

NEW YORK STATE | **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: 5/19/2025
Program Name: STRIVE (Year I)		Award Amount: $112,000
Signatory Name and Title: John Ewanciw Chief of Police		Term Dates: 3/1/2025 – 3/31/2026
Email: jewanciw@middletownpolice.com		Contract Number: C485183
Program Description: Statewide Targeted Reductions in Intimate Partner Violence (STRIVE) Initiative		

I am pleased to inform you that your organization will receive funding under the Statewide Targeted Reductions in Intimate Partner Violence (STRIVE) grant program from State Fiscal Year 2025. This grant program was secured by Governor Kathy Hochul and the New York State Legislature to improve the public safety response to intimate partner abuse and domestic violence.

Please note that this funding is made available to your organization pursuant to the county plan submitted to, and approved by, the Division of Criminal Justice Services (DCJS). Funding shall be used for the prevention of – and intervention (e.g., enforcement, prosecution) in – incidences of intimate partner violence through evidence-based, survivor-centered, trauma-informed, and culturally responsive strategies.

If you have any programmatic questions, please contact the DCJS Office of Public Safety (OPS) at STRIVE@dcjs.ny.gov.

Your DCJS Office of Program Development and Funding (OPDF) Public Safety Grants Representative will be reaching out shortly with the next steps.

We look forward to working with you in our shared efforts to help keep New Yorkers safe and ensure a justice system that works for all. Thank you for your continued partnership.

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Witt
Seconded by: Alderman Kleiner
Date of Adoption: June 3, 2025
Index No: 156-25

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 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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date 6/6/25

Resolution Authorizing a Budget Transfer within Goldeanrea Transportation Line for a New Bus

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 $3,500 in the following manner, towards the purchase of the new senior center bus.

FROM	TO	AMOUNT
GA.5680.417- GAS & OIL	GA.5680.201- VEHICLES	$3,500.00

Prepared by:
Julisa Sierra, Senior Center Dir

Attachments:

1.	C01-0

BUSPLUS

7765 Lakeport Road
Chittenango, NY 13037
(315) 687-3969 | 1-800-962-5768
Dealer Facility ID #, 7095409

Invoice #	C01-0
Date	4/28/2025
Time	2:51 PM

PO #:	.
Document #:	C01-12353
Due Date:	5/28/2025

Salesman:	Scott Davis
Ship Via:	DELIVER IN BUS
Terms:	Net 30

CITY OF MIDDLETOWN - MULBERRY HOUSE SENI (7417)
62-70 WEST MAIN STREET
MIDDLETOWN NY 10940
Contact: (845) 346-4075

Wholegood Estimate

Ship To:
70 WEST MAIN ST
MIDDLETOWN NY 10940

Item Number Description	Qty	Price	Amount	Disc	Subtotal	Sales Tax	Extended Amount	Back Order	Drop Ship
(23452) 24-24331 NEW BUS (SN:1FDFE4FN0RDD07899)	1.00	$123,450.00	$123,450.00		$123,450.00		$123,450.00		

Cash	Check/Check#	CC/CC Type	On Acct.	Mfg Credit	CIT	Deposit	Other
$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Thank You for partnering with New York Bus Sales for your school transportation needs.

We strive to meet your expectations, you will be receiving a phone call to take a survey on the delivery of this vehicle to ensure we have succeeded in meeting your expectations and we ask that you give feedback and any suggestions on how we might improve.

We Appreciate Your Business!

Visit us online at www.newyorkbussales.com

Summary of Charges	
$0.00	Taxable
$123,450.00	Non-Taxable
$123,450.00	Subtotal
$0.00	Sales Tax
$123,450.00	Total
$0.00	Amount Tendered
$0.00	Change Due

Exempt Tax Cert #:	. LOF
Expiration Date:	

Customer Signature	Date
Julisa Ibarra	5/21/25

Printed:4/28/2025 3:00 PM

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Green
Seconded by: Alderman Johnson
Date of Adoption: June 3, 2025
Index No: 157-25

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 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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date 6/5/25

Authorization to Hold a Block Party on Lenox Avenue and Cantrell Avenue on June 15, 2025

BE IT RESOLVED that the Common Council of the City of Middletown, NY, authorizes a block party on Lenox Avenue and Cantrell Avenue between 12 PM and 6:30 PM on Sunday, June 15, 2025.

Prepared by:
Rick McCormack, City Clerk

Attachments:

1.	Lenox/Cantrell Block Party 2025

~~the~~ properties 27

20 home owners

CITY OF MIDDLETOWN, NEW YORK
APPLICATION FOR
BLOCK PARTY

I, the undersigned, do hereby make application for a Block Party in the City of Middletown, New York

Name of Applicant Vanessa Diaz Negron

Address of Applicant

32 Lenox Pl, Middletown NY 10940

Phone Number of Applicant 845) 321-6125

Day and date the Block Party will be held June 15th, 2025

Hours Block Party will start and end 12noon to 6:30 pm

Name of Streets to be blocked Cantrell Ave & Lenox & Courtland & Lenox

BLOCK PARTY APPLICATION REQUIREMENTS:

On a separate sheet of paper, please indicate the following information:

Name, addresses and signatures of no less 75% of homeowners on the closed street area for permission to have Block Party.

A description of any equipment to be used, including whether music is to be played and what devices are needed for the provision of such music, when applicable.

Description of any vendors within the closed street area.

By signing this application, the applicant agrees to all the provisions of the Middletown City Code pertaining to Chapter 332 Noise and Chapter 319 Litter.

Signed: Vanessa D Negron

Date: 5/27/25

For Office Use Only:
Resolution Number and Date 157-25

38 Lenox Place

25 Lenox Place

Roslyn Smith/Larry Glass

36 Lenox Place

34 Lenox Place

Rosemary Kearns

30 Lenox Place

House is Empty

27 Lenox Place

Kelly Fairweather

We will like to host a Father's Day BBQ, Block party as we did Last year. We have a portable speaker where we will play Respectful music.

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Kleiner
Seconded by: Alderwoman Wray
Date of Adoption: June 3, 2025
Index No: 158-25

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 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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date 6/5/25

Resolution Confirming the Mayor's Re-Appointment of Richard P. McCormack as City Clerk

BE IT RESOLVED that the Common Council of the City of Middletown concurs with the Mayor's reappointment of Richard P. McCormack as City Clerk for a three-year term, through May 31, 2028.

Prepared by:
Josepeh DeStefano, Mayor

Attachments:
None

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderwoman Wray
Seconded by: Alderman Jean-Francois
Date of Adoption: June 3, 2025
Index No: 159-25

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 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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date 6/5/25

Resolution Authorizing a $40,000 Budget Transfer within the DPW Budget for Overtime Expenses

BE IT RESOLVED that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment and hereby authorizes the City Treasurer to transfer $40,000 in the following manner, to address the current overdraft and anticipated overtime expenses.

FROM	TO	AMOUNT
A.1620.100- Pers. Svcs. – Maintenance Dept.	A.5110.103 Overtime – Street Department	$40,000.00

Prepared by:

Jacob Tawil

Attachments:

1.	BOE MEMO- TRANSFER FUNDS- STREET OT

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

Date: May 29, 2025

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

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

From: Jacob S. Tawil, P.E.- Commissioner of Public Works J.S.

Re: Transfer of Funds- Street Department Overtime

We are respectfully requesting a transfer of funds from the Maintenance Department Personal Service line, A.1620.100, into the Public Works Street Department Overtime account, A.5110.103, to cover recent overdraft and anticipated overtime for the remainder of the year.

FROM	AMOUNT	TO
A.1620.100 Pers. Svcs. – Maintenance Dept.	$40,000.00	A.5110.103 Overtime – Street Department

Thank you.

JT/kg

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Jean-Francois
Seconded by: Alderman Tobin
Date of Adoption: June 3, 2025
Index No: 160-25

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 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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date 6/5/25

Resolution to Award Bids for Surplus Vehicles Through Auctions International

BE IT RESOLVED that the Common Council of the City concurs with the Board of Estimate and Apportionement to and hereby awards the bids for the sale of the following surplus vehicles auctioned through Auctions International:

- A 2008 Chevrolet Silverado 1500 Pickup Truck, VIN #2GCEK19C481221426, in the amount of **$860.00**;
- A 2008 Chevrolet Tahoe, VIN #1GNFK03098R264302, in the amount of **$730.00**;
- A 2006 Ford Expedition SUV, VIN #1FMPU16556LA32666, in the amount of **$610.00**;

for a total sale amount of **Two Thousand Two Hundred Dollars ($2,200.00)**; and

BE IT FURTHER RESOLVED that the appropriate City officials are hereby authorized to take all necessary actions to complete the transactions and transfer ownership of the vehicles to the successful bidders.

Prepared by:
Jacob Tawil

Attachments:

1.	BOE MEMO- AUCTION INTERNATIONAL

Department of Public Works

Memorandum

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

CC: Richard McCormack-City Clerk and Leonora Liz- Treasurer

From: Jacob Tawil, P.E. Commissioner of Public Works

Date: May 29, 2025

Re: Resolution needed to award bids for surplus vehicles auctioned off through Auctions International

---

I respectfully request a resolution to award the following bids for surplus vehicles auctioned off through Auctions International:

2008 Chevy Silverado 1500 Pickup Truck (VIN #2GCEK19C481221426) - $860.00

2008 Chevy Tahoe (VIN #1GNFK03098R264302) - $730.00

2006 Ford Expedition SUV (VIN #1FMPU16556LA32666) - $610.00

Total= $2,200.00

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Johnson
Seconded by: Alderwoman Wray
Date of Adoption: June 3, 2025
Index No: 161-25

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 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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date 6/5/25

Resolution Authorizing Temporary Borrowing for Senior Center Renovation and Camera Installation Projects Under the CREST Grant

BE IT RESOLVED, that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment and hereby authorizes the establishment of a temporary borrowing to cover the upfront costs associated with the Senior Center bathroom renovation and the installation of various camera projects, as funded under the $275,000 CREST Grant awarded through the Office of Senator Skoufis; and

BE IT FURTHER RESOLVED, that said temporary borrowing shall be repaid in full upon receipt of the grant reimbursement.

FROM	TO	AMOUNT
GENERAL FUND BALANCE	H.6772.201	$275,000

A_2025_SENIOR CENTER
BATHROOM RENO AND
OTHER

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: Alderman Green
Date of Adoption: June 3, 2025
Index No: 162-25

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 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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date 6/5/25

Resolution Authorizing Approval of Orange & Rockland Proposal for Power Line Relocation Related to the City Parking Garage Project

BE IT RESOLVED, that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment and hereby authorizes acceptance of the proposal submitted by Orange & Rockland Utilities in the amount of **$126,567.00** for the relocation of power lines required for the construction of the new City Parking Garage; and

BE IT FURTHER RESOLVED, that the total project cost for the City Parking Garage is approximately **$5 million**, with **$2.5 million** in grant funding secured through the Office of Senator Skoufis and the balance to be funded through City resources; and

BE IT FURTHER RESOLVED, that the Board of Estimate and Apportionment is hereby authorized to take the necessary actions to proceed with the execution of the O&R proposal and

the advancement of the project.

Prepared by:
Jacob Tawil

Attachments:

1.	Project 20240130160 Cost Letter

Orange & Rockland
a conEdison, Inc. company

Orange and Rockland Utilities, Inc.
71 Dolson Avenue
Middletown NY 10940-6501
www.oru.com

May 30, 2025

Mr Jacob Tawil
16 James St
Middletown, NY 10940

Re: 9 Washington St
Middletown NY

NUCON Project No.:20240130160

Dear Mr. Tawil:

Thank you for your project application. Please find the cost(s) to provide electric and/or gas facilities to the above referenced location.

Electric Facilities	$126,567.00

Attached is the invoice for the work at the above-mentioned service address location.

Please open the attached Invoice and follow the instructions to make the payment.

Payments cannot be made in person. Orange and Rockland Utilities does not have an intake facility for these payments, and they will not be accepted during field visits.

Payments can be made electronically using your bank account, credit, or debit card via the iReceivables Portal: **https://supplierprd.coned.com/OA_HTML/IrecVisitor.jsp** To avoid delays in processing payments, the Invoice Number, Project Number and Service Address must be included on Check Payment.

The Invoice is only valid for six months from the date of this letter, and a new estimate will need to be generated if not paid within six months.Any required Orange and Rockland Utilities engineering planning or construction work will not begin until all customer costs are satisfied.

If you have any questions, please contact customer service at 1-877-434-4100 or go to www.oru.com.

Sincerely,

Anthony Villano
Manager
646-739-1589

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Masi
Seconded by: None
Date of Adoption: June 3, 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 6/5/25

Introduction of Local Law #2 of 2025: Good Cause Evication

Prepared by:

Attachments:

1.	Local Law 2 - 2025 - Good Cause Eviction

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.

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Masi
Seconded by: Alderman Green
Date of Adoption: June 3, 2025
Index No: 163-25

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

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Tobin	x			
Ald. Jean-Francois	x			
Ald. Johnson	x			
Ald. Wray	x			
Ald. Kleiner	x			
Ald. Green	x			
Ald. Witt	x			
Ald. Masi	x			
Pres. Rodrigues	x			
Total	9			

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:
Leonora Liz, Treasurer

Attachments:
None

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: None
Seconded by: None
Date of Adoption: August 19, 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 Minutes of June 17, 2025

Accept Minutes of June 17, 2025

Prepared by:
Rick McCormack, City Clerk

Attachments:

1.	06.17.25 CC Minutes

COMMON COUNCIL MEETING
CITY OF MIDDLETOWN

June 17, 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
ALSO PRESENT:
Richard McCormack, City Clerk
Joseph M. DeStefano, Mayor

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

PRESIDENT J. MIGUEL RODRIGUES: Roll.

CLERK RICHARD MCCORMACK: Alderman Tobin?

ALDERMAN SPARROW TOBIN: Here.

CLERK RICHARD MCCORMACK: Alderman Jean-Francois? Alderman Johnson?

ALDERMAN PAUL JOHNSON: Here.

CLERK RICHARD MCCORMACK: Alderwoman Wray?

ALDERWOMAN KATE WRAY: Here.

CLERK RICHARD MCCORMACK: Alderman Kleiner?

ALDERMAN GERALD KLEINER: Here.

CLERK RICHARD MCCORMACK: Alderman Green?

ALDERMAN ANDREW GREEN: Here.

CLERK RICHARD MCCORMACK: Alderman Witt?

ALDERMAN KEVIN WITT: Here.

CLERK RICHARD MCCORMACK: Alderman

Masi?

ALDERMAN JOSEPH MASI: Here.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Here.

CLERK RICHARD MCCORMACK: Quorum is present.

PRESIDENT J. MIGUEL RODRIGUES: Approval of minutes?

CLERK RICHARD MCCORMACK: The May 20th -- yeah, May 20th minutes, please.

PRESIDENT J. MIGUEL RODRIGUES: Motion by Alderman Masi. Do I have a second? By Alderman Witt. All in favor?

ALL: Aye.

PRESIDENT J. MIGUEL RODRIGUES: Aye. Correspondence.

CLERK RICHARD MCCORMACK: Nothing this evening.

PRESIDENT J. MIGUEL RODRIGUES: For the good of the city, I would like to call the mayor up.

MAYOR JOSEPH DESTEFANO: Hi. Good evening, everyone. Mic on? It's on? Okay. Yeah, for those watching on TV, you missed the

opening act. We had the mariachi band here tonight for a special celebration, and that celebration is basically an extension of the Cinco de Mayo celebrations that we had in downtown specifically. So tonight on behalf of the city and on behalf of the common council, I want to extend my heartfelt congratulations and sincere thanks to everyone who participated in and helped organize the third annual Cinco de Mayo celebration hosted by the City of Middletown.

This vibrant event not only honored Mexican culture and heritage, but it also brought our community together in a spirit of unity, pride, and celebration. From the music and dance to the delicious food offered throughout establishments at our downtown area and throughout our city, the festive atmosphere, it was a true reflection of the diversity and strength that define our city.

Middletown is a community made stronger by its diversity where people of different backgrounds, culture, and traditions come together to support one another. Events like Cinco de Mayo are a reminder of how we celebrate

each other's heritage and stand together, especially on meaningful cultural holidays such as thing, and it's also a powerful reminder to many, so many, that the important role that immigration has played in our city, in our city's history, and moving forward as a city of Middletown made up of a diverse population.

So a special thank you to the Middletown City School District. I know Superintendent Creeden is here this evening for their involvement and their support in helping make this event such a success with the Middie Mariachi Band.

As a token of our appreciation to all participants, we are proud to present certificates this evening to the individuals and groups who helped bring the celebration to life. Your dedication, talent, and community spirit did not go unnoticed. So thank you for again for being part of what makes Middletown such a special and welcoming place.

And at this time, we'd like to call them up by -- Maria Bruni is going to help and Juan is going to also help with the handing out of the certificates of appreciation. So, Maria,

you want to...

DIRECTOR MARIA BRUNI: Yeah, certainly.

MAYOR JOSEPH DESTEFANO: So, Superintendent Creeden, I saw you come in. There she is. You're doing them too. No. But the -- this is on behalf of Middie Mariachi or presented to the Middie Mariachi ensemble. It's signed by myself and Council President Rodrigues. Miguel, if you want to come down, please do.

And just a certificate of recognition just in appreciation from all of us. It made the event very special, and we want to say thank you to you.

AMY CREEDEN: Thank you.

MAYOR JOSEPH DESTEFANO: Great. Thank you.

(Applause)

MAYOR JOSEPH DESTEFANO: We have Diana Marz and Amanda is it Mita?

DIANA MITA: Mita.

MAYOR JOSEPH DESTEFANO: Mita.

DIANA MITA: (Indiscernible).

MAYOR JOSEPH DESTEFANO: Yeah. Mita, Mita. And you should see DeStefano, right? So if we can do the same for Diana first. Also say

thank you to you also.

(Applause)

DIRECTOR MARIA BRUNI: Diana is the director of the Middie Mariachi Ensemble and co-director. And Amanda Mita, K through 12 music department chair and director of the Middie Mariachi. Got it.

MAYOR JOSEPH DESTEFANO: Thank you so much.

AMANDA MITA: Can't wait to get them on the (indiscernible).

MAYOR JOSEPH DESTEFANO: Yeah. I can't wait either.

DIRECTOR MARIA BRUNI: And then now we have the students in the ensemble.

MAYOR JOSEPH DESTEFANO: Then we're going to the students. Sa if you want to stay up and congratulate them, please do.

AMANDA MITA: Just scooch out of the way. Make it about them.

MAYOR JOSEPH DESTEFANO: We're going to now call up the students one by one. Francesca Corano (ph)?

AMANDA MITA: She's not here.

MAYOR JOSEPH DESTEFANO: Not here?

We'll make sure they get them.

AMANDA MITA: I can tell you who's here. She's here.

MAYOR JOSEPH DESTEFANO: Lizette Rojas.

DIRECTOR MARIA BRUNI: Yes.

MAYOR JOSEPH DESTEFANO: Brianna Morris? Yuriel Portugal Cruz? And Yaral Portugal Cruz? Congratulations. Jillian Galdamez? Congratulations. Joseph Galdamez. Brother and sister? And Juliana Galdamez. Congratulations. Thank you so much.

Leslie -- what Juan said, Moya. Anaya Woods? Thank you. Kimberly Zambutio. Emily Gill Ramirez. And this is for...

DIRECTOR MARIA BRUNI: Juan's going to...

JUAN AVALOS: Ladansa Steca, Guadalupe Martinez.

MAYOR JOSEPH DESTEFANO: Congratulations.

JUAN AVALOS: Dansa Forclorica, Midle Tonotio.

MAYOR JOSEPH DESTEFANO: Congratulations. Congratulations. Thank you.

JUAN AVALOS: I don't know this person.

Olivia Avalos.

MAYOR JOSEPH DESTEFANO: Congratulations.

JUAN AVALOS: Isabella Vidal. Loreli Chavez.

MAN 1: She's not here.

MAYOR JOSEPH DESTEFANO: Okay.

JUAN AVALOS: Dansa Florclorica, and Dansa Grado Corasonda, Jesus E Maria. Yaramina.

MAYOR JOSEPH DESTEFANO: I know you. Congratulations.

WOMAN 2: Thank you.

JUAN AVALOS: Dansa Florclorica, Orguyo Micsteco. Jacqueline Avalos. No, she's not here right now. Alejandro Fernandez.

MAYOR JOSEPH DESTEFANO: That's it? Oh, one more? Oh. She pushed you out of the way then. And we also wanted to recognize the organizers that were really heavily involved in -- first Nohemy Sit from Nohemy's Beauty Salon, the business --

(Applause)

MAYOR JOSEPH DESTEFANO: Jose Lavanas from Alondra's Cuisine.

(Applause)

MAYOR JOSEPH DESTEFANO: Next, Alvaro Garcia from Garcia's Supermarket.

(Applause)

MAYOR JOSEPH DESTEFANO: And last, Juan Avalos from The Taco Factory. So that is the last of the presentations, and we're going to entertain you with one more number from the Mariachi Band.

(Mariachi band performing)

(Applause)

MAYOR JOSEPH DESTEFANO: So how many common council meetings come with entertainment like that, right? Well, if -- with your permission, Mr. President, a five-minute break to --

PRESIDENT J. MIGUEL RODRIGUES: Yep. We'll take a five-minute break.

MAYOR JOSEPH DESTEFANO: We've got five students here that have to go to school tomorrow. And give yourselves a round of applause because you all did great.

(Applause)

(Break)

PRESIDENT J. MIGUEL RODRIGUES: All right. We're back on the air for the good of the

city.

CLERK RICHARD MCCORMACK: Our first speaker is Vanessa Cid.

VANESSA CID: Hello. Good evening, everyone. Vanessa Cid with For the Many and lifelong resident living in the Second Ward organizing for now the last eight years. I just want to say that I'm looking forward to tonight's vote for a good-cause eviction on the strongest version. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Thank you.

CLERK RICHARD MCCORMACK: Our next speaker is Jairo Perez.

JAIRO PEREZ: All right. Good evening, council. My statement won't be as short as that, but I'll try to keep it short. My name is Jairo Perez. I'm a community organizer with For the Many, a 20-plus year resident of Middletown. Firstly, I want to thank the council and the mayor for the Cinco de Mayo recognitions and those who helped organized the celebrations for it.

I'm also here to speak in favor of good-cause eviction, also emphasizing the one-

unit portfolio size to cover as many tenants as possible, and to close that LLC loophole that corporate landlords could exploit. I'm hopeful that today's vote will side I favor of good cause.

The council and mayor, thank you for keeping your constituents in mind, especially those who are no longer in Middletown because they've been priced out or wrongfully evicted. Thank you.

CLERK RICHARD MCCORMACK: Our next speaker is James Ruiz.

JAMES RUIZ: Good evening, everyone. My name is James Ruiz. I'm looking forward to the voting regarding the good-cause eviction. I really like that it's the strongest one that have in place, and I look forward to how the voting will go on it. Thank you.

CLERK RICHARD MCCORMACK: Our next speaker is Brahvan Ranga.

BRAHVAN RANGA: Good evening, council. My name is Brahvan Ranga with For the Many. I'm going to keep this really brief. Just first want to thank this council for their work on this issue, in particular Alderman Johnson, Alderman

Tobin, and Mayor DeStefano for leading on this issue.

You know, Middletown is about to become the 16th municipality to opt into a strong version of good-cause eviction. And to be clear, you know, this legislation alone is not going to solve our housing crisis, but it is one of the biggest steps that you can take to protect vulnerable tenants, to reward good landlords, and keep families in their homes.

You know, oftentimes when we have these legislative debates, we can get lost in abstractions or theoretical discussions. But good cause is going to have a real impact on real tenants and real community members, and it's for them that I urge you to pass this. And it's for them that you're standing with when you pass this law.

I look forward to, after this happens, continuing to work with all of you to ensure that good-cause eviction is properly enforced and we continue to enact other policies to keep this city affordable. Thank you again for your work on this issue, and thank you for getting this done.

CLERK RICHARD MCCORMACK: Our next speaker is Roberto Brown.

ROBERTO BROWN: Good afternoon, everybody. I want to talk to the City of Middletown an really ask the question to our Latin American community to ask them if there's a real good reason why there is no current alderman that represents them, that truly represents them. This is the question I have for them. Thank you and good night.

CLERK RICHARD MCCORMACK: Our final speaker this evening is Kevin Gomez.

KEVIN GOMEZ: Oh, thank you. Oh, thank you. I just got here, but -- well, I do want to express my appreciation to this council and as well as to our city administration. Because I think when it comes to housing, this -- our council has taken a fine initiative.

And the legislation that was approved last week under the leadership of Alderman Johnson, as well as the new housing that the mayor along with the -- our state representatives were able to secure funding, show us that we are a community that understands that proper housing requires partnership, collaboration, and taking

into consideration the historical makeup of our communities, the concerns of current residents, and the aspirations of future residents.

And not only have we looked at affordable housing here by making sure that nobody's unfairly evicted, but this community -- this administration has shown leadership when it comes to first-time home buyers.

And we've seen that with the different Habitat for Humanity developments, and I think that's something good here. We're not only going to make it possible for our residents to be able to be tenants with a sense of security, but allow people to become homeowners and continue to make our community one that is for homeowners as well, a place where you could have your picket fence and start a family.

So I do commend this administration and this council for taking the steps in the right direction. And it brings to mind -- well, we -- I'll keep myself within the timeframe, I remember many years back or decades ago in Brooklyn there was a partnership between the local churches and east New York, a community that actually experienced a lot of blight, decline, and what's

called Nehemiah Housing, named after the profit Nehemiah in the Bible.

And that -- the local churches working with the state and federal government, different parties, different administrations, were able to bill housing units for families to buy, become first-time homeowners, and took streets that were once run down, and brought back quality, a sense of purpose, a sense of ownership.

I think our administration of this city has shown a commitment to make projects like that happen, and I look forward to seeing it continue in the years ahead. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Thank you.

CLERK RICHARD MCCORMACK: That concludes public comment.

PRESIDENT J. MIGUEL RODRIGUES: Okay. Remarks of the mayor?

MAYOR JOSEPH DESTEFANO: Yeah. I try not to respond to some of the comments that are made up here that -- especially when they're foolish comments, but I'm going to do it tonight because we know it's the silly season. And so a gentleman that just spoke, Mr. Gomez, I think he

would describe himself as a Latin-American. He's going to be your new Second Ward alderman starting January 1st because there's no republican running on the ticket.

One of the other speakers, Vanessa Cid, who spoke earlier on the good-cause eviction, I had the honor of appointing Vanessa to the common council a few years back. And Vanessa, during her tenure here, it was a short tenure here, but then decided to become a community organizer working hard for the residents of the city of Middletown.

I also had the honor of appointing (Indiscernible) Georges to the common council, the first African-American to serve on the common council I believe -- or Haitian-American, and also to the police commission, along with a variety of appointments in the city government.

Our city treasurer, Leonora Liz, Dominican. Our HR director for the city of Middletown, Helen Tatis, Dominican. Our clerks' office, our recreation department both with staff -- office staff with bilingual people who've -- with Latin background. But here's the most interesting one for me is Mr. Brown is a running

mate of my opponent.

And I'm not sure Mr. Brown knows that I appointed my opponent's wife, who is Latina, to become the senior director in the city of Middletown more than ten years ago or around ten years ago. So when the public hears the stupidity of comments like that, just take it with a grain of salt. I mean, that's really disgusting.

But tonight I'm also here to speak about some issues, and let me just grab my other paper. And by the way, I also appointed Mr. Sierra as a fireman, the first Latino fireman in the city of Middletown, off of the Latina list. And also to the appointment is Jerry (Indiscernible), ZBA. So the list goes on and on and on and on and on. But, you know, I don't want to embarrass him too much.

But tonight, Vanessa Cid did speak about -- and the other speakers about good cause. And as you know, we've been at this for many, many months. A lot of it is working with the chairman of the committee Paul Johnson. Sparrow I know has been involved on a certain level also. And I just want it to go on the record, since I

don't have a vote tonight in this process, to make sure that the public and you know that I, of course, do support the resolution urging you to support the good-cause eviction legislation.

You know, we had some -- a period of time where we were unsure whether we were going to support the most restrictive, I guess is the -- maybe the word, down to one unit. After meeting with the -- Brahvan and the counsel to the organization For the Many, we were able to determine that the legislation does protect owner-occupied housing where it does not fall under the category. And that is the -- I think the trigger -- the last thing that brought us to the support default legislation.

As you know, the measure is about fairness, stability, protecting hard-working tenants, as been said, and from arbitrary and unjust evictions. Good cause, as it came out during this whole process, does not prevent landlords from removing bad tenants, or especially ones who are disruptive, damage property, or refuse to pay rent. It's still a process.

Tenant rights have -- as tenants have

certain rights on eviction currently even without good cause, and they get no more rights if they're not paying their rent. It's just an eviction process.

But what it does ensure is that people, especially our seniors, working families, and vulnerable residents have basic protection, such as lease renewal. You know, if you have a family who has a lease for two years and their lease expires, and the landlord tries to shake them down for a huge rent increase, which happened here within the last year in Middletown several times, but on one of the larger complexes, many of the tenants were notified of 40 percent rent increases.

We did intervene on that, and I believe they lowered it significantly. But a lot of the tenants did relocate, leave, but that's at great expense. And I think that's what a lot of people who oppose this don't understand is that it's not just so easy to pick up all your belongings, furniture, and move.

Not only is it hard to find a place that's even, you know, affordable, but also the expense of going through that, the expense of

changing all of your mail that -- your billings, all those things. So there's a lot to it that, if you put yourself in a position of having to move every two years or every year, I think you can relate to a lot of their concerns.

So tonight I want to thank Vanessa for her tireless advocacy. She's been at it for many, many months even before we met Brahvan, who is a really great advocate for the organization For the Many, and for their leadership and their continued engagement on this important issue.

I also appreciate the landlords who did come and give input because I think part of that dialogue that we had with them, along with Alderman Johnson and council president and others, part of that dialogue was they were able to understand the legislation better too.

They were able to understand that some of the reasons that their evictions are taking maybe six months or nine months is not necessarily the fault of the court or the tenant, but it was the fault of the -- many of the landlords who were doing their paperwork on their own. And that once they made a minor mistake on an eviction application, that the timeclock,

under state law, has to start all over again.

And that's why we were able to sit down with Judge Brockett and Judge Cayton, and they assured us if on any housing issue, whether it's eviction or whether it's a tenant bringing an action against a bad landlord, that if it was necessary, they would hold extra court sessions to make sure the calendar doesn't get long.

Because it's also reverse too where you have a bad landlord and the tenant has trouble getting action into the court too. So that is important to note that the landlords that participated in it also deserve some recognition for -- I think at the last meeting one of them did speak and said, you know, I have a better understanding of this whole process and let's see how it works.

Wasn't fully embracing it, but at last the communication, which I think we all felt -- some felt that we were dragging this thing out, recognize that we weren't dragging it out. We were doing our due diligence. And that's important because at the last meeting that we had, the legal counsel for the organization stood at this podium and said that he was dealing with

a lot of communities in the state regarding this law, and that this city, the due diligence that we followed, the process that we followed, was probably the best approach to a public policy decision that he's dealt with in any community throughout the state.

And he's involved with a lot of different communities, so I commend the council and Paul as chairman of the council -- or chairman of the committee. Kate, I know you're Ward 2, the -- has quite a few apartments, especially the affordable housing area. So all of us did our job. They did their job. The landlords did their job. And tonight we have a nice strong resolution that will protect our tenants from unfair eviction.

Brahvan also touched on another point, which I touched on at the previous meeting too, that this is not a cure-all to the housing crisis, that there is still a serious housing crisis until we increase inventory. And one of the things we are doing in the city of Middletown is increasing inventory.

We have 100 additional units being proposed by the Middletown Housing Authority

along with the renovation of 199 units. Those 100 units will be under the guise of affordable workforce housing or some type of subsidized housing, which automatically makes it affordable.

We have also today, we -- and I'm going to go into that next, is had the close-out of the downtown revitalization initiative program. In that program, the number of housing units, both created and proposed, are significant.

We've also offered many of the developers coming in the opportunity to apply for New York Forward, which would give a funding option to them if they so choose to go through the New York Funding applications where they can get a percentage of their funding if they propose to keep those projects and the housing -- not the housing project, but the development projects, their buildings, if they choose them to be -- those units to be affordable units.

So it takes a lot more than just passing good cause. The cause is not over. It continues developing inventory. The county has finally, finally passed a resolution and created a committee to address the affordable housing crisis. I know their focus is on the three

cities, but the three cities alone are not going to solve the housing crisis in Orange County.

My hope is that For the Many goes into the town of Wallkill, goes into the town of New Windsor, the town of Newburgh and other communities where there are large apartments, complexes, and addresses it with the same energy that they did here. And I'm hopeful that they will then pass it.

I don't know if the county legislature can do anything in that area, but so far it's been limited, very limited action, if any, on the county level to address the housing crisis in this county. But it is starting. The ball is rolling. They're putting some money aside, and hopefully there's going to be some change.

And it all comes down to protections, such as good cause, but also protections such as -- not protections, but increasing of inventory to bring the prices down or at least stabilize them. So I hope -- I'm sure it will be. I know we've had individual discussions, and I don't believe there's a person on the council that is opposed to it. And so I want to thank you all in advance for your vote.

I also mentioned that today marked a major milestone in the history of our city. And I need to thank -- publicly thank the secretary of state Walter Mosley for coming down to Middletown and joining us to officially declare the completion of our $10 million downtown revitalization project, the revitalization initiative.

The presentation of the Middletown revised mission complete sign, as you see here, is more than symbolic for us in our community. It represents years of vision, planning, hard work, and collaboration. We were joined today by SUNY Orange President Dr. Kristine Young, the chair person of the Regional Economic Development Council. That's the organization where the funding was recommended.

Members of the organization of the Regional -- of the REDC along with Linda Malave of the Empire State Development regional director, many of the bid members, many business members, some of them here tonight, Juan Alvaro and Jose, all part of the bid board and the bid district, which was an important part of our application.

If you also recall, because it's been nine years, it was awarded in 2016, that our application focused on new immigrants. And I think that application -- that's what made our application unique. We focused on the traditional role of cities being home to immigrant communities and immigrant businesses, incubators as a sort, for the immigrant community.

If you walk down North Street right now, you will see that that plan worked. You have a variety of businesses from Latino restaurants to barbershops, beauty salons, clothing stores, all owned by different people. Furniture stores all owned by people, "new immigrants".

And so that was a big part of our application, and it worked. And the secretary of state was impressed today with the condition of the city and the condition of the downtown and the impact that this project had.

So I said I wanted to thank the Department of State and their staff for their dedicated work on this project. It wasn't easy. It was -- it took a lot of time. It took a lot

of meetings, a lot of public meetings, a lot of public participation, surveys, meet-and-greets. I know, Gerry, you were at a lot of them or probably all of them. I think Gerry's missed one meeting, I think, in 20 years. Is it one? One meeting. Yeah, one meeting in 20 years. That's a dedicated guy. Not everybody can say that.

So today we don't just celebrate this completed initiative. We celebrate the community that came together to build something lasting. I agree with the sign. I like the sign. We're going to hang it in my office, that Middletown has been revitalized, and we know we have more work to come, especially in the area of housing.

But our downtown is bouncing back. Our other business sectors, such as Dolson Avenue, which was also impacted by these DRI funds because we were able to leverage about $70 million in grants that came along with this. And a lot of that infrastructure money, sidewalks, curbing, lighting, pedestrian crossings, all those things that make the community aesthetically attractive.

But all of that would go to naught if we didn't have the businesses and the people that

were coming down and revisiting our downtown. Twenty, twenty-five years ago we were making small incremental gains. We were making gains, but not fast enough.

This program -- lieutenant governor at the time was Kathy Hochul, our current governor. She not only -- she practically lived here at the beginning of this project. By the way, she does like her craft beer. So she was a fan of Equilibrium, and we did a lot of stops at Equilibrium.

Every time we're in Albany she mentions Equilibrium, and so we're -- my point is, is that, when you get the attention of the governor on that type of project, then you know you've accomplished something in your community. And not only was the governor very active as a lieutenant governor, she was also very active as governor in making this project come to fruition. So I need to -- and I know that all of the others work under her, so I need to acknowledge all the great work that she did on this and thank everyone involved.

So, that's all I have. If you have any questions, I'd be more than happy to address

them.

PRESIDENT J. MIGUEL RODRIGUES: Any questions for the mayor? All right. Thank you, Mayor.

MAYOR JOSEPH DESTEFANO: Okay. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Reports of department heads. Economic development.

DIRECTOR MARIA BRUNI: Good evening, everyone. I just want to mention the Community Development Agency, which you are all members of, and the mayor as well, we began that program to create homeownership in our community. So today we got word the Washington Street home is going under contract.

So we're on our way to our 18th, 19th, 20th home. We have two more in the works right now, so we're going to have a brand new homeowner on Washington Street within hopefully six weeks or so as soon as they go to closing. So we're proud of that program. It's been effective, and it -- we're just going to keep going and creating more housing in our neighborhoods for first-time homebuyers on that spectrum there.

But also, we have Juneteenth this week.

So on Thursday, join us for the celebration. I want to think Because It Matters 24/7, Yaa Yaa Williams. She's been the main organizer. I've been working closely with her. And for the past five years, we've been working together, the city, the business improvement district, Because It Matters 24/7.

The NWAC joined this year, so we have a great program lined up. We have -- we begin with free film screenings at the Paramount Theater. We're showing American Fiction. There's going to be two showings, 11 a.m. and 5:30 p.m. Then the Minority Business Expo at Erie Way Park is going to begin at 1 p.m. That's going to go from 1 p.m. to 5 p.m.

And then the community celebration begins at 3 p.m. until 5 p.m. We have Kofago Dance Ensemble, Rae Simone, and Danny, Jr. We have the Dance Diamond. We have DJ RP Beats. So it's just going to be a great community celebration. Come join us. Our fifth year. We're really proud of the celebration. And I think the weather's getting better for Thursday, so we should hopefully be all right. So -- and that's all I have for tonight.

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

JACOB TAWIL: Good evening, all. We'll start off with our reservoir levels. Alderman Masi, we're at 101 percent. Obviously we have too much rain. We need to treat our reservoirs with copper sulfate for algae, and we have not been able to do it lately. So we're going to be one week behind. So hopefully we are not going to have any problems with algae, but we are on top of it.

By the way, harmful algae bloom has already been found through different areas in the state of New York, so we've got to be very vigilant about it and keep an eye on it.

Annual paving program is due to start in this month on the 25th. We're timing it after the schools close or shortly after. And so hopefully that will be done rather quickly. You know, we left roads milled. A little bit inconvenient for the residents, but that's in order for us to be able to fix them, address the catch basins, manholes throughout. And then when the paver comes he will do that in a short -- in

short order.

The traffic operations, that massive project that we've been working on for about three years, it's winding down. The last work that we are doing right now is at the intersection of Wallkill Avenue and Lake Avenue. And that's almost completed. And then Grand Avenue across from Twin Towers, that will be completed very shortly as well, and it's all coming together.

The thermal liner for the crosswalks, the one that looks like red brick, that's going to be done within a couple of weeks and that’s due to programming in there and scheduling of the subcontractor.

And reminder for the residents. Just -- it was reported to me. I did not see it. Some people, they stand by the pedestrian crossing and they expect the light to change for them. You must push the button in order for the traffic light to know that you are there. Otherwise, it will not turn for you to cross.

Because this way -- it's designed this way to make it more economical and we don’t delay cars to stop at the red if there are no

pedestrians who are trying to cross. So, everybody, I said that before a few months ago or maybe a year ago. So push the button, please, if you are trying to cross the intersection as a pedestrian. 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. Just a reminder to the public that our sports camp and Little People Playtime Camp registration is currently ongoing. We will be in sports camp in Monhagen Middle School again, and Little People Playtime will be held at our facility.

And also a reminder, we know the temperatures are going to be high next week and we're grateful for that with a break from all this rain. But our pools do not open until June 30th. We've been -- when we had those nice few days, we were starting to get phone calls, but just a reminder, not until June 30th. Any

questions?

PRESIDENT J. MIGUEL RODRIGUES: Any questions for Raelyn? Thank you. City assessor?

MARIANNE FEELY: Good evening. I just wanted to report that our 2025 assessment roll is complete, so that's what everyone's taxes will be based on for the following year. And if anyone has a question about their assessment, an exemption, even if they want a copy of their deed, if there's anything we can help you with, please come see us. My staff and myself would be happy to help you with anything we can. Does anyone have any questions?

PRESIDENT J. MIGUEL RODRIGUES: Any questions? Thank you. And city clerk.

CLERK RICHARD MCCORMACK: Nothing this evening.

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

ALDERMAN JOSEPH MASI: Good evening. Just a quick -- I'll be very quick tonight. Just a reminder that there's one week until the election, but there's early voting. Please, people, all you have to do is go online. You can

see the times that they're there for early voting.

This is an extremely important election. We want Middletown to keep moving forward, not to end up going backwards. So please consider early voting. If not, then on next Tuesday you can vote at your normal voting places. But the early voting up until Sunday and including Sunday is at the senior center. Thank you very much.

PRESIDENT J. MIGUEL RODRIGUES: Alderman Witt?

ALDERMAN KEVIN WITT: Thank you very much. Mayor, thank you for that part of your presentation about the DRI process and the money that we received for that. I remember that. I mean, this is years and years and years. This has not just all happened in the last six months.

You know, and I remember it started, for me anyway, I remember in -- like when we closed King Street. And everyone was like why are you closing King Street. And it just sort of set the tone for sort of what it was going to be, and it became a very -- between the façade work and just watching all the things that have

happened, it's really great to see the progress that we've made and continue to make.

And, Jacob, thank you for everything with the roads and the ADA-compliant curbs and, you know, the crosswalks and the work that we've done to try to help people. Again, not all in the last six months, but, you know, for years, as you mentioned. So thank you. Thank you very much for that.

It was great to see the kids here recognized for their work. That program -- Mrs. Mita and Ms. Marz, they both had -- were my daughter's teachers, did a great job. And the work that they do with these kids, it's not a surprise that this year the Middletown School District received a Best Communities for Music Education designation nationally for the 11th year in a row.

So the kids get a lot of opportunities. That Mariachi band that, you know, J.C. and her family have been involved in that, that started only three years ago and now they're performing all over the place. And that's a credit to the confidence that these teachers give their children.

So one final thing. Graduation is June 27th, Friday at 10:00 in the morning. There are going to be -- it's right around 610 graduates. I don't remember a bigger number. I asked my daughter. Her class was 560 something three years ago. Something like that.

PRESIDENT J. MIGUEL RODRIGUES: (Indiscernible).

ALDERMAN KEVIN WITT: Yeah. So I would anticipate wearing my other hat that, regardless if it's raining, I think every attempt is going to be made to have that graduation take place on that day on that Friday. That's why it's so early so we have wiggle room to postpone it. Not postpone, excuse me, excuse me, delay it. And all that information will be on all of our platforms. So thank you very much, and congratulations to the Class of 2025.

PRESIDENT J. MIGUEL RODRIGUES: Alderman Green?

ALDERMAN ANDREW GREEN: Thank you very much. Yeah, this is a great day of celebration and a great week of celebration. First and foremost, a very happy 16th birthday to my niece. I'm assuming that's why the police chief's not

here, although she doesn’t have her permit yet. We're going to need extra patrol out there I'm sure. I'm just kidding. But I was able to celebrate with her earlier before tonight, so that's a great thing.

Also, with graduating, I believe my class 18 years ago was 470. So it just kind of shows you where things have gone in a just a little, short amount of time. What a great thing to be graduating so many wonderful students from our district and to have so many here tonight that we were able to recognize for their accomplishments, their talents, and to have the school district here with our city.

And just the part of the community that's unity is really what we're here to celebrate, you know, tonight. The businesses downtown and our minority communities, just really exciting stuff with Thursday coming up with Juneteenth, having the Cinco de Mayo stuff together. I mean, there's just no lack of support from all sides of the aisle for this community.

And just makes me proud when so many other communities are trying to hide and shy away

or create division amongst their -- you know, their communities of, you know, Latinos or, as we have Asian communities around. You know, we're really celebrating that and we're not afraid of it. And we say bring it on, you know?

We have always been there for our immigrant communities and will definitely continue to be there. And I just want to, you know, in the spirit of unity, I can't wait tonight. I believe hopefully that we will all make a unified vote, and we will have this good-cause eviction finally go through.

And thank you to For the Many for the many years of contacting. And, you know, just really your passion has come through and I believe is going to pay off. So thank you very much for all your hard work. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Alderman Kleiner?

ALDERMAN GERALD KLEINER: Thank you. I want to thank Chief Ewanciw for coming to our constituents meeting. I didn't make it. It's one of the first times I've been really sick in years, but I think him for attending and I heard it was very good.

Mentioned the early voting, which started last Saturday on Flag Day, and the primary is next Tuesday. So I do encourage everyone to vote. It's wonderful to see what Middletown school system is doing. As Alderwoman Wray has frequently said, it's just a great place to have your kids to have them get an education and all the opportunities that are there. It's just really been a terrific opportunity for families in Middletown.

So Juneteenth, I hope to make that. After living in Texas for 15 years in the 60s and the 70s, Juneteenth is a part of me. So I have many friends who had been celebrating it all their lives. So I'm really glad to see it here and see how important it is, particularly at this time.

I want to thank all the people who turned out for the No Kings rally. It was gratifying to see a lot of young people there. And I also want to thank the Town of Wallkill Police who were very, very cooperative and in the background and made everyone feel safe. So that was terrific.

Thank the secretary of state. Again, I

felt like I might be relapsing today, so I didn't make it downtown for that. But it's -- I remember when then-lieutenant governor was here the first time. She was here on her birthday, but she was still here because that's what was important. So it's been -- it's a great accomplishment for the city.

Also want to thank the police department for the bus enforcement program they did, the school bus enforcement, and how many people still pass school buses with their red lights on and endanger our school kids. So, thank you, chief, and thank you for that successful and -- completion of that program, and we hope it's ongoing.

What I've said when a lot of people talk about right now Trump being under water and, you know, wait until the next election. And my question always, will there be a next election? Because remember when Trump ran he said, "You won't have to vote anymore. You'll never have to vote again."

So my feeling always was, is that because we're planning a war with Iran? Well, when you look at what happened this week, you can

think about that. You declare martial law and a national emergency, and you cancel elections. So millions and millions of people can stand up in this country, but we'll see where that goes.

But when they can wrestle a U.S. senator to the ground and handcuff him in a federal building and he's a senior senator, and that's his state, it's the largest state in the union, and they say he didn't identify himself, surrounded by all these gestapo-like thugs who don't identify themselves, it's -- the idea is to terrorize us.

And we ought to carry the signs that say no storm troopers, no gestapo, no kidnapping, no kidding. So we -- I'm glad to hear that we're protecting our immigrants and our asylum seekers, and that's so much of what's made Middletown great for so many years.

So I want just one quick thing. This was part of a letter, and it was on Mid-Hudson News. And I won't identify the person who's a Fishkill resident, but he said, "Trump and Vance are not touching social security. They're not touching Medicaid and they're not touching Medicare. It's all a lie. It's fake news. It's

a big lie, period."

You know, that's somebody who watches Fox News every day. Guaranteed. And how you can not read the bill, not know anything about what's in it, and not know what the senate's trying to put in now to make it cost you millions or billions of dollars to challenge a federal law, and what the house bill had in it to remove the power of the courts to hold anyone in contempt.

So that's -- you may think that's not Middletown. That is Middletown. That's part of this country, and I'm glad to see people taking back the flag. Because that's standing up. And opposing fascism to me is real patriotism. Thank you.

(Applause)

PRESIDENT J. MIGUEL RODRIGUES: Alderwoman Wray?

ALDERMAN KATE WRAY: Good evening. Firstly, I think we should have the Mariachi band here for every meeting. It's just a great way to start us off. I'm new to the clicker, so this is my first go. I apologize if I do this wrong.

Mayor, I like the say, "Silly season", so I think that's what we'll call it. I'm going

to read my remarks. Because I'm a little upset, I tend to go off script.

It's silly season, and the lies and pandering are running amuck in the Seirra administration. So let's start with the first one for the day. Flood mitigation. The Sterling Street sewer project. An absolute success in my opinion. This area represents probably the lowest elevation in our city. And our ability to mitigate the flooding conditions there that used to rise over property lines and with our last excessive rain in the last few weeks have only just reached the curbs, absolutely outstanding success.

However Joel Sierra claimed in his Facebook post shown here on May 9th the project was a failure and the city misappropriated funds and should've used our 70 million in downtown grants differently.

I find this interesting because Joel Sierra ran for Orange County legislator in 2017, and touted this very project as one of his great accomplishments on the city council. He put it right here on his mailer. You can see it right here. So once again, Joel, were you lying then,

or are you lying now?

He also mentioned the use of downtown grants for flood mitigation, another lie. After so many years in public office, one would think that Sierra would know by now that grants are not blank checks for whatever we want. They must be used precisely for the projects they were granted for. Does Joel Sierra not know this? Or maybe he was just absent that day.

Another lie that Joel Sierra is currently trying to run away from is his campaign slogan, "For Term Limits". He was called out on this lie by Alderman Masi a few weeks ago as Joel himself voted to get rid of term limits when his time on the council was about to expire.

So now the new slogan he's trying to sell is, "Time For Change". I see the stickers stuck over most of those "Term Limit" signs, but here's the question. What exactly are you trying to change? Reduced crime? A busy and beautiful downtown hosting ribbon-cuttings nearly every week? Popular reservoir trails that bring people here to shop our stores and eat at our restaurants?

Rising property values? A recreation

department that boasts a plethora of affordable and accessible programs and activities for our youth? Because I could keep going, but I think you get my point. I know of one change in particular, though, that Mr. Sierra has repeatedly mentioned, and that's his high-density housing plan for the former MPC grounds.

So your plan is to just pack people in like sardines into some high-rise buildings and turn our once-beautiful campus into an industrial park? I'm confused about the vision. And as alderman for that ward, I say absolutely not on my or Paul's watch.

The Middletown Housing Authority has built our residents affordable housing that continues to maintain our neighborhood feel, and they will be expanding that vision. That is our correct path forward.

Paul and I have actively ensured that we protect the property values here in the Third Ward and have not allowed developers to come in and change the quality of our neighborhoods. Joel Sierra wants change all right, but it comes at the expense of everyone who calls Middletown home. Revenge politics never benefits the

constituents. Joel Sierra has an ax to grind with the mayor, and he and his team don't care at what cost.

My last word of the evening is absenteeism. Every single challenger to Team Middletown has been a no-show to any and all council meetings, I guess with the exception of this evening. But it's good of you to squeeze one in before the primary day.

In addition, they show an inability to do the research for the job they claim to want. If you cannot be knowledgeable enough to learn our past, how in the world can you be capable of leading us forward?

And I would quickly like to address the comment made by Mr. Brown this evening claiming that there is not a Latin-American representing, which I find to be offensive and divisionist, which I guess is par for the party line with you.

This administration and council has supported and protected all members of this community regardless of the background, and I take offense to your comment. It is outrageous and inflammatory. And I'm done.

PRESIDENT J. MIGUEL RODRIGUES:

Alderman Johnson?

ALDERMAN PAUL JOHNSON: Well, now what I know what it's like to follow me apparently, so there you go.

ALDERMAN KATE WRAY: I try my best.

ALDERMAN PAUL JOHNSON: It doesn't really feel that good on the other foot. First of all, good cause, thanks again for remarks of my seeming leadership role. We made it to the finish line.

And I would say Brahvan was my was my point man and he kept me on target every month or so. "How are we doing with that good cause, Alderman Johnson?" And whenever I needed facts and figures, he was always ready to provide them. So it's been a team effort all the way around.

DRI, mission accomplished. Wow. Who would've thunk that first day when you were on that competition, shall we call it, where we'd land. Appreciate it.

Music educators. They've always had a special place in my heart. You know, my kids all went K through 12 through the system, and I always reminded them that when you're at a concert or a competition, these are the only

teachers where the public goes into the classroom and gets to see how things are going. So God -- good job done for them.

Now, yeah, two weeks ago Alderwoman Wray and I took an opportunity to talk about honesty and integrity, and I think I already drilled home that the high-density housing, other than maybe helping a developer or two, is not consistent with anything about the past, the present, or the future in our vision for community campus.

Alderwoman Wray has talked about some things that are misspoken, maybe untruths. But don't worry. There's plenty to go around. So, "Honesty is the first chapter in the book of wisdom." Okay. Sounds good. Thomas Jefferson. Yeah, I heard of him.

So why (indiscernible) tonight? Well, since our last meeting, another attack has been on the Asian community at Fei Tian College. And I'm about to go through some of the claims that have been made by a person, and then I'm also going to use some of the facts put together by the administration of the college, who, I will not speak for them, but suffice it to say they

have duly noted the turn of events on how they have been portrayed.

So somebody else said something about a lie can travel faster. So let's see some claims. Claim, "Most of the campus land is owned by a foreign private group." Note the word "foreign".

"A foreign ownership" -- note the word "foreign" -- "group making money on land speculation" -- note that word also -- "and state grants." Note that word also.

"The same tax dollars slipping away into a campus owned by" -- oh, fourth time -- "a foreign entity that won't even pay property taxes." Well, these are mentioned with respect to Fei Tien, and I want to preface this -- these remarks.

I find them not vengeful, which of course is the slogan of the campaign apparently, not inflammatory, although they are. I find them hurtful. As you all know, I am somewhat affiliated with the college. Some of the people that work there are both friends and colleagues and supervisors. And I know firsthand that it is hurtful to be portrayed in the manner in which they've been portrayed. So there is that claim,

foreign, foreign, foreign, foreign, foreign. State grants make money. Huh.

Facts. Well, the schools are approved and registered in the state of New York. Oh, wait. What does that say? "Domestic non-profit entities." They, "are American entities created right here in Orange County. They are not foreign" -- oh, what? "Not foreign entities. Just as background, foreign companies are not entitled to receive state grants." Huh.

Well, I know the speaker has dabbled in public policy. And as Ms. Wray has also pointed out, a grant is not a check to say go spend it on this instead of that. So I think it's kind of difficult to make money on grants.

What's one of the grants in question? Restore New York, 1.8 million. No, we didn't have to get to use it for something else or put it in our pocket as money. It was allocated, dispensed, and awarded. Public policymakers know that's how grants work.

Oh, claims. "Because the buildings are classified as a private school, they will be removed from our tax map erasing," note, "millions in property tax revenue. Won't even

pay property taxes." Huh.

Fact. Oh, "As a non-profit educational institution" -- maybe policymakers are not familiar with the term "non-profit" -- "the school operate in typical USA -- U.S. non-profit law and regulations, same status as hospitals, churches, community organizations, other education institutions."

Once again, for someone who's not familiar with government policy and practices, we can understand that this could be confusing. Yes, the schools' employees to pay taxes. That's true.

Well, who else does that? Isn't it all foreigns -- foreigners? Mmm, Rutgers, Vassar. Oh, where is SUNY Orange? Oh, in Middletown. Where's Touro? Oh, in Middletown. Huh. I guess it's not that unique after all.

This is a good one. "The building sold for as little as a dollar." Really? This is like shooting fish in a barrel.

Facts. "The properties were not sold for as little as a dollar. Only two of them were transferred from the city. The others were sold privately." The buildings that we're talking

about were in the state of abandonment and disrepair with a negative value requiring substantial work. Okay, developer. Would you like to buy this building for a dollar and then $30 million putting it up to speed? Huh. No takers.

Example. The newly transferred Tuckerman Hall, which we talked about -- which I talked about at the last meeting, is estimated to cost between 30 and $50 million to renovate and to make it the way it looks on the right. What a steal. What a deal. How much dishonesty can we all take?

Oh, another one of my personal favorites. "City taxpayers still foot the bill for garbage, snow, police, and fire, and road maintenance." It's possible that the speakers may be new to our community. I'm not sure, but here's a fact.

Huh. "The city does not pick up garbage from the schools' facilities. The schools pay for it." Oh.

"The schools handle their own ground maintenance, including snow removal." Oh. Yeah, we do have to have police and fire because

they're part of the city. Oh. "Rather than being a burden, the school reduces city costs through maintenance and upkeep" on their own. Wow. This is tough to take.

You know what? I don’t have a personal favorite. They're all my favorite. Claim. "Benefit only out-of-state students paying up to $60,000 a year."

Response from the college. Oh, this isn't good. "Enrollment is open to everyone. Schools welcome students from Orange County. The tuition is around $30,000." No, no. Wait, wait. It says 60. Maybe that was a misprint. "$30,000 is comparable, if not lower, to many of the other institutions throughout the state. 80 percent of their students receive scholarships.

"They provide special scholarships to residents." Oh, that would be foreign residents, right? No, residents in the city and region. They welcome these residents and they participate in local not-for-profits.

So, there is a vision. We feel we've had a good collaboration with Fei Tien, which is going to be Northern College, and soon to be Northern University. We think it's a

collaboration that has been mutually beneficial. The authors of all these remarks see it differently. I'm not sure they were really that conversant with the facts of the case, but that's okay. Einstein, "Whoever is careless with the truth in small matters cannot be trusted with important matter." Thanks.

PRESIDENT J. MIGUEL RODRIGUES: Alderman Tobin.

ALDERMAN SPARROW TOBIN: All right. I don't have a slideshow.

ALDERMAN PAUL JOHNSON: You want the clicker?

ALDERMAN SPARROW TOBIN: I totally agree with the BRI. You know, just ten, eight years ago, you looked around the city. There was a vacant house on each street. Closed stores on our streets and empty storefronts. And now our city -- you know, it's hard to see it for the forest and the trees, but if you look around the city to now, our city is vibrant, and a vibrant hub of culture, education, music, food, and commerce. So definitely see the long-term results of that program.

And I'm proud that we're voting on good

cause tonight, that we as a city can offer, you know, some common sense protections for our residents, and protect them really, at the end of the day, from the greed of some bad landlords. So look forward to voting on it. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: New business.

CLERK RICHARD MCCORMACK: Good evening. We have a resolution this evening sponsored by Alderman Masi confirming the mayor's reappointment of Marianne Feely as commissioner of assessment.

PRESIDENT J. MIGUEL RODRIGUES: Resolution sponsored by Alderman Masi. Seconded by Alderman Kleiner. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries. Resolution sponsored by Alderman Tobin authorizing the acceptance of a Lions Club Camp scholarship donation.

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

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries. Resolution sponsored by Alderman Witt authorizing the acceptance of a change to a part-time permanent employee's rate of pay in the Parks and Recreation Department.

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

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries. Resolution sponsored by Alderman Green authorizing the mayor to execute all documents related to the state and municipal facilities program funding and approving a temporary barring from the general fund for the creation of a pedestrian walkway and parking lot.

PRESIDENT J. MIGUEL RODRIGUES: Resolution sponsored by Alderman Green. Seconded by Alderman Johnson. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries. Resolution sponsored by Alderman Kleiner authorizing an amendment to the Recreation and Parks Fee Schedule.

PRESIDENT J. MIGUEL RODRIGUES: Resolution sponsored by Alderman Kleiner. Seconded by Alderman Tobin. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries. Resolution sponsored by Alderwoman Wray authorizing the transfer of municipal credit card services to Orange Bank and Trust Company and authorizing the mayor to execute related agreements.

PRESIDENT J. MIGUEL RODRIGUES: Resolution sponsored by Alderwoman Wray. Seconded by Alderman Johnson. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries. Resolution sponsored by Alderman Johnson authorizing the acceptance of Zelle payments for municipal pool admissions.

PRESIDENT J. MIGUEL RODRIGUES: Resolution sponsored by Alderman Johnson. Seconded by Alderman Green. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries. Resolution sponsored by Alderman Tobin authorizing a budget adjustment within the fire department to reflect the Crest Award from Senator Skoufis' office.

PRESIDENT J. MIGUEL RODRIGUES: Resolution sponsored by Alderman Tobin. Seconded by Alderman Masi. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries. Resolution sponsored by Alderman Masi authorizing the approval of the 2025-2026 SRO contract agreement.

PRESIDENT J. MIGUEL RODRIGUES: Resolution sponsored by Alderman Masi. Seconded by Alderman Green. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.

PRESIDENT J. MIGUEL RODRIGUES: Okay. Local law.

CLERK RICHARD MCCORMACK: Good evening. We have a local law sponsored by Alderman Johnson. It's Local Law Number 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.

PRESIDENT J. MIGUEL RODRIGUES: Resolution sponsored by Alderman Johnson. Seconded by Alderman Kleiner. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.

(Applause)

PRESIDENT J. MIGUEL RODRIGUES: Audit?

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

PRESIDENT J. MIGUEL RODRIGUES: Resolution sponsored by Alderman Masi. Seconded by Alderman Green. Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Motion carries.

PRESIDENT J. MIGUEL RODRIGUES: Motion to adjourn?

(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.

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Veritext Legal Solutions

330 Old Country Road

Suite 300

Mineola, NY 11501

Date: August 12, 2025

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

    164-25 Resolution Confirming the Mayor's Re-Appointment of Marianne Feely as the Commissioner of Assessment

    165-25 Authorization to Accept Lions Club Camp Scholarship donation.

    166-25 Authorization to accept a change to a Part-Time Permanent Employees rate of pay 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

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

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

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

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

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

13. LOCAL LAWS

LL2-25 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

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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date

Accept 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

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date 6/18/25

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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date 6/18/25

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

4779

Middletown Lions Club
P O Box 122
Middletown, NY 10940

ORANGE BANK AND TRUST COMPANY

50-247/219

May 23, 25

PAY TO THE ORDER OF Middletown Recreation & Parks Dept. $ 1,000.00/xx

One Thousand Dollars DOLLARS

Security Features. Details on back.

Diane Youngs
Lynn Harris
AUTHORIZED SIGNATURE

MEMO 5/22 Summer Campership

⑈004779⑈ ⑆021902475⑆ 91808 1⑈

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date 6/18/25

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

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date 6/18/25

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 2025_A_OW PROJECT PARKING AND WALKWAY	$250,000

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: Alderman Tobin
Date of Adoption: June 17, 2025
Index No: 168-25

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

I hereby 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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

6/18/25
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: Alderman Johnson
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	X			
Ald. Jean-Francois				X
Ald. Johnson	X			
Ald. Wray	X			
Ald. Kleiner	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi	X			
Pres. Rodrigues	X			
Total	8			1

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date 6/18/25

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: Alderman Green
Date of Adoption: June 17, 2025
Index No: 170-25

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

I hereby 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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date 6/18/25

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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date 6/18/25

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 PROTECTIVE EQUIPMENT	$52,000

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

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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date 6/18/25

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: 6/18/25

ENLARGED CITY SCHOOL DISTRICT OF MIDDLETOWN

By:_____
Title: President, Board of Education
Date:_____

SRO Cost Calculation - 2025-2026

	Amount Due
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	$203,186.87
Hourly Rate	**97.69**

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Johnson
Seconded by: Alderman Kleiner
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	8			1

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

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:

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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: Alderman Green
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	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: None
Seconded by: None
Date of Adoption: August 19, 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 Minutes of August 4, 2025

Prepared by:

Attachments:

1.	08.04.25 CC Minutes

COMMON COUNCIL MEETING
CITY OF MIDDLETOWN

August 4, 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

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

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

PRESIDENT J. MIGUEL RODRIGUES: Roll.

CLERK RICHARD MCCORMACK: Alderman Tobin?

ALDERMAN SPARROW TOBIN: Here.

CLERK RICHARD MCCORMACK: Alderman Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Here.

CLERK RICHARD MCCORMACK: Alderman Johnson?

ALDERMAN PAUL JOHNSON: Here.

CLERK RICHARD MCCORMACK: Alderwoman Wray?

ALDERWOMAN KATE WRAY: Here.

CLERK RICHARD MCCORMACK: Alderman Kleiner?

ALDERMAN GERALD KLEINER: Here.

CLERK RICHARD MCCORMACK: Alderman Green?

ALDERMAN ANDREW GREEN: Here.

CLERK RICHARD MCCORMACK: Alderman Witt?

ALDERMAN KEVIN WITT: Here.

CLERK RICHARD MCCORMACK: Alderman Masi?

ALDERMAN JOSEPH MASI: Here.

CLERK RICHARD MCCORMACK: Council President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Here.

CLERK RICHARD MCCORMACK: Quorum is present.

PRESIDENT J. MIGUEL RODRIGUES: Approval of minutes?

CLERK RICHARD MCCORMACK: We have July 1, 2025.

PRESIDENT J. MIGUEL RODRIGUES: Motion by Alderman Green. Do I have a second?

ALDERWOMAN KATE WRAY: Second.

PRESIDENT J. MIGUEL RODRIGUES: Alderwoman Wray. All in favor?

ALL: Aye.

PRESIDENT J. MIGUEL RODRIGUES: Aye. Correspondence.

CLERK RICHARD MCCORMACK: Nothing this evening.

PRESIDENT J. MIGUEL RODRIGUES: For the good of the city? The first one, we have SUNY

Orange Pumpkin Run 5K.

ADRIENNE VICTOR: Good evening, everyone. I'm Adrienne Victor. I'm the director for the Center for Student Involvement at SUNY Orange. Thank you to the city council for your time and to the Middletown Police Department and city clerk for their attention over the past couple of months for this 5K.

The Center for Student Involvement and our Student Board of Activities are eager to host the SUNY Orange Pumpkin Run and Kids Dash on October 18th. The event requires a few public road closures as our campus is not large enough in and of itself for a 5K. And main roads like South Street cut through our campus.

I would like to request the road closures listed on the course map for the morning of October 18th for about two hours. I appreciate your consideration of this event, and I'm happy to answer any questions that you may -- might have to assist you in making an informed decision.

PRESIDENT J. MIGUEL RODRIGUES: All right. Any questions? Alderman Tobin?

ALDERMAN SPARROW TOBIN: How is this

going towards the city? Is anybody blocked in, or they'll be able to get out? I don't have the course map.

PRESIDENT J. MIGUEL RODRIGUES: Chief? They had a question about one -- yeah, one of the roads. On South Street?

ALDERMAN SPARROW TOBIN: Yeah, on South Street there's -- going towards the city, there's a couple of streets that -- are they able to get out, or.... Once South Street's locked down.

CHIEF JOHN EWANCIW: So the route -- we worked out a good route that should be minimal impact on the community.

ALDERMAN SPARROW TOBIN: Okay.

CHIEF JOHN EWANCIW: It's a Saturday, so we don’t have to really worry about the church traffic or anything --

ALDERMAN SPARROW TOBIN: Oh, okay.

CHIEF JOHN EWANCIW: -- like that. And as we do with all the other races, we will open the course as the runners progress. But it's going to go down towards Euclid, Winner, all the streets around South Street. So it is going to actually utilize those streets as well.

ALDERMAN SPARROW TOBIN: Okay.

CHIEF JOHN EWANCIW: So, a 5K, it shouldn't be all that long. They're actually using some of the college property to help mitigate some of that -- or reduce the usage of the road.

PRESIDENT J. MIGUEL RODRIGUES: Okay.

CHIEF JOHN EWANCIW: We actually worked out a run -- a route that has less impact, I would say, that what was originally proposed.

PRESIDENT J. MIGUEL RODRIGUES: Cool.

CHIEF JOHN EWANCIW: Thank you.

PRESIDENT J. MIGUEL RODRIGUES: All right. Anyone else? All right. I appreciate your time. Thank you for coming.

ADRIENNE VICTOR: Thank you so much.

PRESIDENT J. MIGUEL RODRIGUES: Thank you. All right. 5.2, 7th Day Adventist.

CLERK RICHARD MCCORMACK: Not here.

PRESIDENT J. MIGUEL RODRIGUES: Not here. And the Social Security Resolution? Not here.

CLERK RICHARD MCCORMACK: Not here.

PRESIDENT J. MIGUEL RODRIGUES: All right. Move on for remarks of the mayor. Oh, you got something today, huh?

MAYOR JOSEPH DESTEFANO: Not much.

PRESIDENT J. MIGUEL RODRIGUES: Oh.

MAYOR JOSEPH DESTEFANO: Just wanted to bring -- we received today a proclamation from Governor Hochul regarding National Night Out Against Crime, so I wanted to make everyone aware that tomorrow night at Thrall Park from 5 p.m., and I'm sure the chief will touch on it even more, to 8 p.m. there's -- we'll be celebrating National Night Out.

The governor did send out a proclamation regarding this, and basically, I'll read it. "Alas, whereas this event presents an opportunity for all residents to appreciate our unalienable right to live in freedom and safety, and supporting efforts to remain alert and aware of danger, sending the message to all considering committing a crime that no criminal actions will ever be tolerated in New York state."

And I think we can specifically say here in our city. And I want to commend the chief and the department for all the work they're doing. And make sure that if you have an opportunity tomorrow night, come out and celebrate with the city. So if you have any

questions, I'd be more than happy to address them.

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

MAYOR JOSEPH DESTEFANO: Okay. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Thank you, Mayor.

MAYOR JOSEPH DESTEFANO: We're going to have all DPW night out.

PRESIDENT J. MIGUEL RODRIGUES: That's every day. All right. Remarks of Economic Development.

DIRECTOR MARIA BRUNI: Good evening, everyone. Tonight we had a meeting of the Community Development Agency. And we are beginning work at 7 Genung Street. That's our next property. Authorized the bid and also the bridge loan. So thank you for that, and we -- actually this year, we closed on 84 Linden Avenue.

We're moving towards closing at 54 Washington. We're working on 168 Linden Avenue. That's under construction right now. And now we're onto 7 Genung. So we have four homes in

the pipeline for this year.

I just want to remind everybody August 16th is Run4Downtown. So Run4Downtown, the Marshall and Sterling. This is the 19th annual. We are going to kick off the weekend with a concert REO Survivor and Company taking place at the Paramount Theater August 14th, 8 p.m., and then Saturday is the big race.

As you all know, this is one of the biggest races we have. And last year they had almost 800 walkers and runners, so we're hoping to get more and more. And we have a lot of participants.

Committee's been working hard with the Flavors Without Borders Taste of the Town, and so there's going to be food and music for the event as well. So R$DT.org to register and find out more about the weekend coming up on August 16th. And that's all I have tonight.

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

DIRECTOR MARIA BRUNI: Thank you.

PRESIDENT J. MIGUEL RODRIGUES: DPW commissioner.

JACOB TAWIL: Good afternoon, all.

Welcome back, council president. Alderman Masi, the reservoir level, 94 percent. So obviously we haven't had too much rain. The rain has been missing us in the area. We were very concerned. In one day, August 1st, we got three and a half inches roughly of rain. Before that and after that is really nothing to speak of. So we're in good shape. Very good shape, not just in good shape, but we are making preparations just in case things continued to remain dry as always.

Some update on the capital projects, the traffic operations, the one -- the $31 million capital project is winding down. The completion -- official completion date is August 31st, end of this month. So we're trying to get as much of the punch list addressed as possible.

Some traffic control devices, like the one on Wallkill Avenue and Lake, they are still delayed in shipment, so that might be a little bit beyond that date to install them. But that is moving along.

And the reason behind it is we did think we were going to have adequate fund or enough fund in there. So we delayed that intersection until later on until we found out

that we do have some funding available for it. And that’s why we are doing it as part of the project rather than the money just going back.

The court, city court construction is moving along very well. The contractors are all doing a good job and they're moving and cooperating with each other. And it's going to be a nice project, especially after this court is -- leaves here and goes to the other site.

The parking garage, the work started, the general contractor. That's across from the Paramount Theater on Washington and South. The contractor, he put up his fence, his temporary construction fence.

Orange and Rockland are trying to -- they're working to relocate the power line so they are out of the way so that the GC will start working in really full force once the power lines are out of the way and they are relocated by Orange and Rockland.

And design for the 24-inch water line from the water treatment plant down along Monhagen Avenue hopefully up to Oliver Avenue, if we can go that far. We'll see how much the three and a half million dollars will go. That -- the

design is moving along. It's about 60 percent complete.

The road water line from Kinch all the way down to Shawangunk, the EFC approved the engineering report and now we're moving toward the financial closing and so that we can get going with the design. That's about eight and a half million-dollar project.

And the water storage tanks, we are still held up with the PCB to take it from underneath Mountain Avenue tank. The old tank that was removed and abandoned, so we found PCB in the soil and we're still trying to find a contractor to take it out. And the cost is huge. It's about $400 per ton just to transport it and for tipping fee. So that's where we are.

Highland Avenue tank, T-Mobile, they moved their antennas over to the tank. We made them use magnetic surface rather than welding. This way in the future, if there's anything, they can take the magnet off. And welds will not harm our new paint system to make the tank shell susceptible to rust. Once you are welding and you burn paint, and we have do dives and all that stuff. So this will avoid this.

T-Mobile accepted our recommendation to use the magnets, and they're all there and they're working. Now they have to go take down their temporary pole that they installed during the construction or during the repainting and the upgrade of Highland Avenue tank. And that's the only thing remaining there. And that will be done with the water storage tanks projects hopefully. Any questions for me?

PRESIDENT J. MIGUEL RODRIGUES: No questions for Jacob. Thank you, Jacob.

JACOB TAWIL: Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Police chief?

CHIEF JOHN EWANCIW: Good evening. I just want to first start off, as you all know, we've had a busy weekend. My staff has been working outstanding. They've been doing an amazing job, and I just want to recognize them and kind of thank them for all the hard work they've been doing. Not just this weekend, but throughout the whole summer. It's been a busy summer, and they've been doing outstanding work. So thank you to them.

Night Out, as the mayor said, is

tomorrow night, Thrall Park. Kicks off at 5 p.m. To help us fund that, Senator Skoufis has once again given us $10,000, as I've mentioned in previous meetings. So I'd like to really thank him for that support. That helps us do a lot of additional giveaways and opportunities for the members of our community. So thank him. I'd like to thank him for that, and thank the governor for the proclamation that she just gave us. That's very nice. First time we've received that.

The last two weeks we've hosted two junior police academies. Officer Galli had two. We have one more for the summer. Great attendance. Great turnout. That's a great program, and it's amazing to see the young individuals as they graduate, and the excitement for them and their parents. So it's a great program. We appreciate the support and -- continued support to keep those programs going.

This month I have one of my members retiring. He's served the city for 20 years. He actually was born and raised her in Middletown, Officer Mike Ribeiro. He's been an SRO for the last about four years at Presidential Park, so

he's made a lot of connections.

Obviously growing up in this community he knows a lot of people, but through the school and all the other assignments he's been on, he's done an amazing job. So I just want to thank him and congratulate him as he moves onto the next chapter of his life.

And other than that, I have nothing unless you have questions for me.

PRESIDENT J. MIGUEL RODRIGUES: Alderman Tobin?

ALDERMAN SPARROW TOBIN: Not sure if the police are involved, but do we have any information on the kid that got hurt with the fireworks?

CHIEF JOHN EWANCIW: Mm-hmm.

ALDERMAN SPARROW TOBIN: Is he all right? Or do we know?

CHIEF JOHN EWANCIW: So he underwent surgery. As of last -- I believe it was Thursday I got an update that the surgery went well, and a majority of his hand is back together. As far as how and why, we don't know that yet. Once he's out of the hospital, we'll be able to have some more conversation with him.

PRESIDENT J. MIGUEL RODRIGUES: Any other questions? Thank you, Chief. City clerk.

CLERK RICHARD MCCORMACK: Good evening. I just wanted to alert the community that the citywide yard sale for the fall is officially online and posted for signups. It'll be on September 13th. We, once again, have limited spaces available at the Erie Way Park. So if you don't have a yard to have the yard sale in, you can sign up down there.

I think Maria Bruni and the Economic Community Development and the mayor for offering that space up to us. And thank you to Eileen for getting the signups posted. We have signs ready to go in my office. And just as a reminder, the event is rain or shine.

Although it doesn't seem like it's a big lift for us to put this event on, there's a lot of back-office things that go on to make it happen, and there is just not an opportunity to have a rain date for it. So we appreciate your support and your participation. Thank you.

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

ALDERMAN JOSEPH MASI: Nothing this evening.

PRESIDENT J. MIGUEL RODRIGUES: Alderman Witt?

ALDERMAN KEVIN WITT: Nothing this evening.

PRESIDENT J. MIGUEL RODRIGUES: Alderman Green?

ALDERMAN ANDREW GREEN: Yeah. I just look forward to seeing everyone tomorrow night at Night Out. It's going to be a great event, I am sure. Hopefully Smokey the Bear is gone from the area. No. I saw that there were some bear sightings around, but no, that happens this time of year.

But other than that, we are going to have our constituents' meeting Monday, the -- was is it, the 11th hear in the council chambers at 7 p.m. And we have a special guest. Thank you to Commissioner Tawil for showing up, putting his time out there for us. So that'll be Monday at 7 p.m. here. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Alderman Kleiner.

ALDERMAN GERALD KLEINER: Thank you.

Try and be fast. I want -- Rick, did you mention the yard sale was rain or shine?

CLERK RICHARD MCCORMACK: Yes.

ALDERMAN GERALD KLEINER: Okay. I wasn't sure, but I want -- because I know that was an issue last time. Some people didn't get that message, but the yard sale day is the yard sale day.

I want to congratulate the police department and thank them for the major drug and gun bust that was done countywide, and they were part of it. So thank you, Chief.

Mostly, when we get to this time of year and I think because the Night Out's the 5th, but August 6th is Wednesday. And August 9th, Saturday, that'll be the 80th anniversary of the only time nuclear weapons have been dropped. That's the 80th anniversary of Hiroshima and Nagasaki.

And people who are younger who never heard the term MAD, but it was mutually assured destruction. And that's the idea of why we have not used nuclear weapons. And I read that Trump was rearranging our submarines and redirecting them to point more towards Russia. I just --

hard to even comment on that.

I think James Skoufis because last Tuesday he was at Tapped and gave a very complete rundown of what he's been doing and what the state has been doing. And that's -- you know, other than terrorizing immigrants and how much I despise what's going on, and then $150 billion to ICE, that does affect Middletown. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Alderwoman Wray?

ALDERWOMAN KATE WRAY: I have nothing this evening.

PRESIDENT J. MIGUEL RODRIGUES: Alderman Johnson?

ALDERMAN PAUL JOHNSON: Nothing this evening.

PRESIDENT J. MIGUEL RODRIGUES: Alderman Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Nothing this evening.

PRESIDENT J. MIGUEL RODRIGUES: Alderman Tobin?

ALDERMAN SPARROW TOBIN: Nothing this evening.

PRESIDENT J. MIGUEL RODRIGUES: New

business.

CLERK RICHARD MCCORMACK: Good evening. We have a resolution sponsored by Alderman Masi authorizing a change to part-time permanent employees' rates of pay.

PRESIDENT J. MIGUEL RODRIGUES: Resolution sponsored by Alderman Masi. Seconded by Alderman Johnson. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries. Resolution sponsored by Alderman Witt in accepting a donation for camp scholarships.

PRESIDENT J. MIGUEL RODRIGUES: Resolution sponsored by Alderman Witt. Seconded by Alderman Green. Any discussion? Alderman Kleiner?

ALDERMAN GERALD KLEINER: Yeah, very quickly I want to thank George Henry for his donation. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Anyone else? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries. Resolution sponsored by Alderman Green authorizing a transfer within the 2025 water budget.

PRESIDENT J. MIGUEL RODRIGUES: Resolution sponsored by Alderman Green. Seconded by Alderman Tobin. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries. Resolution sponsored by Alderman Kleiner authorizing a transfer within the 2025 civil service budget.

PRESIDENT J. MIGUEL RODRIGUES: Resolution sponsored by Alderman Kleiner. Seconded by Alderman Jean-Francois. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Tobin?

PRESIDENT J. MIGUEL RODRIGUES: I'm sorry. What?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-

Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries. Resolution sponsored by Alderwoman Wray authorizing a transfer within the 2025 general fund budget.

PRESIDENT J. MIGUEL RODRIGUES: Resolution sponsored by Alderwoman Wray. Seconded by Alderman Johnson. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries. Resolution sponsored by Alderman Johnson awarding the rebid of a 2008 Chevy Tahoe that was auctioned off through Auctions International.

PRESIDENT J. MIGUEL RODRIGUES:

Resolution sponsored by Alderman Johnson. Seconded by Alderwoman Wray. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries. Resolution sponsored by Alderman Jean-Francois

authorizing a transfer within the fire department's 2025 budget.

PRESIDENT J. MIGUEL RODRIGUES: Resolution sponsored by Alderman Jean-Francois. Seconded by Alderman Johnson. Any discussion? Alderman Kleiner?

ALDERMAN GERALD KLEINER: I just want to mention very quickly all these transfers, they were discussed at the board estimate, and they are discussed in the agenda packet. So we do know what we're transferring. Thank you.

PRESIDENT J. MIGUEL RODRIGUES: Anyone else? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries. Resolution sponsored by Alderman Tobin authorizing a stipulation of agreement between the City of Middletown and the CSEA Bargaining Unit.

PRESIDENT J. MIGUEL RODRIGUES: Resolution sponsored by Alderman Tobin. Seconded by Alderman Masi. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries. Resolution sponsored by Alderman Masi authorizing the SUNY Orange Pumpkin Run 5K and Kids Dash.

PRESIDENT J. MIGUEL RODRIGUES: Resolution sponsored by Alderman Masi. Seconded by Alderman Kleiner. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries. Resolution sponsored by Alderman Witt authorizing a parade in honor of the 130th anniversary of the Middletown 7th Day Adventist Church on Saturday, October 4th.

PRESIDENT J. MIGUEL RODRIGUES: Resolution sponsored by Alderman Witt. Seconded by Alderman Jean-Francois. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries. Resolution sponsored by Alderman Green. Says resolution to save neighborhood Social Security offices, Medicare, and Medicaid.

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

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries. Resolution sponsored by Alderman Jean-Francois amending City Code Chapter 460, Vehicles and Traffic, Section 460-12 for no parking areas.

PRESIDENT J. MIGUEL RODRIGUES: Resolution sponsored by Alderman Jean-Francois. Seconded by Alderman Tobin. Any discussion?

Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries. Resolution sponsored by Alderman Masi authorizing the installation of a handicapped parking sign at 42 Sproat Street.

PRESIDENT J. MIGUEL RODRIGUES: Resolution sponsored by Alderman Masi. Seconded by Alderman Witt. Any discussion? Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries. Resolution sponsored by Alderman Tobin

authorizing the installation of a stop sign at the intersection of Amchir Avenue and Paula Lane.

PRESIDENT J. MIGUEL RODRIGUES: Resolution sponsored by Alderman Tobin. Seconded by Jean-Francois.

MAN 1: (Indiscernible).

ALDERWOMAN KATE WRAY: Technically, code-wise, it's only the one stop sign being added because the T intersection, the stop is New York state law.

MAN 1: (Indiscernible).

ALDERWOMAN KATE WRAY: We're just putting the signage --

ALDERMAN SPARROW TOBIN: We're adding two.

ALDERWOMAN KATE WRAY: -- there.

ALDERMAN SPARROW TOBIN: We're adding two.

ALDERWOMAN KATE WRAY: All right. So then you want make it a --

PRESIDENT J. MIGUEL RODRIGUES: So do we have a --

ALDERWOMAN KATE WRAY: -- (indiscernible) amend the --

PRESIDENT J. MIGUEL RODRIGUES: --

motion to amend?

ALDERMAN SPARROW TOBIN: Yeah, can we amend?

PRESIDENT J. MIGUEL RODRIGUES: Yeah.

ALDERWOMAN KATE WRAY: So --

PRESIDENT J. MIGUEL RODRIGUES: So by Alderwoman Wray, we have a motion to amend to add a three-way stop sign --

CLERK RICHARD MCCORMACK: A three-way at this (indiscernible)?

PRESIDENT J. MIGUEL RODRIGUES: -- at Paula and Amchir.

ALDERMAN ANDREW GREEN: You didn't want to amend it, but you amended it anyway.

PRESIDENT J. MIGUEL RODRIGUES: At the request of --

ALDERWOMAN KATE WRAY: No, I just didn't know if we had to.

PRESIDENT J. MIGUEL RODRIGUES: -- Commissioner Tawil.

CLERK RICHARD MCCORMACK: He said.

MAYOR JOSEPH DESTEFANO: What's the new one read now?

CHIEF JOHN EWANCIW: Oh, it is moving (indiscernible).

CLERK RICHARD MCCORMACK: Okay. We have a motion by Alderwoman Wray to amend it to a three-way stop at Paula and Amchir.

PRESIDENT J. MIGUEL RODRIGUES: Yep. Second by Alderman Green. All in favor on the motion?

ALL: Aye.

PRESIDENT J. MIGUEL RODRIGUES: All right. Now anyone else have any discussion about the -- roll.

CLERK RICHARD MCCORMACK: Alderman Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.

ALDERMAN JOSEPH MASI: 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: Motion by Alderman Masi. Seconded by Alderman Johnson.

ALDERMAN JOSEPH MASI: Thank you.

ALDERMAN GERALD KLEINER: Well done, Alderman. Well done.

PRESIDENT J. MIGUEL RODRIGUES: Roll.

CLERK RICHARD MCCORMACK: Tobin?

ALDERMAN SPARROW TOBIN: Aye.

CLERK RICHARD MCCORMACK: Jean-Francois?

ALDERMAN JUDE JEAN-FRANCOIS: Aye.

CLERK RICHARD MCCORMACK: Johnson?

ALDERMAN PAUL JOHNSON: Aye.

CLERK RICHARD MCCORMACK: Wray?

ALDERWOMAN KATE WRAY: Aye.

CLERK RICHARD MCCORMACK: Kleiner?

ALDERMAN GERALD KLEINER: Aye.

CLERK RICHARD MCCORMACK: Green?

ALDERMAN ANDREW GREEN: Aye.

CLERK RICHARD MCCORMACK: Witt?

ALDERMAN KEVIN WITT: Aye.

CLERK RICHARD MCCORMACK: Masi?

ALDERMAN JOSEPH MASI: Aye.

CLERK RICHARD MCCORMACK: President Rodrigues?

PRESIDENT J. MIGUEL RODRIGUES: Aye.

CLERK RICHARD MCCORMACK: Carries.

PRESIDENT J. MIGUEL RODRIGUES: For adjournment, so move.

(Adjourned)

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

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

_____

Veritext Legal Solutions

330 Old Country Road

Suite 300

Mineola, NY 11501

Date: August 18, 2025

CITY OF MIDDLETOWN
COMMON COUNCIL MEETING AGENDA
AUGUST 4, 2025

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. APPROVAL OF MINUTES

   3.1. Accept the Minutes of July 1, 2025

4. CORRESPONDENCE, COMMUNICATION AND REPORTS

5. FOR THE GOOD OF THE CITY

   5.1. Adrienne Victor- SUNY Orange Pumpkin Run 5K & Kids Dash

   5.2. Representative from the 7th Day Adventist Church- 130th Anniversary Parade

   5.3. Natasha Pretty-Whitney (AFGE Local 3343)- Social Security Resolution

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

    198-25 Resolution Authorizing a Change to Part-Time Permanent Employees' Rates of Pay

    199-25 Resolution to Accept a Donation for Camp Scholarships

200-25 Resolution Authorizing a Transfer within the 2025 Water Budget

201-25 Resolution Authorizing a Transfer within the 2025 Civil Service Budget

202-25 Resolution Authorzing a Transfer within the 2025 General Fund Budget

203-25 Resolution to Award the Rebid of the 2008 Chevy Tahoe that was Auctioned off through Auctions International

204-25 Resolution Authorizing a Transfer within the Fire Department 2025 Budget

205-25 Resolution Authorizing a Stipulation of Agreement between the City of Middletown and the CSEA Bargaining Unit

206-25 Resolution Authorizing the SUNY Orange Pumpkin Run- 5K and Kids Dash

207-25 Resolution Authorizing a Parade in Honor of the 130th Anniversary of the Middletown Seventh-Day Adventist Church on Saturday, October 4, 2025

208-25 Resolution to Save Neighborhood Social Security Offices, Medicare and Medicaid

209-25 Resolution Amending City Code Chapter 460, Vehicles and Traffic, Section 460-12, No Parking Areas

210-25 Resolution Authorizing the Installation Of A Handicap Parking Sign 42 Sproat Street

211-25 Resolution Authorizing the Creation of a Three-Way Stop Intersection at Amchir Avenue and Paula Lane

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: Alderman Green
Seconded by: Alderwoman Wray
Date of Adoption: August 4, 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

Accept the Minutes of July 1, 2025

Accept the minutes of July 1, 2025.

Prepared by:
Rick McCormack, City Clerk

Attachments:

1.	07.01.25 CC Minutes

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Masi
Seconded by: Alderman Johnson
Date of Adoption: August 4, 2025
Index No: 198-25

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 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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date 8/6/25

Resolution Authorizing a Change to 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 Apportionment and authorizes salary changes to previously approved Part-Time Permanent employees.

Employee Name	Old Rate	New Rate	Reason
John Bianchi #1947 Deputy Commissioner of Parks	$23/hr. @ 30 hrs/week	$46/hr. @ 15hrs./week	As a retired employee, the current scope of his job 30 hours every week is not realistic.
Jessica Rodriguez #1540	Not in KVS	$18.75/hr as Recreation Leader	Adheres to the approved salary chart. Did not have a Recreation Leader rate of pay.
Evelyn Massie #8686	$20/hr.	$20.25hr.	Adheres to the approved salary chart.

Additional $0.25 for CPR/AED Certification.

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: August 4, 2025
Index No: 199-25

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

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Tobin	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Kleiner	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi	X			
Pres. Rodrigues	X			
Total	9			

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date 8/6/25

Resolution to Accept a Donation for Camp Scholarships

BE IT RESOLVED; that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and accepts a $250.00 donation from CSEA Retiree Local 917 and George Henry.

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.	Campership

Pay to the Order of Middletown Parks &

One hundre

HERITAGE
Financial Credit Union
Middletown, New York 10941

For Donation

⑆221978791⑆ 003143100000075⑈04

CSEA RETIREE LOCAL 917
OF ORANGE, ULSTER, SULLIVAN

Pay to the Order of Middletown Parks + Recreati

One hundred fifty and 00/100

First Federal Savings
of Middletown
22 James Street, Middletown, NY 10940

For

⑆221972098⑆ 0015520⑈ 170

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Green
Seconded by: Alderman Tobin
Date of Adoption: August 4, 2025
Index No: 200-25

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 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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date 8/6/25

Resolution Authorizing a Transfer within the 2025 Water Budget

BE IT RESOLVED; that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and authorizes the Treasurer to transfer $2,855, in the following manner, to cover a current overdraft ($655.00) and to cover anticipated meal allowances for the remainder of the year.

The overdraft includes overtime meal allowances for shift coverages at the Filter Plant and various water-related repairs/breaks. We have estimated $2,200.00 in meal allowances for the remainder of the year (11 pay dates) in the water fund.

FROM	AMOUNT	TO
F.8320.100	$2,855.00	F.9000.896
PUMPING STATION		MEAL ALLOWANCE
PERSONAL SERVICES		

Prepared by:
Jacob Tawil

Attachments:

1.	BOE Meal Allowances

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

Date: July 25, 2025
To: Honorable Mayor DeStefano, Honorable 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: Funds Transfer Request for Water Fund Meal Allowance

We are requesting the following transfer to cover a current overdraft ($655.00) and to cover anticipated meal allowances for the remainder of the year. The overdraft includes overtime meal allowances for shift coverages at the Filter Plant and various water related repairs/breaks. We have estimated $2,200.00 in meal allowances for the remainder of the year (11 pay dates) in the water fund.

FROM	AMOUNT	TO
F.8320.100 Pumping Sta.-Pers. Svc.	$2,855.00	F.89000.896 Water Meal Allowances

Thank you.

JT/sc

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Kleiner
Seconded by: Alderman Jean-Francois
Date of Adoption: August 4, 2025
Index No: 201-25

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 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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date 8/6/25

Resolution Authorizing a Transfer within the 2025 Civil Service Budget

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 $715.41, in the following manner, To cover the cost of the NYCOM trip and travel reimbursement for travel.

FROM	TO	AMOUNT
A.1430.400	A.1430.401	$715.41
Contractual Services	Travel Expense	

Prepared by:
Leonora Liz, Treasurer

Attachments:

1.	Civil Service_treansfer request

MEMO

To: Board of Estimate

From: Pam Welch Civil Service

Date: July 29, 2025

Re: Transfer of funds

Please include in the next Board of Estimate meeting the following transfer of funds.

Transfer $715.14 from my contractual account #1430.400 to my travel expense Account #1430.401.

Thank you,

Pamela J Welch

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderwoman Wray
Seconded by: Alderman Johnson
Date of Adoption: August 4, 2025
Index No: 202-25

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 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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date 8/6/25

Resolution Authorzing a Transfer within the 2025 General Fund Budget

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 $45,6000, in the following manner, to cover the cost of the settlement claim refund on taxes.

FROM	AMOUNT	TO
A.1900.950 Taxes on City Properties	$600	A.1420.480 Corp Counsel Office Expense
	$45,000	A.1420.489 Corp Counsel Litigation Expense

Prepared by:
Alex Smith, Corporation Counsel

Attachments:

1.	7.30.25 Budget transfer

MEMORANDUM

DATE: July 30, 2025

TO: Leonora Liz, Treasurer
Richard McCormack, City Clerk

FROM: Alex Smith, Corporation Counsel

RE: Budget Transfer

This is to request a budget transfer to the following 2025 budget lines:

From	Amount	To
A.1900.950 Taxes	$45,000.00	A.1420.489 Litigation
A.1900.950 Taxes	$600.00	A.1420.480 Office Expense

This transfer is to replenish A.1420.489 and A.1420.480 lines in order to pay unpaid litigation invoices and office supplies bills.

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Johnson
Seconded by: Alderwoman Wray
Date of Adoption: August 4, 2025
Index No: 203-25

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 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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date 8/6/25

Resolution to Award the Rebid of the 2008 Chevy Tahoe that was Auctioned off through Auctions International

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 the awarding of the rebid for the following surplus vehicle auctioned off through Auctions International:

2008 Chevy Tahoe (VIN #1GNFK03098R264302) - $770.00

Total= $770.00

Prepared by:
Jacob Tawil

Attachments:

1.	BOE MEMO- AUCTION ACCEPTANCE 2008 TAHOE 64302

Department of Public Works

Memorandum

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

CC: Richard McCormack-City Clerk and Leonora Liz- Treasurer

From: Jacob Tawil, P.E. Commissioner of Public Works

Date: July 28, 2025

Re: Resolution needed to award bid for surplus vehicle reauctioned off through Auctions International

---

I respectfully request a resolution to award the following rebid for the below surplus vehicle auctioned off through Auctions International:

2008 Chevy Tahoe (VIN #1GNFK03098R264302) - $770.00

Total= $770.00

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: August 4, 2025
Index No: 204-25

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 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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date 8/6/25

Resolution Authorizing a Transfer within the Fire Department 2025 Budget

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 $1,426.25, in the following manner,

FROM	TO	AMOUNT
A.3410.496 Personnel Training Volunteer	A.3410.202 Personal Protective Equipment To cover unbudgeted firefighter boots	$1,426.25

Prepared by:
Robert Brady, Chief FD

Attachments:

1.	7.31.25 Fire BOE Request

Middletown Fire Department

81 East Main St.
Middletown, NY 10940

www.middletownfiredept.com

845-344-5003
845-344-5031 Fax

July 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 WITHIN the 2025 Fire Department Operating Budget:

From:		To:
A.3410.496	$1426.25	A.3410.202
Personnel Training – Volunteers		Personal Protective Equipment

To cover unbudgeted firefighter boots

Sincerely,

Robert Brady

Fire Chief

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's Eagles Excelsior's McQuoid's Phoenix Ontario's Wallkill's Local 1027

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Tobin
Seconded by: Alderman Masi
Date of Adoption: August 4, 2025
Index No: 205-25

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 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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date 8/6/25

Resolution Authorizing a Stipulation of Agreement between the City of Middletown and the CSEA Bargaining Unit

BE IT RESOLVED; that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment and authorizes a stipulation of settlement between the City of Middletown and the bargaining unit ,CSEA

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:

Attachments:

1.	06162025 settlement

STATE OF NEW YORK
PUBLIC EMPLOYMENT RELATIONS BOARD

In the Matter of the Improper Practice Charge filed by

CIVIL SERVICE EMPLOYEES ASSOCIATION, INC., LOCAL 1000, AFSCME, AFL-CIO,

Charging Party,

-against-

CITY OF MIDDLETOWN,

Respondent.

STIPULATION OF SETTLEMENT

PERB CASE NO. U-36462 & U-37002

THIS AGREEMENT is by and between the Charging Party, the CIVIL SERVICE EMPLOYEES ASSOCIATION, INC., LOCAL 1000, AFSCME, AFL-CIO, (hereinafter "CSEA") and the Respondent CITY OF MIDDLETOWN (hereinafter "City") together known as the "Parties".

WITNESSETH:

WHEREAS, the CSEA filed an Improper Practice Charge, PERB Case No. U-36462, and a subsequent Charge PERB Case No. U-37002, ("Charges" and "Matter") herein; and

WHEREAS, the City thereafter interposed an Answer for each charge denying the allegations of wrongdoing; and

WHEREAS, after prehearing conferences on both matters, the PERB Administrative Law Judge has consolidated the Charges; and

WHEREAS, to avoid the expense and delay of further litigation, and without any admission of liability or wrongdoing, the Parties now desire to settle and resolve all claims alleged in this Matter.

NOW, THEREFORE, in consideration of the mutual agreements and covenants contained herein, it is agreed by and between the Parties as follows:

1. The Union shall withdraw Improper Practice Charges Case #U-36462 and Case #U-37002 with prejudice.

2. The Parties agree that the titles of Water Treatment Plant Chief Operator and Wastewater Treatment Plant Chief Operator shall be permanently excluded from the Unit and the Union shall permanently waive its right to petition the Public Employment Relations Board ("PERB"), any Court or any agency or take any action to include the titles of Water Treatment Plant Chief Operator and Wastewater Treatment Plant Chief Operator as recognized and included in the Union unless such request is agreed to in writing by the City. The Parties further agree to revise:

    a. Appendix B, Article I - Section 8, Titles Excluded From the Agreement of the January 1, 2023, to December 31, 2026, collective bargaining agreement ("CBA") to permanently include the titles of "Water Treatment Plant Chief Operator" and "Wastewater Treatment Plant Chief Operator" from the CSEA Unit; and

    b. Appendix C, Article IV - Section A, to permanently remove the titles: "Water Treatment Plant Chief Operator Grade A-39"; and "Wastewater Treatment Plant Chief Operator Grade A-39" from the CSEA Unit.

3. The Parties agree to revise Article IV Compensation of the January 1, 2023, to December 31, 2026, collective bargaining agreement ("CBA") to add new sections as follows:

" J. <u>Stipend for 3A and 4A Wastewater Treatment Plant Certified Operator</u>
Effective at the time of execution of the agreement by all parties, employees who obtain and maintain a 3A or a 4A Wastewater Treatment Plant ("WWTP") Operator Certificate shall receive an annual stipend of $2,000. Employees must provide the City with copies of their certification. The stipend shall be paid in equal amounts in the employee's payroll, shall not be added to the employee's base salary, shall not be used to calculate vacation, overtime pay and is not subject to any annual salary increase. The employee shall no longer be eligible for the stipend on the effective date of the expiration without renewal of the employee's 3A or 4A WWTP Operator Certificate. The amount of the stipend shall be prorated to the date that the certificate is effective, renewed or expires.

K. <u>Stipend for 1A Water Treatment Plant Operators</u>
Effective at the time of execution of the agreement by all parties, employees who obtain and maintain a 1A Water Treatment Plant Operator ("WTPO") shall receive an annual stipend of $2,000. Employees must provide the City with copies of their certification. The stipend shall be paid in equal amounts in the employee's payroll, shall not be added to the employee's base salary, shall not be used to calculate vacation, overtime pay and is not subject to any annual salary increase. The employee shall no longer be eligible for the stipend on the effective date of the expiration without renewal of the employee's 1A WTPO Operator. The amount of the stipend shall be prorated to the date that the certificate is effective, renewed or expires.

L. Eligible employees who are certified can only receive either the WWTP operator or WTPO stipend if they are working in one of those assigned positions. The stipend for the

3A and 4A WWTP and the 1A WTPO is not cumulative. Eligible employees who are certified can only receive either the WWTPO or WTPO stipend, but not both stipends.

4. The City agrees to actively recruit WWTP and WTPO by advertising in publications or media until such time as the City has been able to hire the requisite number of Grades 3A and 4A operators sufficient to operate the WWTP or the requisite number of Grade 1A operators sufficient to operate the WTP.

5. The City agrees to request that the Middletown Civil Service Commission periodically administer the appropriate Civil Service Examination for WTPO Grade 1A and WWTP Grades 3A and 4A."

6. Add the following new provisions to Article XI - Management Rights:

   "C. The City may contract out for the services of WWTP operators regardless of their title sufficient to operate the WWTP at any time that the City is unable to staff the WWTP with sufficient certificated WWTP operators, including if no WWTP operators employed by the City are available for overtime pursuant to Article IV (F).

   D. The City may contract out for the services of WTPO's regardless of their title sufficient to operate the WTP at any time that the City is unable to staff the WTP with sufficient certificated WTPO, including if no WTP operators employed by the City are available for overtime pursuant to Article IV (F)."

7. Article IX – Employee Status and Rights, B Promotions and Training: Add the following new provisions:

   "4. The City will sponsor for training only those unit member(s) who currently hold a Grade 1A, 2A or 3A Wastewater Treatment Plant Operator Certificate to obtain the appropriate training and pass the corresponding test to minimally obtain certification as a Grade 3A or Grade 4A WWTP Operator pursuant to 6 NYCRR Part 650. The Commissioner of Public Works shall determine whether a unit member is qualified and eligible for the additional training to obtain a Grade 3A or Grade 4A WWTP Operator Certificate. The individuals who take the training must complete all courses and pass the required certification tests (i.e. a Grade 1A WWTP Operator must obtain Grade 2A and Grade 3A certifications before obtaining Grade 4A certification), to obtain the Grade 3A certification or Grade 4A certification within two (2) continuous years of starting the course(s).

   5. The City shall pay the costs for eligible qualified personnel to obtain the appropriate grade certification as a WWTP operator assigned to the City WWTP or a WTPO assigned to the City WTP, including course fees, and examination costs. However, if any individual fails the examination twice for any one grade of certification for WWTP operator or WTPO, the City shall no longer be responsible to pay the costs to train that individual.

   6. Employees who pass the examination and receive a WWTP operator or WTPO certification paid for by the City shall be required to work at least five (5) years for the City. If the employee leaves the City's employment

for any reason prior to the five years, they will be required to reimburse the City for all training costs prorated over the five years."

8. The making of this Agreement is not intended and shall not be construed as any acknowledgment or admission that any party has violated federal, state, or local law (statutory or decisional), ordinance, or regulation, City policies or regulations, the terms and conditions of the collective bargaining agreement, or has committed any wrong against the other party and the City and the Union expressly deny having done so.

9. An alleged breach of the terms of this Agreement shall be subject to the grievance process contained in the collective bargaining agreement between the Parties.

10. This Agreement is non-precedent setting. The Parties agree that they may use this Agreement as evidence only in a proceeding in which either of the parties alleges a breach of this Agreement or for the purpose of enforcing this Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the 16 day of July, 2025.

For the Charging Party:

VANESSA VAN ALSTYNE,
Labor Relations Specialist, CSEA

For the City:

JOSEPH M. DeSTEFANO
MAYOR

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Masi
Seconded by: Alderman Kleiner
Date of Adoption: August 4, 2025
Index No: 206-25

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

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Tobin	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Kleiner	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi	X			
Pres. Rodrigues	X			
Total	9			

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date 8/6/25

Resolution Authorizing the SUNY Orange Pumpkin Run- 5K and Kids Dash

WHEREAS, SUNY Orange is hosting a Pumpkin Run 5K and Kids Dash on Saturday, October 18, 2025; and

WHEREAS, the safe and orderly conduct of this event requires temporary street closures along the designated race route; and

WHEREAS, the Chief of Police has reviewed the proposed event and supports the necessary closures and traffic control measures to ensure public safety;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Middletown, New York, that permission is hereby granted to SUNY Orange to conduct the Pumpkin Run 5K and Kids Dash on Saturday, October 18, 2025, beginning at 10:00 AM and ending at approximately 11:50 AM, or at such other time as the Chief of Police deems necessary,

and that temporary street closures along the route outlined in the attached course map, and any additional closures or traffic control measures deemed necessary by the Chief of Police, are hereby authorized for the safe and successful conduct of the event.

Prepared by:
Rick McCormack, City Clerk

Attachments:

1.	5k Course October 2025

SUNY Orange Pumpkin Run—5k and Kid's Dash

Race Info

Date: Saturday, October 18th

Runner Start Time: 10am

Walker Start Time: 10:10am

Anticipated closure of course: 11:50am

Kids Dash on campus: 11:45am

Public Road Closures (10am-11:50am)

South St.

Bedford Ave

Ingalls St

Heidt Ave

Webb Rd

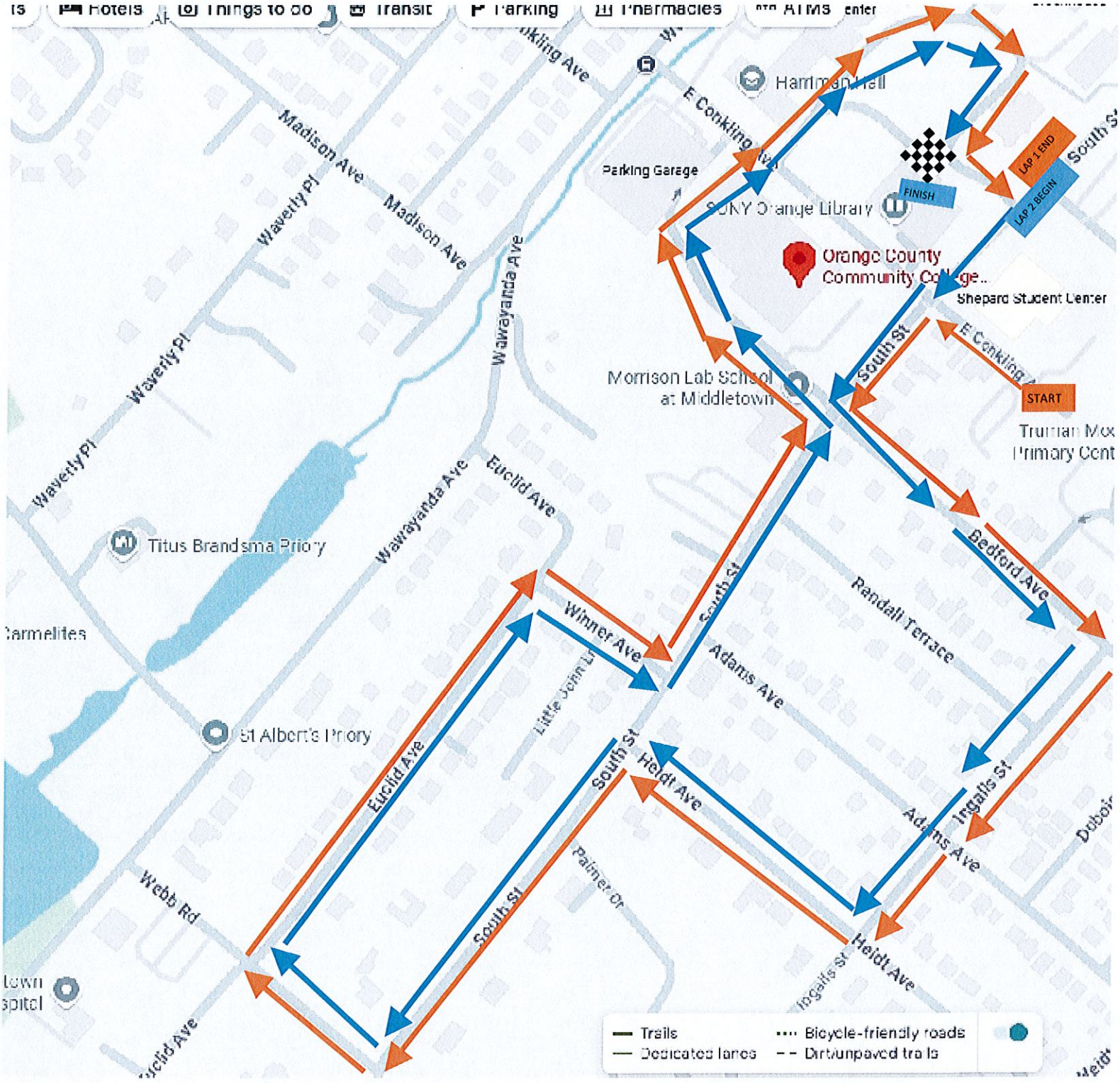
Euclid Ave

Winner Ave

Other impacted Roads

Randall Terrace

Adams Ave



Course Directions

Start: East Conkling by Shepard Student Center (The Student Lounge will be our staging area for bib pickup and race prep for runners)

LAP 1

Left on South St.

Left on Bedford

Left on Ingalls

Right on Heidt

Left on South
Right on Webb

Right on Euclid

Left on Winner

Left on South

Left on Bedford (onto campus after Morrison Lab School)

Cross East Conkling into Alumni Green at college

Loop around Alumni Green

Turn out through gates,

Right on South St

LAP 2

Repeat Loop ONCE

Finish at Library

Foot Traffic

Finishers will walk through library overhang down the ramp into Gilman area to avoid disrupting the race.

Runner Care

Library overhang area to have first aid, water station

Parking:

Participants can park at Orange Hall or at our lots on Bennett street so they do not have to wait for the race to finish in order to leave.

Kids' Dash

Kids dash will take place on the Alumni Green remaining on campus, away from traffic area

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Witt
Seconded by: Alderman Jean-Francois
Date of Adoption: August 4, 2025
Index No: 207-25

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 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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date 8/6/25

Resolution Authorizing a Parade in Honor of the 130th Anniversary of the Middletown Seventh-Day Adventist Church on Saturday, October 4, 2025

WHEREAS, the Middletown Seventh-day Adventist Church is celebrating its 130th anniversary in 2025, marking over a century of faith, service, and contributions to the Middletown community; and

WHEREAS, in celebration of this significant milestone, the Church has requested permission to hold a commemorative parade on Saturday, October 4, 2025, from 3:00 PM to 6:00 PM; and

WHEREAS, the proposed parade will begin at Wallkill Memorial Park (across from Maddy's Diner) and proceed to 70 Highland Avenue, involving approximately 300 participants; and

WHEREAS, the City of Middletown supports community celebrations that highlight the cultural,

religious, and historical contributions of its residents and institutions; and

WHEREAS, the Chief of Police has reviewed the proposed parade route and will coordinate any necessary traffic control and street closures to ensure the safety of participants and the general public;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Middletown, New York, that permission is hereby granted to the Middletown Seventh-day Adventist Church to hold a parade on Saturday, October 4, 2025, from 3:00 PM to 6:00 PM, beginning at Wallkill Memorial Park and ending at 70 Highland Avenue, and that any street closures, traffic control measures, and other logistical needs associated with this event, as deemed necessary by the Chief of Police, are hereby authorized to ensure the safe and successful conduct of the parade.

Prepared by:
Rick McCormack, City Clerk

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: August 4, 2025
Index No: 208-25

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 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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date 8/6/25

Resolution to Save Neighborhood Social Security Offices, Medicare and Medicaid

Whereas, neighborhood Social Security offices and employees have faithfully served the public in communities across the country since 1935,
Whereas Social Security benefits is the best protection against falling into poverty for Americans since its inception in 1935,
Whereas local Social Security offices, staffed with trained civil servants across the nation provides service to millions of Americans each year, in person and by telephone,
Whereas 20 percent of staff in local SSA offices in your community are veterans,
Whereas 9.7 million of Americans receiving Social Security benefits are veterans,
Whereas millions of veterans and their families depend on their monthly checks from Social Security for housing and food,
Whereas older adults are the fastest growing population of homelessness, including thousands of veterans and families,
Whereas more than 11,000 American reach retirement age each day,

Whereas staffing at the Social Security Administration has fallen to a 50 year low while workloads have increased,
Whereas the current Administration has announced a plan to cut staff dramatically to take federal tax dollars from our communities and transfer those dollars to billionaires by reducing their taxes,
Whereas cutting costs leads to closing neighborhood Social Security offices, dozens have already been announced,
Whereas millions of American depend on nearby offices for filing for benefits, resolving problems with payments, work records, generating SSN's, providing replacement SSN cards, income and award letters and applications for retirement, disability and SSI,
Whereas more than 79 million Americans receive Medicaid and the U.S. House budget resolution in 2025 plans steep cuts to provide tax breaks for the 1%,
Whereas Medicare serves more than 68 million Americans and is targeted for cuts by the current Administration, to cut taxes on the richest Americans,

Therefore,
Be it resolved that this body commits to opposing closing local Social Security offices, and staffing cuts,
Be it further resolved that this body supports robust staffing and local office facilities to serve the public in a timely manner in this community and all communities across the state and nation,
Be it resolved that this body will oppose state and federal cuts in Medicaid, Medicare and Social Security benefits,
Be it further resolved that this body will support House Bills, introduced March 5, 2025, "Keeping Our field Offices Open Act" (HR 1876), "Protecting Americans Social Security Data Act" (HR 1877) and S. 770, "The Social Security Expansion Act" (HR 1700).

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 Tobin
Date of Adoption: August 4, 2025
Index No: 209-25

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

Richard P. McCormack
Clerk to the Common Council

Names	Ayes	Noes	Abstain	Absent
Ald. Tobin	X			
Ald. Jean-Francois	X			
Ald. Johnson	X			
Ald. Wray	X			
Ald. Kleiner	X			
Ald. Green	X			
Ald. Witt	X			
Ald. Masi	X			
Pres. Rodrigues	X			
Total	9			

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date 8/6/25

Resolution Amending City Code Chapter 460, Vehicles and Traffic, Section 460-12, No Parking Areas

WHEREAS, the Police Chief is proposing changes to the parking regulations on Irwin Avenue and Wisner Avenue.

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, Section 460-12, No Parking Areas, is amended by replacing
Irwin Avenue.
A.
in its entirety to read as follows:

Irwin Avenue.
A. On both sides from Wisner Avenue to Talcott Place, from 6:00 a.m. to 4:00 p.m. Monday through Friday.

Section 2 – The Code of the City of Middletown, N.Y., Chapter 460, Vehicles and Traffic, Section 460-12, No Parking Areas, is amended by replacing
Wisner Avenue.
A. On both sides:
(1)
in its entirety to read as follows:

Wisner Avenue.
A. On both sides:
(1) From Wickham Avenue to Irwin Avenue, from 6:00 a.m. to 4:00 p.m., Monday through Friday.

Section 3 - 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 Masi
Seconded by: Alderman Witt
Date of Adoption: August 4, 2025
Index No: 210-25

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 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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date 8/6/25

Resolution Authorizing the Installation Of A Handicap Parking Sign 42 Sproat Street

WHEREAS, a request has been received for the installation of a handicap parking sign to accommodate a resident with a valid New York State handicap parking permit residing at 42 Sproat Street; and

WHEREAS, the Department of Public Works Committee has reviewed the request and found it appropriate to designate a handicap parking space in that vicinity;

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Middletown hereby authorizes the installation of a handicap parking sign at or as near to 42 Sproat Street as determined appropriate by the Commissioner of Public Works.

Prepared by:

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderwoman Wray
Seconded by: Alderman Green
Date of Adoption: August 4, 2025
Index No: 211-25

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 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

I hereby approve the attached Resolution/Local Law.

Joseph M. DeStefano, Mayor

Date 8/6/25

Resolution Authorizing the Creation of a Three-Way Stop Intersection at Amchir Avenue and Paula Lane

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Middletown hereby authorizes the creation of a three-way stop intersection at Amchir Avenue and Paula Lane, directs the Department of Public Works to install appropriate stop signs and pavement markings at all three approaches.

Prepared by:

Attachments:
None

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Masi
Seconded by: Alderman Johnson
Date of Adoption: August 4, 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 8/6/25

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: August 19, 2025
Index No: 212-25

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 Accepting the Resignation of Thomas Murtagh as Chairman of the Board of Electrical Examiners

Be it resolved that the Common Council of the City of Middletown hereby accepts the resignation of Thomas Murtaugh from the Board of Electrical Examiners effective September 1, 2025.

Prepared by:
Rick McCormack, City Clerk

Attachments:
None

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Witt
Seconded by: None
Date of Adoption: August 19, 2025
Index No: 213-25

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 Appointment of Sixto Martinez to the Electrical Licensing Board

WHEREAS, there is hereby established in and for the City of Middletown a Board of Electrical Examiners consisting of six members, appointed by the Mayor and confirmed by the Common Council, in accordance with the provisions of the City Code; and

WHEREAS, the Board includes *one City Inspector of Buildings or the municipal officer performing that duty*; and

WHEREAS, Walter Welch, who previously served in this capacity, has retired, thereby vacating his seat on the Board; and

WHEREAS, Sixto Martinez has been appointed by the Mayor as the City's Building Inspector

and is therefore eligible to serve in this role on the Board of Electrical Examiners;

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Middletown hereby concurs with the Mayor's appointment of **Sixto Martinez** to the Board of Electrical Examiners to fill the unexpired term of Walter Welch, said term to expire on **December 31, 2025**, and to serve without compensation in accordance with City Code provisions.

Prepared by:
Rick McCormack, City Clerk

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: August 19, 2025
Index No: 214-25

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 Cooperation Between the City of Middletown and the Orange-Ulster Board of Cooperative Educational Services for Literacy Classes

BE IT RESOLVED, by the Common Council of the City of Middletown, concurs with the Board of Estimate and Apportionment that the City of Middletown is hereby authorized to enter into a cooperative agreement with the Orange-Ulster Board of Cooperative Educational Services for the purpose of providing literacy classes for the benefit of the citizens of Middletown and the surrounding community, subject to the approval and financing of the Bureau of Adult and Continuing Education of the New York State Education Department; and

BE IT FURTHER RESOLVED, the Common Council of the City of Middletown, concurs with the Board of Estimate and Apportionment that the Mayor of the City of Middletown is hereby authorized to execute any and all agreements, documents, or instruments necessary to effectuate the intent of this resolution. The program will begin on or about September 2, 2025, and will end on or before June 30, 2026.

Prepared by:
Raelynn Bertholf, Supt of Recreation and Parks

Attachments:

1.	MOU City of Middletown 25.26

ADMINISTRATION

Deborah McBride Heppes
Chief Operating Officer

Kerri B. Stroka
Deputy Superintendent

Mark P. Coleman
Assistant Superintendent
Finance and Management Services

Thomas M. Bongiovi
District Superintendent

ORANGE-ULSTER BOCES
Learning for Life

BOARD MEMBERS
Eugenia S. Pavek, President
William M. Boss, Vice-President
Michael Bello
Lawrence E. Berger
Martha Bogart
David Eaton
Edwin A. Estrada

Sharleen Depew
Clerk of the Board

Division of Adult Education

Director
Sara Puccio
845-291-0300 x10310

Assistant Director
Russell Burns Ed.D
845-291-0300 x10320

Coordinator of Adult and Continuing Education
Lori Yakawiak, Ph. D.
845-781-6715 x10823

Assistant Coordinator
Renee Mulligan
845-291-0300 x 10335

Newburgh Adult Learning Center
3 Washington Center,
First Floor
Newburgh, NY 12550

Adult Education at Amy Bull Crist Area Education Center on Gibson Road
53 Gibson Road
Goshen, NY 10924

LETTER OF AGREEMENT
BETWEEN
THE BOARD OF COOPERATIVE EDUCATIONAL SERVICES OF ORANGE AND ULSTER COUNTIES
AND
CITY OF MIDDLETOWN

The Orange-Ulster Board of Cooperative Educational Services (herein called 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.

Obligations assumed by OU BOCES:

1. To aid in the establishment of literacy classes to include English as a Second Language (ESL).
2. The classes will meet as mutually agreed upon.
3. The instructors and facilitators for the program will be selected, supervised and paid by OU BOCES.
4. No tuition charges for this program will be made by OU BOCES to the CITY OF MIDDLETOWN.
5. OU BOCES will be the sole agent responsible for accepting requests for registrations, contacting new students and arranging for their admission to class.
6. Preference for admission to the program will be given to individuals from the CITY OF MIDDLETOWN and the surrounding area.

Obligations assumed by the CITY OF MIDDLETOWN:

1. The CITY OF MIDDLETOWN will provide suitable classroom space.
2. Individuals seeking literacy services will be advised of pertinent information relative to the nature of the program, its duration, and the time and days that the class meets.
3. The CITY OF MIDDLETOWN will make no monetary charge for the use of the facilities to either OU BOCES or the students in the program.

Additional obligations of OUBOCES and the CITY OF MIDDLETOWN:

a. The OU BOCES shall provide during the life of this agreement general liability and property damage liability covering its operations and use of the premise under this agreement, the limits of coverage to be $1,000,000 for any one accident, subject to a limit of $1,000,000 for bodily injury, including wrongful death, for any one person. Property damage liability coverage shall be $500,000 for each occurrence. All such insurance policies shall be written in the name of OU BOCES, and shall name the Externship Facility as an additional insured, the originals of said policies shall at all times on file with OU BOCES with a certificate of insurance to be issued the Externship Facility. OU BOCES has a $10,000,000 umbrella policy.

b. Each party shall indemnify, defend and hold the other harmless from and against any and all claims, suits, actions, causes of action, damages, judgments, liabilities, fines, penalties and expenses, including reasonable attorney fees and litigation costs, arising out of the indemnifying party's intentional or negligent acts or omissions. This provision shall survive any expiration, termination or non-renewal of this Agreement.

c. This Agreement shall be governed by the laws of the State of New York. Any lawsuit arising under the terms and conditions of this Agreement shall be brought in the Supreme Court of the State of New York for the County of Orange.

d. This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, representations or agreements either oral or written. It may not be modified except by a writing signed by parties.

This agreement shall commence on September 2, 2025 and end on June 30, 2026. OU BOCES shall have the option to renew this agreement for an additional like period upon written notice to the Facility no less than thirty (30) days of the termination of this agreement, or as otherwise agreed to by both parties in writing.

_____ _____

KERRI STROKA
Deputy Superintendent
Orange-Ulster BOCES

DATE

_____ _____

JOSEPH M. DeSTEFANO
MAYOR
City of Middletown

DATE

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Witt
Seconded by: None
Date of Adoption: August 19, 2025
Index No: 215-25

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 Acceptance two (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 two (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.

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: None
Date of Adoption: August 19, 2025
Index No: 216-25

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 Naming 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.

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 Masi
Seconded by: None
Date of Adoption: August 19, 2025
Index No: 217-25

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 Declaring Surplus Equipment and Authorizing Transfer in Lieu of Payment

BE IT RESOLVED, that the Common Council of the City of Middletown, New York, concurs with the Board of Estimate and Apportionment to declare the following equipment as surplus property:

- **One (1) 2008 Dodge Dump Truck** (currently out of service), requiring a new transmission and minor repairs with an estimated repair cost of $11,213.00 (per attached quote from Hollywood Towing and Auto).
-

BE IT FURTHER RESOLVED, that the Common Council concurs with the Board of Estimate and Apportionment authorizes the transfer of said vehicle to Pool Plus as payment in lieu of monetary compensation for services rendered, specifically $4,900 in completed repairs at the

Sproat Street Pool (per attached documentation).

Prepared by:
Raelynn Bertholf, Supt of Recreation and Parks

Attachments:

1.	Hollywood
2.	Pool Plus
3.	2008 Dodge Dump

REPAIR ORDER

HOLLYWOOD TOWING & AUTO

DMV # 7102058
241 Monhagen Ave. • Middletown, NY 10940
Phone (845) 343-3131 • FAX # (845) 343-3773
24 Hour Towing

008825

Date 7 / 14 / 25

Name	City of Middletown Parks + Rec		Home Phone
Address	16 James Street		Work Phone
City	Middletown	State N.Y. Zip 10940	Written By
Year 08	Make Dodge	Model Ram 3500	License
VIN	8 6 2 1 4 6 1 6	Prod Date	Mileage

INSTRUCTIONS: ☐ SAVE OLD PARTS ☐ CALL WHEN READY

Promised For AM PM

				AMOUNT
1				
2	Vehicle needs New Transmission			
3	& Fluid W/ Labor			$
4				
5	Replace Torque Convertor			
6				
7	& Rusted Trans Lines	18 hours @ 95		
8				
9				
10				
11				

PARTS				
COST	QTY	PART NO./DESCRIPTION		AMOUNT
	1	Transmission	$	7500
	1	Torque Convertor	$	904
	10	Quarts Fluid	$	180 —
	1	Trans Lines	$	245
	1	Trans Cooler	$	674 —

ACCESSORIES			
COST	QTY		AMOUNT
		Total Parts & Accessories	

SUBLET			
COST			AMOUNT
		Total Sublet	

GAS, OIL, ETC.			
COST			AMOUNT
		Gas	
		Oil	
		Grease	
		Total Gas, Oil	

TOTAL EST. COST $

REVISED COST $

OK'D BY Owner

Writer Date AM PM

NOT RESPONSIBLE FOR ANY PERSONAL ITEMS LEFT IN VEHICLE
I hereby authorize the above repair work to be done along with the necessary materials. You and your employees may operate the above vehicle for purposes of testing, inspection or delivery at my risk. An express mechanic's lien is acknowledged on the above vehicle to secure the amount of repairs thereto. You will not be held responsible for loss or damage to vehicle or articles left in vehicle in case of fire, theft, accident or any other cause beyond your control. STORAGE WILL BE CHARGED FORTY-EIGHT HOURS AFTER REPAIRS ARE COMPLETED. IN THE EVENT LEGAL ACTION IS NECESSARY TO ENFORCE THIS CONTRACT, I WILL PAY REASONABLE ATTORNEY'S FEES AND COURT COSTS.

SIGNED X

Terms: STRICTLY CASH Unless Arrangements Made.

Total Labor	$ 1710 —
Total Parts	$ 8829 —
Sublet	
Gas, Oil, etc.	$ 674 —
Shop Supplies	
Sub Total	$ 11,213.00
Tax	
TOTAL	

Thank You

Item No. 1500668

POOLS PLUS INC.

ABOVE GROUND POOLS ☆ INSTALLATION & SALES

2709 Route 17M
New Hampton, NY 10958
(845) 343-7587

Customer City of Middletown Parks & Rec Date 5/25/25

Address 16 Vanns St

City Middletown State NY Phone 845 346-1440

Maintain strict caution when using pools and pool equipment, especially when children and minors are involved.

QUANTITY	ITEM / DESCRIPTION	PRICE
	Replace 4 Commercial inground Skimmers	
	Demolition up Concrete	
	Install New Skimmers to existing plumbing	
	Seal and Cement New Skimmers to existing Block	
	Pour New Walk Way	
	ALL BALANCES MUST BE PAID BY CASH OR CERTIFIED CHECK.	X
	Job: Sprout Street Pool	

Integrity of pool foundations are not guaranteed by Pools Plus, Inc. If excavated by others. X_____

The parties hereto have read the terms of this receipt before signing same and hereby agree that no oral statement, remark, agreement or understanding not contained herein will be recognized or enforced.

Sales Total	4900.00
Sales Tax	—
Delivery Charge	
TOTAL	4900.00
Deposit	—
Balance	

IMPORTANT - PLEASE NOTE: MERCHANDISE IN FACTORY PACKAGING

1. Pool must be installed on solid level surface as per manufacturers instructions.
2. As per manufacturer's instructions, mound earth around pool sidewall.
3. Filter and Pool should be properly grounded. GFI only.
4. Check filter manual or town ordinances for #3 above.
5. For health and proper filter operation, correct chlorine content is important.
6. **WARNING** - Diving in pools less than 8 feet deep is prohibited - Running and horseplay are dangerous.

X_____

NO REFUNDS - Pools Plus, Inc. will issue **Pools Plus, Inc.** credit slips only. This applies to all merchandise including charge account purchases. Merchandise returned for credit must be in original factory packaging and returned within 15 days from date of purchase and accompanied by original sales receipt. No credits or exchanges on specially ordered merchandise.
Certain specific merchandise comes with a manufacturer's warranty. No oral statement, remark, agreement or understanding not contained in the manufacturer's warranty will be recognized or enforced.
In the event of either customer error or Pools Plus, Inc. error, both parties agree to 48 hours to rectify.

Town ordinance requirements, permits and water are customer's responsibility.
Installation by **Pools Plus, Inc.** will be under separate agreement and contract.

X_____

Customer Signature _____

Agent [illegible]

White - Pools Plus Yellow - Warehouse Pink - Customer

MIDDLETOWN CITY
DEPT OF PARKS&REC
16 JAMES ST
MIDDLETOWN NY 10940

001379

CERTIFICATE OF TITLE

NEW YORK STATE

NEW YORK STATE DMV
www.nysdmv.com

Title and Identification No.	Year	Make	Model Code	Body/Hull	Document No.
3D6WH46A68G214616 3D6WH46A68G214616	2008	DODGE	R35	DUMP	241784L

Color	Wt./Sts./Lgth.	Fuel	Cyl./Prop.	New or Used	Type of Title	Date Issued
WH	8472	DIE	6	NEW	VEHICLE	7/29/08

Name and Address of Owner(s)
MIDDLETOWN CITY
DEPT OF PARKS&REC
16 JAMES ST
MIDDLETOWN NY 10940

ODOMETER READING: 00007
ACTUAL MILEAGE 00007

VOID IF ALTERED

This document is your proof of ownership for this vehicle, boat or manufactured home. Keep it in a safe place, not with your license or registration or in your vehicle or boat. To dispose of your vehicle, boat or manufactured home, complete the transfer section on the back and give this title to the new owner.

Lienholder _____ Lienholder _____

* NO LIENS RECORDED * * NO LIENS RECORDED *

Lienholder _____ Lienholder _____

* NO LIENS RECORDED * * NO LIENS RECORDED *

MV-999 (7/03)

DEPARTMENT OF MOTOR VEHICLES

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Johnson
Seconded by: None
Date of Adoption: August 19, 2025
Index No: 218-25

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

Resolutions Authorizing an $800 Budget Transfer within the 2025 Civil Service 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 $800, in the following manner,

FROM	TO	AMOUNT
A.1430.400	A.1430.480	$800
Contractual Services	Office Expense	

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

Prepared by:

Attachments:

1.	Civil Service Budget Transfer request 8.11.25

Emailed Leonora 8-7-25

MEMO

To: Board of Estimate

From: Pam Welch Civil Service

Date: August 06, 2025

Re: Transfer of funds

Please include in the next Board of Estimate meeting the following transfer of funds.

Transfer $800.00 from my contractual account #1430.400 to my Office expenses account #1430.480.

I will need to advertise in the Times Herald Record for a public meeting in September which wasn't budgeted for, and more envelopes and office supplies.

Thank you,

Pamela J. Welch

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Jean-Francois
Seconded by: None
Date of Adoption: August 19, 2025
Index No: 219-25

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

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

I hereby approve the attached Resolution/Local Law.

_____ _____
Joseph M. DeStefano, Mayor Date

Resolution Declaring Surplus Equipment and Authorizing Sale at Auction

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

- **2003 Ford F550**
  - VIN: 1FDAF57P03ED59029
  - Plate: AL6958
  - Reason: Dump and compactor are rotted and rusted; vehicle starts but will not go into gear due to possible transmission issue.
- **2008 Chevy Suburban**
  - VIN: 1GNFC16048J140127

- Plate: AZ4531
- Reason: Requires brakes and rotors; when braking, vehicle pulls to the right. Will no longer pass inspection; check engine light is on; main frame is rusted badly.

BE IT FURTHER RESOLVED, that the proceeds from the auction shall be deposited into the appropriate City account in accordance with municipal finance procedures.

Prepared by:
Raelynn Bertholf, Supt of Recreation and Parks

Attachments:

1.	Surplus

Vehicle Surplus Form

Vehicle Make: Ford

Vehicle Model: F-550 super duty

Vin: 1FDA57P03ED59029

Plate: AL 6958

Reason for Surplus: it dosent molle and very rusty. Dump & compactor is rotted. ~~Starts but~~ Possible transmission issue.

Name: Matt Lybolt Date: ~~7/29/25~~ 8/8/25

Signature: Matt Lybolt

Vehicle Surplus Form

Vehicle Make: Chevy

Vehicle Model: Surburban

Vin: 1GNFC16048J140127

Plate: AZ 4531

Reason for Surplus: Brakes - Rotors wont pass inspection Engine light on.

Name: Matt Lybolt

Date: ~~7/29/25~~ 8/8/25

Signature: Matt Lybolt

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Masi
Seconded by: None
Date of Adoption: August 19, 2025
Index No: 220-25

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 Budget Transfers within the Capital Fund to Close Out Completed Projects

BE IT RESOLVED; that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment authorizes the Treasurer to transfer $122,571.03, in the following manner in order to close out comp projects in the Capital Funds,

FROM	AMOUNT	TO
H.7110.027 A_2023 P&R WAR MEMORIAL POOL HOUSE FLOORING_BI Use towards 2024 BAN payment	$28,970.63	
H.3410.203 A_2023 FIRE COMPUTER REPLACEMENT_EQUIP	7.10	

Use towards 2024 BAN payment

H.7110.209

A_2023 P&R 4 BLEACHERS (1 FOR WOLSLAYER FIELD & 3 FOR WATTS PARK) EQUIP 268.09

Use towards 2024 BAN payment

CLOSE OUT PROJECTS BELOW

H.0747.201 1,084.74

A_STREET 2021 DODGE RAM 3500 & JEEP CHEROKEE

Return to General Fund

H.7110.213 520.16

A_2023 WOLSLAYER FIELD FOOTBALL SCOREBOARD_ EQUIP

Return remaining proceeds to Debt Service Fund

H.0842.900

G_2012WWTP PHASE I/EFC.GENERAL EXPENSE 23,315.95

Return funds to Sewer Fund

H.0855.900 1,209.00

G_2023 SEPTAGE RECEIVING UNIT

Return Funds to Sewer Fund

H.0868.900 17,915.54

F_2012 W/S MAINS/MANHOLE REPAIR.GENERAL EXPENSE

Return funds to Water Fund

H.3120.206

A_2023 POLICE REPLACEMENT OF HEATING AND COOLING SYSTEM _BI 3,420.00

Return to General Fund

H.7110.208 0.31

A_2023 P&R 1 CHEVROLET 5500 MED. DUTY SPREADER DUMP SNOW PLOW TRUC: REPLAC. 2008

Return to General Fund

H.0941.900

A_2017 STREETSCAPE DRI GRANT 5,887.10

Return to General Fund

H.0912.900	39,972.41	
Return to General Fund		
TOTAL	$122,571.03	H.0995.495
		UNSPENT PROCEEDS
		EXPENSE

Prepared by:
Leonora Liz, Treasurer

Attachments:

1.	BOE Request Close Out Capital Projects

DEPARTMENT OF FINANCE
City Of Middletown

Leonora Liz
Treasurer

16 James Street
Middletown, NY 10940
Tel: (845) 346-4150
Fax: (845) 343-1101

August 11, 2025

To: The Board of Estimate From: Leonora Liz, Treasurer

I am requesting to close out the following Capital Projects be closed and proceeds are distributed accordingly. See attached list.

Sincerely,

Leonora Liz

2025 BOE Request 8.11.25

FROM	AMOUNT	TO
H.7110.207	28,970.63	
A_2023 P&R WAR MEMORIAL POOL HOUSE FLOORING_BI		
Used toward 2024 BAN payment		
H.3410.203		
A_2023 FIRE COMPUTER REPLACEMENT_EQUIP	7.10	
Used toward 2024 BAN payment		
H.7110.209		
A_2023 P&R 4 BLEACHERS (1 FOR WOLSLAYER FIELD & 3 FOR WATTS PARK) EQUIP	268.09	
Used toward 2024 BAN payment		
CLOSE OUT PROJECTS BELOW		
H.0747.201	1,084.74	
A_STREET 2021 DODGE RAM 3500 & JEEP CHEROKEE		
Return to General Fund		
H.7110.213	520.16	
A_2023 WOLSLAYER FIELD FOOTBALL SCOREBOARD_ EQUIP		
Return remaining proceeds to Debt Service Fund		
H.0842.900		
G_2012WWTP PHASE I/EFC.GENERAL EXPENSE	23,315.95	
Return funds to Sewer Fund		
H.0855.900	1,209.00	
G_2023 SEPTAGE RECEIVING UNIT		
Return Funds to Sewer Fund		
H.0868.900	17,915.54	
F_2012 W/S MAINS/MANHOLE REPAIR.GENERAL EXPENSE		
Return funds to Water Fund		
H.3120.206		
A_2023 POLICE REPLACEMENT OF HEATING AND COOLING SYSTEM _BI	3,420.00	
Return to General Fund		
H.7110.208	0.31	
A_2023 P&R 1 CHEVROLET 5500 MED. DUTY SPREADER DUMP SNOW PLOW TRUC: REPLAC. 2008		
Return to General Fund		
H.0941.900	5,887.10	
A_2017 STREET SCAPE DRI GRANT		
Return to General Fund		
H.0912.900	39,972.41	
A_2015 WOOLWORTH PROJECT DRI GRANT		
total	**122,571.03**	H.0995.495
		UNSPENT PROCEEDS FOR DEBT EXPENSE

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderwoman Wray
Seconded by: None
Date of Adoption: August 19, 2025
Index No: 221-25

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 Wholesale Waiver Agreement with NYS Workers' Compensation Board

BE IT RESOLVED; that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment and authorizes an agreement with NYS Workers' Compensation Board to receive a settlement of $318,028 for older claims.
BE IT FURTHER RESOLVED; that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment and authorizes the Mayor to sign the agreement.

Prepared by:
Leonora Liz, Treasurer

Attachments:

1.	First Amendment to Wholesale Waiver Agreement (City of Middletown) - FINAL 7.31.25

FIRST AMENDMENT TO WHOLESALE WAIVER AGREEMENT

BETWEEN

THE NYS WORKERS' COMPENSATION BOARD AND THE CHAIR THEREOF,

THE NYS WORKERS' COMPENSATION BOARD'S WAIVER AGREEMENT MANAGEMENT OFFICE,

AND

THE CITY OF MIDDLETOWN

EXECUTED OCTOBER 26, 2022

THIS FIRST AMENDMENT to the Wholesale Waiver Agreement **("Agreement"**) is entered into by and among (1) **the New York State Workers' Compensation Board and the Chair thereof** (the **"Board"),** in the Board's capacity to oversee and manage the Special Disability Fund **("SDF")**, as created in Workers' Compensation Law **("WCL")** §14(6) and §15(8), and in the Board's capacity, pursuant to the authority set forth in WCL §§32(a)-(i), to, among other items, including but not limited to those related to the SDF, approve waiver agreements; (2) **the Board's Waiver Agreement Management Office ("WAMO"),** pursuant to the authority set forth in WCL §§32(e)-(i); (3) and **The Self-Insured Employer, City of Middletown** (the **"SIE")**; The Board, WAMO, and **SIE** are collectively referred to below as the **"Parties"** and individually as a **" Party."** This Agreement shall be effective as of the date on which it is fully executed by all Parties ("**Effective Date**").

WHEREAS, the Parties executed a Wholesale Waiver Agreement on October 26, 2022 ("**Wholesale Waiver Agreement**"), for workers' compensation claims covered by the SIE. Exhibit A, as attached to the Wholesale Waiver Agreement, lists workers' compensation claims entitled to reimbursement pursuant to WCL §§ 14(6) and/or 15(8) that were known to be covered by the SIE at the time of execution of the Wholesale Waiver Agreement;

WHEREAS, pursuant to the terms of the Wholesale Waiver Agreement, the SIE waived entitlement to reimbursement pursuant to WCL §14(6) and/or § 15(8) for the claims listed in Exhibit A to the Agreement;

WHEREAS, at the time of execution of the Wholesale Waiver Agreement there was a pending WCL Section 32 Retail Settlement pending for one of the claims (30209932) for which the SIE was liable and for which the SIE was entitled to reimbursement pursuant to WCL §14(6) and/or § 15(8);

WHEREAS, the claim was included in the Wholesale Waiver Agreement with no compensation provided to the SIE for waiving entitlement to reimbursement pursuant to WCL §14(6) and/or § 15(8) for the claim due to the pending WCL Section 32 Settlement Agreement;

WHEREAS, after execution of the Wholesale Waiver Agreement, the WCL Section 32 Settlement Agreement failed to be fully executed by the relevant parties, leaving liability for the claim with the SIE; and

WHEREAS, notwithstanding the language in Article I of the Wholesale Waiver Agreement, "Waiver," which provides that the Waiver applies to "any and all claims contained in Exhibit A, and any and all claims in which liability under WCL§§ 14(6) and 15(8) has or could potentially apply," the Board and the SIE have agreed that the Board will provide additional compensation to the SIE for the claim in exchange for the waiver of reimbursement pursuant to WCL §§ 14(6) and 15(8) for the claim.

NOW THEREFORE, in consideration of the mutual benefits to be received by the Parties hereto and the mutual covenants and agreements herein contained, the Parties hereby agree as follows:

1. Article I of the Wholesale Waiver Agreement, "Waiver," is deleted in its entirety and replaced with a new Article I, "Waiver," which reads as follows:

   Section 1.01 Subject to the receipt by the SIE of the Consideration set out in Section 3.01, the SIE, hereby irrevocably release the Board, WAMO, the SDF, the Special Funds Conservation Committee and their predecessors, successors, assigns, agents, representatives, employees, officers, and directors, from any and all reimbursement claims, liabilities, adjustments, obligations, offsets, actions, litigation costs and fees, causes of action, proofs of claim, suits, debts, sums of money, accounts, reckonings, bonds, bills, covenants, contracts, conversions, agreements, promises, damages, judgments, claims, third-party liens and demands whatsoever, whether known, unknown or suspected, arising out of, or in connection with or in any manner related to any and all claims contained in Exhibit A.

2. Upon the best information and belief of the SIE, the SIE will make all the representations, warranties and covenants set forth in Section 2.01 of the Wholesale Waiver Agreement, "Warranties and Covenants," as of the date of execution hereof.

3. Upon the best information and belief of the Board and WAMO, the Board and WAMO, as applicable, collectively make all the representations, warranties and covenants set forth in Section 2.02 of the Wholesale Waiver Agreement, "Warranties and Covenants," as of the date of execution hereof.

4. Article III of the Wholesale Waiver Agreement, "Consideration," is deleted in its entirety and replaced with a new Article III, "Consideration," which reads as follows:

   Section 3.01 The Board and WAMO agree to pay the SIE the sum of One Million Seven Hundred Ninety-Three Thousand Seven Hundred One Dollars and 00/100 ($1,793,701) from the SDF for the waiver of the SIE's right to seek reimbursement under WCL §§14(6) or 15(8) for any and all past, present, and future claims under the Liquidated Insurer Policies (the**" Consideration").**

The Parties acknowledge and agree that the Board and WAMO have already made payment in the amount of One Million, Four Hundred Seventy-Five Thousand, Six Hundred Seventy-Three Dollars and 00/100 ($1,475,673), and that such payment was made on or about November 1, 2022.

Payment of the remaining Three Hundred Eighteen Thousand Twenty-Eight Dollars and 00/100 ($318,028) shall be made no later than thirty (30) days following the Effective Date of this Agreement (the**" Completion Date").**

Notwithstanding the foregoing, if the Completion Date occurs on a weekend or a holiday, then the payment must be completed by the end of the next business day. The Board shall make the above captioned payments via first class mail or by Automated Clearing House (ACH) to the SIE.

5. All other terms and conditions of the Wholesale Waiver Agreement shall remain in full force and effect, except to the extent that they are inconsistent with the terms and conditions of this First Amendment.

6. Execution and Approval of this First Amendment.

Section 8.01 Each Party to this Agreement represents that it is authorized to enter into this Agreement and the transactions contemplated herein.

Section 8.02 Each signatory to this Agreement represents that said signatory is authorized and empowered to execute this Agreement and the transactions contemplated herein and that any and all required approval(s) on its behalf have been properly obtained and that the Agreement is entered into voluntarily.

Section 8.03 In signing this Agreement, Joseph DeStefano, Mayor of City of Middletown, represents and attests that he has the authority to bind the SIE to the terms and conditions of this Agreement, and by signing does so bind said Parties to all of the terms and conditions of this Agreement.

Section 8.04 Electronic execution. This Agreement may be signed and exchanged by email or regular/certified/overnight mail and this Agreement as so signed and exchanged will constitute the binding Agreement of the Parties. Delivery of an executed signature page to this Agreement by facsimile or in electronic format (e.g., ".pdf" or ".tif") shall be effective as delivery of a manually executed Agreement.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Parties have hereunto set their hands as of the dates set forth.

CITY OF MIDDLETOWN

By: _____

Name: Joseph DeStefano
Title: Mayor, City of Middletown
Date:

DIRECTOR OF THE WAIVER AGREEMENT MANAGEMENT OFFICE, [or designee], NEW YORK STATE WORKERS' COMPENSATION BOARD

By: _____

Name: Valerie Vander Wal
Title: Supervising Attorney
Date:

DIRECTOR OF FINANCE [or designee], NEW YORK STATE WORKERS' COMPENSATION BOARD, AS ADMINISTRATOR OF THE SPECIAL DISABILITY FUND

By: _____

Name: Kelly Kurposka
Title: Director of Finance
Date:

CHAIR [or designee], NEW YORK STATE WORKERS' COMPENSATION BOARD

By: _____

Name: Keith Longden
Title: Acting General Counsel
Date:

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Tobin
Seconded by: None
Date of Adoption: August 19, 2025
Index No: 222-25

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 Agreement with Stratagem Security for Panic Button Alam 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 at a rate of 149.85 per month, through December 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 the Mayor to sign the agreement.

Prepared by:
Rick McCormack, City Clerk

Attachments:

1.	City of Middletown - Panic Systems - Monitoring Agreement

Kenneth Kirschenbaum, Esq., Tel. No. (516) 747-6700
KIRSCHENBAUM CONTRACTS®Copyright 5/14

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License No.: 120000040711

STRATAGEM SECURITY INC.
2 Westchester Plaza
Elmsford, NY 10523
(914) 777-5700

STANDARD COMMERCIAL SECURITY AGREEMENT

Date: 06/01/2025

Subscriber's Name: City of Middletown New York Telephone No.: (845)346-4100

Address: 16 James Street Middletown NY 10940

1. STRATAGEM SECURITY INC. (hereinafter referred to as "STRATAGEM" or "ALARM COMPANY") agrees to sell, install and program, at Subscriber's premises, and Subscriber agrees to buy, an electronic security system consisting of the equipment and services described in the **attached Schedule of Equipment and Services.**

Purchase Price: $ _____ Approximate date work to begin _____

Taxes: $_____ Estimated date work to be substantially completed _____

Total: $_____

Down Payment: $_____

Balance due upon completion of installation: $_____

2. DESCRIPTION OF EQUIPMENT AND SERVICES:
Check Services Provided:
☒ Monitoring ☐ Service ☐ Inspection ☐ Remote Subscriber Access/Cameras ☐ Access Control Administration
☐ Alarm Signal Verification ☐ Guard Response ☒ Other: (See Attached Schedule of Equipment and Services.)

3. PASSCODE TO CPU SOFTWARE REMAINS PROPERTY OF STRATAGEM: Provided Subscriber performs this agreement for the full term thereof, upon termination ALARMCOMPANY shall at its option provide to Subscriber the passcode to the CPU software or change the passcode to the manufacturer's default code. Software programmed by STRATAGEM is the intellectual property of STRATAGEM and any unauthorized use of same, including derivative works, is strictly prohibited and may violate Federal Copyright laws, Title 17 of the United States Code, and may subject violator to civil and criminal penalties. The Equipment shall remain personal property and shall not be considered a fixture, or an addition to, alteration, conversion, improvement, modernization, remodeling, repair or replacement of any part of the realty, and Subscriber shall not permit the attachment thereto of any apparatus not furnished by STRATAGEM.

CHECK BOX FOR APPROPRIATE SERVICES:
4. SERVICES AND CHARGES. Only services selected are included: All recurring charges are billed [select one option]:
☐ Monthly ☐ Quarter Annually ☐ Semi Annually ☒ Annually In Advance

(a) CENTRAL STATION MONITORING CHARGES: Subscriber agrees to pay STRATAGEM:
☐ **(i)** The sum of $_____, plus tax for the installation and programming of the communication software and communication devices if separate from the alarm panel if not already installed.

☐ **(ii)** The sum of $149.85, plus tax, per month, payable in advance for the monitoring of the Security System for the term of this agreement commencing on the first day of the month next succeeding the date hereof, and continuing monthly thereafter, all payments being due on the first of the month: ☐ Telephone ☒ Cellular/Radio ☐ High Speed Internet Monitoring ☐ Intrusion ☒ Panic Alarm
☒ Other: **(See attached Schedule of Equipment and Services.)**

☐ **(b) SERVICE (Strike out i or ii)**
☒ **(i)** Subscriber agrees to pay STRATAGEM on a per call basis. If this agreement provides for service on a per call basis, Subscriber agrees to pay STRATAGEM for all parts and labor at time of service. Subscriber is not obligated to call STRATAGEM for per call service and STRATAGEM is under no duty to provide service except its warranty service during warranty period. Service by anyone other than STRATAGEM during warranty period relieves STRATAGEM of any further obligations under the Limited Warranty. Initial here for per call service option_____

☐ ~~**(ii)** Subscriber agrees to pay STRATAGEM for service of the alarm equipment the sum of $_____ plus tax, per month, payable in advance for the term of this agreement, commencing the first day of the month next succeeding the date hereof, all payments being due on the first of the month.~~

☐ **(c) INSPECTION:** Subscriber agrees to pay STRATAGEM $_____ plus tax, per month, payable in advance for the term of this agreement for inspection service. If this option is selected STRATAGEM will make an annual inspection of the security system. Unless otherwise noted in the Schedule of Equipment and Services inspection service includes testing of all components to insure proper working order. If UL Certified the inspection will comply with UL Requirements. STRATAGEM will notify Subscriber 30 days in advance of inspection date, and it is Subscriber's responsibility to reschedule or permit access. Only one scheduled inspection is included. Testing at inspection insures only that components are in proper working order at time of inspection unless otherwise reported to Subscriber at time of inspection. Inspection does not include repair.

☐ **(d) ALARM SIGNAL VERIFICATION:** Subscriber agrees to pay STRATAGEM the sum of $_____ plus tax, per month, for the term of this agreement. If Subscriber selects Alarm Signal Verification as a service to be provided, or if Alarm Signal Verification is required by law, STRATAGEM or its designated central office shall verify the alarm signal by electronic telephone communication, video verification or such other verification system deemed appropriate by STRATAGEM or as required by local law and only verified alarm conditions shall be communicated to police or fire department.

☐ **(e) REMOTE SUBSCRIBER ACCESS / FOR VIDEO STREAMING DATA [VSD] / CLOSED CIRCUIT TV [CCTV]:** Subscriber agrees to pay STRATAGEM the sum of $_____ plus tax, per month for the term of this agreement. Select remote access / video services to be provided:
☐ Local DVR ☐ Central Station Remote Video Monitoring for Streaming Video Data
☐ Video Clips Monitored Upon Alarm Activation Only ☐ Verification video clips ☐ Data Storage and Retrieval
☐ Remote Access By Subscriber ☐ Other (describe):

☐ **(f) ACCESS CONTROL ADMINISTRATION SERVICES:** Subscriber agrees to pay STRATAGEM the sum of $_____ plus tax, per month, for the term of this agreement. Select Access Control Administration services to be provided:
☐Remote Access Administration ☐ On-site Administration ☐ Data Storage ☐ Data Backup

☐ **(g) GUARD RESPONSE:** Subscriber agrees to pay STRATAGEM the sum of (select payment method) $_____ plus tax, per month for the term of this agreement (or $_____ plus tax per guard response).

ONE YEAR

5. TERM OF AGREEMENT: RENEWAL: The term of this agreement shall be for a period of ~~five years~~ and shall automatically renew month to month thereafter under the same terms and conditions, unless either party gives written notice to the other by certified mail, return receipt requested, of their intention not to renew the agreement at least 30 days prior to the expiration of any term. After the expiration of one year from the date hereof STRATAGEM shall be permitted from time to time to increase the monitoring charge by an amount not to exceed nine percent each year and Subscriber agrees to pay such increase. STRATAGEM may invoice Subscriber in advance monthly, quarterly, or annually at STRATAGEM's option.

6. CENTRAL OFFICE MONITORING SERVICES: Upon receipt of a signal from Subscriber's alarm system, STRATAGEM or its designee central office shall make every reasonable effort to notify Subscriber and the appropriate municipal police or fire department depending upon the type of signal received. Not all signals will require notification to the authorities and subscriber may obtain a written response policy from STRATAGEM. No response shall be required for supervisory, loss of communication pathway, trouble or low battery signals. Subscriber acknowledges that signals transmitted from Subscriber's premises directly to municipal police or fire departments are not monitored by personnel of STRATAGEM or STRATAGEM's designee central office and STRATAGEM does not assume any responsibility for the manner in which such signals are monitored or the response, if any, to such signals. Subscriber acknowledges that signals which are transmitted over telephone lines, wire, air waves, internet, VOIP, radio or cellular, or other modes of communication pass through communication networks wholly beyond the control of STRATAGEM and are not maintained by STRATAGEM except STRATAGEM may own the radio network, and STRATAGEM shall not be responsible for any failure which prevents transmission signals from reaching the central office monitoring center or damages arising therefrom, or for data corruption, theft or viruses to Subscriber's computers if connected to the alarm communication equipment. Subscriber agrees to furnish STRATAGEM with a written Call List of names and telephone numbers of those persons Subscriber wishes to receive notification of alarm signals. Unless otherwise provided in the Call List STRATAGEM will make a reasonable effort to contact the first person reached or notified on the list either via telephone call, text or email message. No more than one call to the list shall be required and any form of notification provided for herein, including leaving a message on an answering machine, shall be deemed reasonable compliance with STRATAGEM's notification obligation. All changes and revisions shall be supplied to STRATAGEM in writing. Subscriber authorizes STRATAGEM to access the control panel to input or delete data and programming. If the equipment contains video or listening devices permitting central office to monitor video or sound then upon receipt of an alarm signal central office shall monitor video or sound for so long as central office in its sole discretion deems appropriate to confirm an alarm condition. If Subscriber requests STRATAGEM to remotely activate or deactivate the system, change combinations, openings or closings, or re-program system functions, Subscriber shall pay STRATAGEM $90.00 for each such service. STRATAGEM may, without prior notice, suspend or terminate its services, in central office's sole discretion, in event of Subscriber's default in performance of this agreement or in event central office facility or communication network is nonoperational or Subscriber's alarm system is sending excessive false alarms. Central office is authorized to record and maintain audio and video transmissions, data and communications, and shall be the exclusive owner of such property. All Subscriber information and data shall be maintained confidentially by STRATAGEM.

7. SERVICE: Service pursuant to paragraph 4(b)(ii), includes all parts and labor, and STRATAGEM shall service upon Subscriber's request the security system installed in Subscriber's premises between the hours of 9 a.m. and 5 p.m. Monday through Friday, within reasonable time after receiving notice from Subscriber that service is required, exclusive of Saturdays, Sundays and legal holidays. All repairs, replacement or alteration to the security system made by reason of alteration to Subscriber's premises, or caused by unauthorized intrusion, lightning or electrical surge, or caused by any means other than normal usage, wear and tear, shall be made at the cost of the Subscriber. Batteries, electrical surges, lightning damage, software upgrades and repairs, communication devices no longer supported by communication pathways, obsolete components and components exceeding manufacturer's useful life are not included in service and will be repaired or replaced at Subscriber's expense. No apparatus or device shall be attached to or connect with the security system as originally installed without STRATAGEM's written consent.

8. SUBSCRIBER REMOTE ACCESS: If Remote Access is included in the Schedule of Equipment and Services to be installed and services provided by STRATAGEM, the equipment will transmit data via Subscriber's high speed Internet, cellular or radio communication service to Subscriber's Internet connection device which is compatible with STRATAGEM's remote services. STRATAGEM will grant access to server permitting Subscriber to monitor the security system, access the system to arm, disarm and bypass zones on the system, view the remote video camera(s) and control other remote automation devices that may be installed. The remote services server is provided either by STRATAGEM or a third party. STRATAGEM shall install the camera(s) in a permissible legal location in Subscriber's premises to permit Subscriber viewing. STRATAGEM shall have no responsibility for failure of data transmission, corruption or unauthorized access and shall not monitor or view the camera data.

9. WIRELESS AND INTERNET ACCESS CAPABILITIES: Subscriber is responsible for supplying high speed Internet access and or wireless services at Subscriber's premises. STRATAGEM does not provide Internet service, maintain Internet connection, wireless access or communication pathways, computer, smart phone, electric current connection or supply, or in all cases the remote video server. In consideration of Subscriber making its monthly payments for remote access to the system STRATAGEM will authorize Subscriber access. STRATAGEM is not responsible for Subscriber's access to the Internet or any interruption of service or down time of remote access caused by loss of Internet service, radio or cellular or any other mode of communication used by Subscriber to access the system. Subscriber acknowledges that Subscriber's security system can be compromised if the codes or devices used for access are lost or accessed by others and STRATAGEM shall have no liability for such third party unauthorized access. STRATAGEM is not responsible for the security or privacy of any wireless network system or router. Wireless systems can be accessed by others, and it is the Subscriber's responsibility to secure access to the system with pass codes and lock out codes. STRATAGEM is not responsible for access to wireless networks or devices that may not be supported by communication carriers and upgrades to subscriber's system will be at subscriber's expense.

10. ACCESS CONTROL SYSTEM OPERATION AND LIMITATIONS: If selected as a service to be provided and included in the Schedule of Equipment and Services, Access Control equipment shall be connected to a computer supplied by the Subscriber and connected to Subscriber's computer network. If data storage or backup is selected service STRATAGEM or its designee shall store and /or backup data received from Subscriber's system for a period of one year. STRATAGEM shall have no liability for data corruption or inability to retrieve data even if caused by STRATAGEM's negligence. Subscriber's data shall be maintained confidential and shall be retrieved and released only to Subscriber or upon Subscriber's authorization or by legal process. Internet access is not provided by STRATAGEM and STRATAGEM has no responsibility for such access or IP address service. STRATAGEM shall have no liability for unauthorized access to the system through the Internet or other communication networks or data corruption or loss for any reason whatsoever.

11. (a) ACCESS CONTROL ADMINISTRATION: If selected as a service to be provided STRATAGEM will maintain the data base for the operation of the Access Control System. Subscriber will advise STRATAGEM of all change in personnel and or changes access levels of authorization and restrictions, providing Access card serial numbers or biometric data and such information that Subscriber deems necessary to identify personnel. All communication by Subscriber to STRATAGEM regarding personnel access must be in writing via email or fax to addresses designated by STRATAGEM. STRATAGEM shall have remote Internet access to the Subscriber's designated access control computer to program and make data base updates to the system. Subscriber is responsible for maintaining its computer and computer network and Internet access

(b) VIDEO SYSTEM OPERATION AND LIMITATIONS: If selected as a service to be provided and included in the Schedule of Equipment and Services, Video equipment is attached to a digital recorder computer and Subscriber shall not use the computer for any other purpose. Subscriber shall be permitted to access and make changes to the system's operation on site and over the internet. If data storage is selected service, STRATAGEM shall store data received from Subscriber's system for one year. STRATAGEM shall have no liability for data corruption or inability to retrieve data even if caused by STRATAGEM's negligence. Subscriber's data shall be maintained confidential and shall be retrieved and released only to Subscriber or upon Subscriber's authorization or by legal process. Telephone or internet access is not provided by STRATAGEM and STRATAGEM has no responsibility for such access or IP address service. If system has remote access STRATAGEM is not responsible for the security or privacy of any wireless network system or router, and it is the Subscriber's responsibility to secure access to the system with pass codes and lock outs. STRATAGEM shall have no liability for unauthorized access to the system through the internet or other communication networks or data corruption or loss for any reason whatsoever.

12. STREAMING VIDEO DATA / CCTV: If selected as a service to be provided and included in the Schedule of Equipment, upon receipt of a video signal the video system is designed to activate in the central station and record video data reception, upon which, STRATAGEM or its designee central office, shall make every reasonable effort to notify Subscriber by email, text, or voice message and the appropriate municipal police or fire department. Subscriber acknowledges that signals transmitted from Subscriber's premises directly to municipal police or fire departments or Subscriber's internal security stations are not monitored by personnel of STRATAGEM or STRATAGEM's designee central office and STRATAGEM does not assume any responsibility for the manner in which such signals are monitored or the response, if any, to such signals. Subscriber acknowledges that signals which are transmitted through the internet, over telephone lines, wire, air waves, cellular, radio, internet, VOIP, or other modes of communication pass through communication networks wholly beyond the control of STRATAGEM and are not maintained by STRATAGEM, except STRATAGEM may own the radio network, and STRATAGEM shall not be responsible for any failure which prevents transmission signals from reaching the central office monitoring center or damages arising therefrom, or for data corruption, theft or viruses to Subscriber's computers if connected to the alarm communication equipment. Subscriber agrees to furnish STRATAGEM with a written list of names and telephone numbers of those persons Subscriber wishes to receive notification of signals. All changes and revisions shall be supplied to STRATAGEM in writing. Subscriber authorizes STRATAGEM to access the supervisory panel to input or delete data and programming. If Subscriber requests STRATAGEM to remotely activate or deactivate the system, change combinations, openings or closings, or re-program system functions, Subscriber shall pay STRATAGEM $75.00 for each such service. STRATAGEM may, without prior notice, suspend or terminate its services, in central station's sole discretion, in event of Subscriber's default in performance of this agreement or in event central station facility or communication network is nonoperational or Subscriber's alarm system is sending excessive false alarms. Central station is authorized to record and maintain audio and video transmissions, data and communications, and shall be the exclusive owner of such property. All Subscriber information and data shall be maintained confidentially by STRATAGEM.

13. GUARD RESPONSE: If guard response is specified as a service to be provided, upon receipt of an alarm signal, STRATAGEM or its subcontractor shall as soon as may be practical send one or more of its guards to the Subscriber's premises. Unless guard determines that the alarm is a false alarm and that no situation requiring police or fire department services exist, the guard shall notify the central station or police or fire department directly that an emergency situation exists and wait up to 15 minutes for the municipal police or fire department personnel or Subscriber to arrive at the premises and if permitted by the police shall assist in making a search of the premises to determine the cause of the alarm condition. If provided with keys to the premises the guard shall endeavor to secure the premises and repair the security equipment. However, Subscriber acknowledges that the guard is not required to enter the premises or to render any service to the security equipment and shall not be required to remain stationed at Subscriber's premises for more than 15 minutes after initial arrival. Subscriber authorizes the guard to take such action the guard deems necessary to secure the premises and reset the alarm, though Subscriber acknowledges that the guard may not be able to or may not have sufficient time to secure the premises or reset the alarm and put same in working order. If Subscriber requests STRATAGEM to station its guard at the premises for more than 30 minutes, and STRATAGEM has sufficient personnel to provide such service, and STRATAGEM makes no such representation that its personnel will be available, then Subscriber agrees to pay STRATAGEM $65.00 per half hour plus tax for such service. Subscriber agrees to confirm the request to STRATAGEM to provide extended guard service by email, text or recorded conversation to STRATAGEM at the time request is made and STRATAGEM is authorized to ignore any request not confirmed within 15 minutes.

LIMITED WARRANTY ON SALE

14. In the event that any part of the security system becomes defective, or in the event that any repairs are required, STRATAGEM agrees to make all repairs and replacement of parts without costs to the Subscriber for a period of ninety (90) days from the date of installation. STRATAGEM reserves the option to either replace or repair the alarm equipment, and reserves the right to substitute materials of equal quality at time of replacement, or to use reconditioned parts in fulfillment of this warranty. This warranty does not include batteries, electrical surges, lightning damage, software upgrades and repairs, communication devices that are no longer supported by communication pathways, obsolete components and components exceeding manufacturer’s useful life. STRATAGEM is not the manufacturer of the equipment and other than STRATAGEM’s limited warranty Subscriber agrees to look exclusively to the manufacturer of the equipment for repairs under its warranty coverage if any. Except as set forth in this agreement, STRATAGEM makes no express warranties as to any matter whatsoever, including, without limitation, the condition of the equipment, its merchantability, or its fitness for any particular purpose. STRATAGEM does not represent nor warrant that the security system may not be compromised or circumvented, or that the system will prevent any loss by burglary, hold-up, or otherwise; or that the system will in all cases provide the protection for which it is installed. STRATAGEM expressly disclaims any implied warranties, including implied warranties of merchantability or fitness for a particular purpose. The warranty does not cover any damage to material or equipment caused by accident, misuse, attempted or unauthorized repair service, modification, or improper installation by anyone other than STRATAGEM. STRATAGEM shall not be liable for consequential damages. Subscriber acknowledges that any affirmation of fact or promise made by STRATAGEM shall not be deemed to create an express warranty unless included in this agreement in writing; that Subscriber is not relying on STRATAGEM's skill or judgment in selecting or furnishing a system suitable for any particular purpose and that there are no warranties which extend beyond those on the face of this agreement, and that STRATAGEM has offered additional and more sophisticated equipment for an additional charge which Subscriber has declined. Subscriber's exclusive remedy for STRATAGEM's breach of this agreement or negligence to any degree under this agreement is to require STRATAGEM to repair or replace, at STRATAGEM's option, any equipment which is non-operational. This warranty gives you specific legal rights and you may also have other rights which vary from state to state. If required by law, STRATAGEM will procure all permits required by local law and will provide certificate of workman's compensation prior to starting work.

GENERAL PROVISIONS

15. DELAY IN INSTALLATION: STRATAGEM shall not be liable for any damage or loss sustained by Subscriber as a result of delay in installation of equipment, equipment failure, or for interruption of service due to electric failure, strikes, walk-outs, war, acts of God, or other causes, including STRATAGEM's negligence in the performance of this agreement. The estimated date work is to be substantially completed is not a definite completion date and time is not of the essence.

16. TESTING OF SECURITY SYSTEM: Security System, once installed, is in the exclusive possession and control of the Subscriber, and it is Subscriber's sole responsibility to test the operation of the Security System and to notify STRATAGEM if it is in need of repair. Service if provided is pursuant to paragraph 4.

17. CARE AND SERVICE OF SECURITY SYSTEM: Subscriber agrees not to tamper with, remove or otherwise interfere with the Security System which shall remain in the same location as installed. All repairs, replacement or alteration to the security system made by reason of alteration to Subscriber's premises, or caused by unauthorized intrusion, lightning or electrical surge, or caused by any means other than normal usage, wear and tear, shall be made at the cost of the Subscriber. Batteries, electrical surges, lightning damage, software upgrades and repairs, communication devices that are no longer supported by communication pathways, obsolete components and components exceeding manufacturer’s useful life, are not included in warranty or service under paragraph 4(b) (ii) and will be repaired or replaced at Subscriber’s expense. No apparatus or device shall be attached to or connect with the security system as originally installed without STRATAGEM's written consent.

18. ALTERATION OF PREMISES FOR INSTALLATION: STRATAGEM is authorized to make preparations such as drilling holes, driving nails, making attachments or doing any other thing necessary in STRATAGEM's sole discretion for the installation and service of the security system, and STRATAGEM shall not be responsible for any condition created thereby as a result of such installation, service, or removal of the security system, and Subscriber represents that the owner of the premises, if other than Subscriber, authorizes the installation of the security system under the terms of this agreement.

19. SUBSCRIBER'S DUTY TO SUPPLY ELECTRIC AND TELEPHONE SERVICE: Subscriber agrees to furnish, at Subscriber's expense, all 110 Volt AC power, electrical outlet, ARC Type circuit breaker and dedicated receptacle, Internet connection, high speed broadband cable or DSL and IP Address, telephone hook-ups, RJ31x Block or equivalent, as deemed necessary by STRATAGEM.

20. LIEN LAW: STRATAGEM or any subcontractor engaged by STRATAGEM to perform the work or furnish material who is not paid may have a claim against purchaser or the owner of the premises if other than the purchaser which may be enforced against the property in accordance with the applicable lien laws.

21. INDEMNITY / WAIVER OF SUBROGATION RIGHTS / ASSIGNMENTS: Subscriber agrees to indemnify and hold harmless STRATAGEM, its employees, agents and subcontractors, from and against all claims, lawsuits, including those brought by third-parties or by Subscriber, including reasonable attorneys' fees and losses, asserted against and alleged to be caused by STRATAGEM's performance, negligence or failure to perform any obligation under this agreement. Parties agree that there are no third party beneficiaries of this agreement. Subscriber on its behalf and any insurance carrier waives any right of subrogation Subscriber's insurance carrier may otherwise have against STRATAGEM or STRATAGEM's subcontractors arising out of this agreement or the relation of the parties hereto. Subscriber shall not be permitted to assign this agreement without written consent of STRATAGEM. STRATAGEM shall have the right to assign this agreement and shall be relieved of any obligations herein upon such assignment.

22. EXCULPATORY CLAUSE: STRATAGEM and Subscriber agree that STRATAGEM is not an insurer and no insurance coverage is offered herein. The security equipment and STRATAGEM’s services are designed to reduce certain risks of loss, though STRATAGEM does not guarantee that no loss will occur. STRATAGEM is not assuming liability, and, therefore, shall not be liable to Subscriber for any loss, data corruption or inability to retrieve data, personal injury or property damage sustained by Subscriber as a result of intrusion, burglary, theft, hold-up, fire, equipment failure, smoke, or any other cause whatsoever, regardless of whether or not such loss or damage was caused by or contributed to by STRATAGEM’s negligent performance to any degree in furtherance of this agreement, any extra contractual or legal duty, strict products liability, or negligent failure to perform any obligation pursuant to this agreement or any other legal duty. In the event of any loss or injury to any person or property, Subscriber agrees to look exclusively to Subscriber’s insurer to recover damages. Subscriber releases STRATAGEM from any claims for contribution, indemnity or subrogation.

23. INSURANCE: The Subscriber shall maintain a policy of public liability, property damage, burglary and theft insurance under which STRATAGEM is named as additional insured. STRATAGEM shall not be responsible for any portion of any loss or damage which is recovered or recoverable by the Subscriber from insurance covering such loss or damage or for such loss or damage against which the Subscriber is indemnified or insured. In the event of any loss or injury to any person or property, Subscriber agrees to look exclusively to Subscriber’s insurer to recover damages. Subscriber shall obtain insurance to cover any loss the security services are intended to detect to one hundred percent of the insurable value, and Subscriber and all those claiming rights under Subscriber waive all rights against STRATAGEM and its subcontractors for loss or damages caused by burglary, theft, water, smoke, fire or other perils intended to be detected by the security services or covered by insurance to be obtained by Subscriber, except such rights as they may have to the proceeds of insurance.

24. LIMITATION OF LIABILITY: Subscriber agrees that should there arise any liability on the part of STRATAGEM as a result of STRATAGEM's negligent performance to any degree or negligent failure to perform any of STRATAGEM's obligations pursuant to this agreement or any other legal duty, equipment failure, or strict products liability, that STRATAGEM's liability shall be limited to the sum of $250.00 or 5% of the sales price or 6 times the aggregate of monthly payments for services being provided at time of loss, whichever is greater. If Subscriber wishes to increase STRATAGEM's amount of limitation of liability, Subscriber may, as a matter of right, at any time, by entering into a supplemental agreement, obtain a higher limit by paying an annual payment consonant with STRATAGEM's increased liability. This shall not be construed as insurance coverage.

25. LEGAL ACTION: The parties agree that due to the nature of the services to be provided by STRATAGEM, the monthly or other periodic payments to be made by the Subscriber for the term of this agreement form an integral part of STRATAGEM's anticipated profits; that in the event of Subscriber's default it would be difficult if not impossible to fix STRATAGEM's actual damages. Therefore, in the event Subscriber defaults in the payment or any charges to be paid to STRATAGEM, the balance of all payments for the entire term herein shall immediately become due and payable, and Subscriber shall be liable for 80% thereof as liquidated damages and STRATAGEM shall be permitted to terminate all its services , including but not limited to terminating monitoring service, under this agreement and to remotely re-program or delete any programming without relieving Subscriber of any obligation herein.

If STRATAGEM prevails in any litigation or arbitration between the parties, Subscriber shall pay STRATAGEM's legal fees. In any action commenced by STRATAGEM against Subscriber, Subscriber shall not be permitted to interpose any counterclaim. The parties agree that they may bring claims against the other only in their individual capacity, and not as a class action plaintiff or class action member in any purported class or representative proceeding. Any dispute between the parties or arising out of this agreement, including issues of arbitrability, shall, at the option of any party, be determined by arbitration before a single arbitrator administered by Arbitration Services Inc., under its Arbitration Rules www.ArbitrationServicesInc.com, except that no punitive damages may be awarded. Service of process or papers in any legal proceeding or arbitration between the parties may be made by First-Class Mail delivered by the U.S. Postal Service addressed to the party's address in this agreement or another address provided by the party in writing to the party making service. Subscriber submits to the jurisdiction and laws of New York and agrees that any litigation or arbitration between the parties must be commenced and maintained in the county where STRATAGEM's principal place of business is located. The parties waive trial by jury in any action between them unless prohibited by law. Any action by Subscriber against STRATAGEM must be commenced within one year of the accrual of the cause of action or shall be barred. All actions or proceedings against STRATAGEM must be based on the provisions of this agreement. Any other action that Subscriber may have or bring against STRATAGEM in respect to other services rendered in connection with this agreement shall be deemed to have merged in and be restricted to the terms and conditions of this agreement.

26. STRATAGEM'S RIGHT TO SUBCONTRACT SPECIAL SERVICES: Subscriber agrees that STRATAGEM is authorized and permitted to subcontract any services to be provided by STRATAGEM to third parties who may be independent of STRATAGEM, and that STRATAGEM shall not be liable for any loss or damage sustained by Subscriber by reason of fire, theft, burglary or any other cause whatsoever caused by the negligence of third parties, except that STRATAGEM shall not obligate Subscriber to make any payments to such third parties. Subscriber appoints STRATAGEM to act as Subscriber's agent with respect to such third parties, except that STRATAGEM shall not obligate Subscriber to make any payments to such third parties. Subscriber acknowledges, that this agreement, and particularly those paragraphs relating to STRATAGEM's disclaimer of warranties, exemption from liability, even for its negligence, limitation of liability and third party indemnification, inure to the benefit of and are applicable to any assignee, subcontractors and central offices of STRATAGEM.

27. NON-SOLICITATION: Subscriber agrees that it will not solicit for employment for itself, or any other entity, or employ, in any capacity, any employee of STRATAGEM assigned by STRATAGEM to perform any service for or on behalf of Subscriber for a period of two years after STRATAGEM has completed providing service to Subscriber. In the event of Subscriber's violation of this provision, in addition to injunctive relief, STRATAGEM shall recover from Subscriber an amount equal to such employee's salary based upon the average three months preceding employee's termination of employment with STRATAGEM, times twelve, together with STRATAGEM's counsel and expert witness fees.

28. FALSE ALARMS / PERMIT FEES: Subscriber is responsible for all alarm permits and fees, agrees to file for and maintain any permits required by applicable law and indemnify or reimburse STRATAGEM for any fines relating to permits or false alarms. STRATAGEM shall have no liability for permit fees, false alarms, false alarm fines, police or fire response, any damage to personal or real property or personal injury caused by police or fire department response to alarm, whether false alarm or otherwise, or the refusal of the police or fire department to respond. In the event of termination of police or fire response by the municipal police or fire department this agreement shall nevertheless remain in full force and Subscriber shall remain liable for all payments provided for herein. Should STRATAGEM be required by existing or hereafter enacted law to perform any service or furnish any material not specifically covered by the terms of this agreement Subscriber agrees to pay STRATAGEM for such service or material.

29. SECURITY INTEREST / COLLATERAL: To secure Subscriber's obligations under this agreement Subscriber grants STRATAGEM a security interest in the security equipment installed by STRATAGEM and STRATAGEM is authorized to file a financing statement.

30. CREDIT INVESTIGATION: Subscriber and any guarantor authorizes STRATAGEM to conduct credit investigations from time to time to determine Subscriber's and guarantor's credit worthiness.

31. FULL AGREEMENT / SEVERABILITY: This agreement along with the Schedule of Equipment and Services constitutes the full understanding of the parties and may not be amended, modified or canceled, except in writing signed by both parties, except STRATAGEM's requirements regarding items of protection provided for in this agreement imposed by Authority Having Jurisdiction. Subscriber acknowledges and represents that Subscriber has not relied on any representation, assertion, guarantee, warranty, collateral agreement or other assurance, except those set forth in this Agreement. Subscriber hereby waives all rights and remedies, at law or in equity, arising, or which may arise, as the result of Subscriber's reliance on such representation, assertion, guarantee, warranty, collateral agreement or other assurance. To the extent this agreement is inconsistent with any other document, agreement, purchase order or understanding between the parties, the terms of this agreement shall govern. Should any provision of this agreement be deemed void, the remaining parts shall not be effected.

SUBSCRIBER ACKNOWLEDGES RECEIVING A FULLY EXECUTED COPY OF THIS 4 PAGE AGREEMENT AND SCHEDULE OF EQUIPMENT AND SERVICES AT TIME OF EXECUTION.

STRATAGEM SECURITY INC.:

By: _____

Subscriber agrees to have its credit card automatically charged for all charges under this agreement.

_____
Subscriber: Signature by Authorized Officer

_____
Title of Person Signing

Credit Card #: _____

Expiration Date: _____Security Code: _____

☐ Mastercard ☐ Visa ☐ American Express

Cardholder's Name (As it appears on credit card)

_____

Billing Address: _____

_____

Subscriber's Email Address:

_____

SUBSCRIBER:

- Signed for The City of Middletown
Name of Subscriber to be Printed Above

_____
Subscriber: Signature by Authorized Officer Title of Person Signing

_____
Tax ID or EIN

The undersigned personally guarantees Subscriber's performance of this agreement and agrees to be bound by all terms as a party herein.

_____
Signature (Name Must Be Printed Below) SS#

_____
Print Name Residence Address

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Witt
Seconded by: None
Date of Adoption: August 19, 2025
Index No: 223-25

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 Transfer for Camp Scholarships

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 $2,180.00 in the following manner,

FROM	TO	AMOUNT
A.2705.07 Camp Scholarships	A.2027 Day Camp Fee	$2,180.00

Prepared by:
Raelynn Bertholf, Supt of Recreation and Parks

Attachments:

1.	Camp Scholarships
2.	Camp Scholarships

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Masi
Seconded by: None
Date of Adoption: August 19, 2025
Index No: 224-25

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 Budgtet Transfer within the Water 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 $22, in the following manner,

FROM	TO	AMOUNT
F.8320.200 PUMPING STATING OTHER EQUIPMENT	F.8310.400 Contractual Serv	$22

TO cover the cost of GASB 75

Prepared by:
Leonora Liz, Treasurer

Attachments:
None

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Kleiner
Seconded by: None
Date of Adoption: August 19, 2025
Index No: 225-25

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 Budget Transfer and Reimbursement to the Business Improvement District (BID) for Maintenance/Beautification Program

BE IT RESOLVED, that the Common Council of the City of Middletown, New York, concurs with the Board of Estimate and Apportionment, and hereby authorizes the City Treasurer to transfer funds in the amount of **Fifteen Thousand Dollars ($15,000.00)** as follows:

FROM	TO	AMOUNT
A.9000.893 Disability Insurance	A.6200.400 Contractual Services	$15,000

BE IT FURTHER RESOLVED, that the Treasurer is authorized to issue payment in the amount of **$15,000.00** to the Business Improvement District (BID) as reimbursement for the following

services performed:

- Landscaping, weeding, mulching, and heavy pruning at **Erie Way Park, Rail Trail Commons Parking Area, and Orchard Street Parking Lot**;
- Tree trimming at **Run 4 Downtown Park** and **King Street**;
- Spraying beds and sidewalks, and weeding/mulching around the **Fireman Joe Statue**;
- Spraying of all tree beds on **North Street, South Street, East Main Street, and West Main Street**.

Prepared by:
Leonora Liz, Treasurer

Attachments:

1.	8.18.25 BID BEAUTIFICATION

Tony Monaco Landscaping, Inc
60 Scotchtown Dr
Middletown, NY 10941 US
+18452839085
mkubik@hvc.rr.com

Invoice

BILL TO
City of Middletown Downtown Bid District Middletown, NY 10940

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
17716	08/12/2025	$6,900.00	09/11/2025	Net 30	

DATE	DESCRIPTION	QTY	RATE	AMOUNT
08/12/2025	Erie Way Park - heavy pruning and trimming of bushesSu and trees. Removal of dead shrubs and plants. Manually pull weeds and spray herbicide. Removal of 2 flowerbeds near pavilion, topsoil, seed and hay. Remove bed around group of trees near sidewalk. Create mulch rings around trees and topsoil, seed and hay rest of area. Area near port-a-potty - supply and install the following: 3 Boxwoods 3 Perennials Supply and install brown mulch to all beds.	1	5,900.00	5,900.00T
08/12/2025	Skate Park - trimming, clean up and mulching of trees.	1	1,000.00	1,000.00T

SUBTOTAL	6,900.00
TAX	0.00
TOTAL	6,900.00
BALANCE DUE	**$6,900.00**

Proposal

TONY MONACO LANDSCAPING, Inc.

60 Scotchtown Drive
Middletown, New York 10941
Phone (845)343-9772 Fax (845)343-9774

Date: July 29, 2025
Proposal: City of Middletown Downtown bid district
Phone: 845-741-6117

We hereby submit specifications and estimates for:

Behind Oak and Reed parking lot and the adjacent parking lot
Heavily pruning and trimming shrubs and trees.
Removal of dead shrubs and plants
Manuelly pull weeds and spray herbicide
Supply ad installation of brown hardwood mulch to all beds

Total $4,200.00

Non-prevailing wage

Payment Terms:
Balance payable upon completion of job

Plus, all applicable tax if necessary.
Restoration of lawn areas consisting of topsoil, seeding and re-mulching where needed.
PAYMENT IS DUE UPON RECEIPT OF INVOICE. A service charge of 2% per month will be added to ALL OVERDUE ACCOUNTS, also liable for all legal and collection fees.
Note: If payment is made in any other means beside cash or check 3% discount will be removed. This proposal may be withdrawn by us if not accepted within 20 days
All material is guaranteed to be as specified. Labor is guaranteed for a period of 1 year. There is no warranty on plants. All private electrical wires, pipes, sewer, etc., are the property owner's responsibility to mark before any digging. Contractor will not be held responsible. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner is to carry, fire, tornado, and other necessary insurance.

Authorized Signature: *Anthony Monaco*

Acceptance of Proposal-The above prices, specification, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____ Date: _____

Proposal

TONY MONACO LANDSCAPING, Inc.

60 Scotchtown Drive
Middletown, New York 10941
Phone (845)343-9772 Fax (845)343-9774

Date: May 9, 2023
Proposal: City of Middletown Downtown bid district
Phone: 845-741-6117

We hereby submit specifications and estimates for:

Run for Downtown Park
Raise up branches on large tree
To include tree bucket and climbing service
Clean up

Total $1,100.00

Non-prevailing wage

Payment Terms:
Balance payable upon completion of job

Plus, all applicable tax if necessary.
Restoration of lawn areas consisting of topsoil, seeding and re-mulching where needed.
PAYMENT IS DUE UPON RECEIPT OF INVOICE. A service charge of 2% per month will be added to ALL OVERDUE ACCOUNTS, also liable for all legal and collection fees.
Note: If payment is made in any other means beside cash or check 3% discount will be removed. This proposal may be withdrawn by us if not accepted within 20 days
All material is guaranteed to be as specified. Labor is guaranteed for a period of 1 year. There is no warranty on plants. All private electrical wires, pipes, sewer, etc., are the property owner's responsibility to mark before any digging. Contractor will not be held responsible. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner is to carry, fire, tornado, and other necessary insurance.

Authorized Signature: *Anthony Monaco*

Acceptance of Proposal-The above prices, specification, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: MaBi, President Date: 5/19/25
Downtown Business Improvement District

Proposal

TONY MONACO LANDSCAPING, Inc.

60 Scotchtown Drive
Middletown, New York 10941
Phone (845)343-9772 Fax (845)343-9774

Date: May 5 2025
Proposal: City of Middletown Downtown bid district
Phone: 845-741-6117

We hereby submit specifications and estimates for:

Spray beds and sidewalks Run for Downtown Park, Jerry's Park and alleyway, Erie Way Park
Spray beds and sidewalks of Police station, City Hall and Degnan Square
Weed beds and mulch around Fireman Joe Statue.

Total $1,900.00

Non-prevailing wage

Payment Terms:
Balance payable upon completion of job

Plus, all applicable tax if necessary.
Restoration of lawn areas consisting of topsoil, seeding and re-mulching where needed.
PAYMENT IS DUE UPON RECEIPT OF INVOICE. A service charge of 2% per month will be added to ALL OVERDUE ACCOUNTS, also liable for all legal and collection fees.
Note: If payment is made in any other means beside cash or check 3% discount will be removed. This proposal may be withdrawn by us if not accepted within 20 days
All material is guaranteed to be as specified. Labor is guaranteed for a period of 1 year. There is no warranty on plants. All private electrical wires, pipes, sewer, etc., are the property owner's responsibility to mark before any digging. Contractor will not be held responsible. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner is to carry, fire, tornado, and other necessary insurance.

Authorized Signature: *Anthony Monaco*

Acceptance of Proposal-The above prices, specification, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____, President Date: 5/19/25
Downtown Business Improvement District

Proposal

TONY MONACO LANDSCAPING, Inc.

60 Scotchtown Drive
Middletown, New York 10941
Phone (845)343-9772 Fax (845)343-9774

Date: May 29, 2025
Proposal: City of Middletown Downtown bid district
Phone: 845-741-6117

We hereby submit specifications and estimates for:

Spray in all sidewalk tree beds on North St., South St., E. Main St., W. Main St.

Total $400.00

Non-prevailing wage

Payment Terms:
Balance payable upon completion of job

Plus, all applicable tax if necessary.
Restoration of lawn areas consisting of topsoil, seeding and re-mulching where needed.
PAYMENT IS DUE UPON RECEIPT OF INVOICE. A service charge of 2% per month will be added to ALL OVERDUE ACCOUNTS, also liable for all legal and collection fees.
Note: If payment is made in any other means beside cash or check 3% discount will be removed. This proposal may be withdrawn by us if not accepted within 20 days
All material is guaranteed to be as specified. Labor is guaranteed for a period of 1 year. There is no warranty on plants. All private electrical wires, pipes, sewer, etc., are the property owner's responsibility to mark before any digging. Contractor will not be held responsible. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner is to carry, fire, tornado, and other necessary insurance.

Authorized Signature: *Anthony Monaco*

Acceptance of Proposal-The above prices, specification, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: Mon B, President Middletown BID Date: May 30 - 25

Proposal

TONY MONACO LANDSCAPING, Inc.

60 Scotchtown Drive
Middletown, New York 10941
Phone (845)343-9772 Fax (845)343-9774

Date: May 5, 2025
Proposal: City of Middletown Downtown bid district
Phone: 845-741-6117

We hereby submit specifications and estimates for:

King Street Park
Raise up and trim trees
Clean up

Total $575.00

Non-prevailing wage

Payment Terms:
Balance payable upon completion of job

Plus, all applicable tax if necessary.
Restoration of lawn areas consisting of topsoil, seeding and re-mulching where needed.
PAYMENT IS DUE UPON RECEIPT OF INVOICE. A service charge of 2% per month will be added to ALL OVERDUE ACCOUNTS, also liable for all legal and collection fees.
Note: If payment is made in any other means beside cash or check 3% discount will be removed. This proposal may be withdrawn by us if not accepted within 20 days
All material is guaranteed to be as specified. Labor is guaranteed for a period of 1 year. There is no warranty on plants. All private electrical wires, pipes, sewer, etc., are the property owner's responsibility to mark before any digging. Contractor will not be held responsible. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner is to carry, fire, tornado, and other necessary insurance.

Authorized Signature: *Anthony Monaco*

Acceptance of Proposal-The above prices, specification, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: Mar Bri, President Downtown Business Improvement District Date: 5/19/25

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Masi
Seconded by: None
Date of Adoption: August 19, 2025
Index No: 226-25

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 Acceptance of County Grants and Budget Amendment

BE IT RESOLVED, that the Common Council of the City of Middletown, New York, hereby authorizes the acceptance of the **Municipal Legislative Grant** from the County of Orange in the amount of **Four Thousand Nine Hundred Ninety-Nine Dollars ($4,999.00)** and the **Municipal Tourism Grant** from the County of Orange in the amount of **Four Thousand Nine Hundred Ninety-Nine Dollars ($4,999.00)**; and

BE IT FURTHER RESOLVED, that the Mayor is authorized to sign any and all documents necessary to effectuate the acceptance of said grants, with Legislator **Michael Paduch** serving as the Legislative Sponsor for the Municipal Legislative Grant; and

BE IT FURTHER RESOLVED, that the City Treasurer is authorized to amend the 2025 Budget as follows:

Increase Appropriations

- A.7011.498 – Expense Line: **$9,998.00**

Increase Revenues

- A.2802 – County Aid & Grants: **$4,999.00**
- A.2807 – County Aid & Grants: **$4,999.00**

BE IT FURTHER RESOLVED, that these grant funds shall be applied toward the purchase of **two decorative benches and one litter container** to be installed at **Thrall Park** and during the **Run 4 Downtown ROCK – ROLL – RUN Weekend**.

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

Attachments:

1.	Municipal Legislative Tourism Grants Program 2025

CITY OF MIDDLETOWN
Office of Economic & Community Development

August 11, 2025

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

RE: Municipal Legislative& Municipal Tourism Grant Programs

Dear Members:

I am 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.

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 Green
Seconded by: None
Date of Adoption: August 19, 2025
Index No: 227-25

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 Acceptance of Grant Award from Senator James Skoufis and Budget Amendment

BE IT RESOLVED, that the Common Council of the City of Middletown, New York, hereby authorizes the acceptance of a grant award in the amount of **Ten Thousand Dollars ($10,000.00)** from Senator **James Skoufis**, and authorizes the Mayor to sign any and all documents necessary to effectuate the acceptance of said grant; and

BE IT FURTHER RESOLVED, that the City Treasurer is authorized to amend the 2025 Budget as follows:

Increase Revenue

- A.3501 – State Aid: **$10,000.00**

Increase Appropriations

- A.7010.800 – Expense Line: **$10,000.00**

BE IT FURTHER RESOLVED, that this grant award, provided as a **legislative initiative from Senator James Skoufis**, shall be applied toward expenses associated with the **Middletown BBQ & Resource Fair**, to be held in September, and is subject to reimbursement.

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

Attachments:

1.	Skoufis Grant Award Legislative Initiative
2.	Skoufis Award Letter

CITY OF MIDDLETOWN
Office of Economic & Community Development

August 15, 2025

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

RE: Skoufis Grant Award

Dear Members:

I am 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.

Thank you for your attention to this matter.

Maria Bruni, Director
Economic & Community Development

CHAIR
INVESTIGATIONS AND GOVERNMENT OPERATIONS

COMMITTEES
CORPORATIONS, AUTHORITIES AND COMMISSIONS
FINANCE
INSURANCE
JUDICIARY
LABOR
LOCAL GOVERNMENT

SENATOR
JAMES SKOUFIS
42ND SENATORIAL DISTRICT
STATE OF NEW YORK
DEPUTY MAJORITY LEADER FOR
STATE/FEDERAL RELATIONS

ALBANY OFFICE:
612 LEGISLATIVE OFFICE BUILDING
ALBANY, NY 12247
OFFICE: 518-455-3290

DISTRICT OFFICE:
45 QUAKER AVE., STE. 202
CORNWALL, NY 12518
OFFICE: 845-567-1270

E-MAIL:
SKOUFIS@NYSENATE.GOV

June 27, 2025

Maria Bruni
Director of Economic & Community Development
City of Middletown
16 James Street
Middletown, NY 10940

Dear Director Bruni,

It is my pleasure to award the City of Middletown a grant in the amount of $10,000 for the Middletown BBQ & Resource Fair. This funding has been secured via budget resolution as a legislative initiative.

This funding can take some time to move forward. After processing all legislative initiative funding, Senate Finance will send award notices to the relevant agencies by the Fall of 2025. Once the agency has received this, it can take up to six months before they reach out to the awardee, although it can certainly be sooner. At the earliest, you would hear back from the administering agency at the beginning of 2026.

Separately, my team will be in touch soon to begin assisting with coordination of this year's event. We appreciate your partnership on this important effort to engage our shared constituents.

If you ever need any status updates, have any questions or need any assistance throughout the grant process, please do not hesitate to contact William Alexander, my Director of Operations, at (845) 567-1270. Thank you for your cooperation and patience as well as your partnership on behalf of those we serve.

Sincerely,

James Skoufis
Senator, 42nd District

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Johnson
Seconded by: None
Date of Adoption: August 19, 2025
Index No: 228-25

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 Contract With Advance Testing For Special Inspection Services – South Street Parking Garage

BE IT RESOLVED, that the Board of Estimate and Apportionment hereby authorizes the City to enter into a contract with Advance Testing for special inspection services during the construction of the South Street Parking Garage, in an amount not to exceed $50,000.00, with funding to be drawn from the available project budget.

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:

Attachments:

1.	BOE MEMO- PARKING GARAGE- ADVANCE TESTING

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

Date: August 18, 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: South Street Parking Garage- Special Inspections Services

We respectfully request authorization and approval of the enclosed proposal from Advance Testing for special inspection services during the construction of the South Street Parking Garage. Proposals were received from both Advance Testing and Atlantic Testing. These proposals were reviewed and evaluated by the project engineer, CPL, who has provided the attached comparison spreadsheet.

Based on CPL's evaluation and recommendation, we concur with entering into a contract with Advance Testing for special inspection services, with a budget not to exceed $50,000.

Available project budget will be used for this expense. We will approach this matter again if there are shortages in project funding, as the construction has just started.

Thank you.

August 13, 2025

Jacob Tawil, PE
Commissioner of the Department of Public Works
City of Middletown
16 James Street
Middletown, NY 10940

Re: South Street Parking Garage – Special Inspections Services
Recommendation

Dear Mr. Tawil:

As per the City's request, CPL has solicited proposals for required special inspections during the construction phase of the South Street Parking Garage. Attached please find the following proposals:

- Advance Testing, dated July 29, 2025
- Atlantic Testing Laboratories, dated August 1, 2025

CPL has evaluated the proposals and prepared the attached spreadsheet for comparison purposes.

We recommend that the City enters into a contract with Advance Testing with a budget not to exceed $50,000.

Very truly yours,

Wanda Livigni
Engineering Project Manager

Enclosures: Proposals

C: File

Middletown - South St Garage

Special Inspections Proposal Comparison solely for Basis of Recommendation

Service	ESTIMATED QTY	Unit Cost		ESTIMATED Total Cost	
		Advance Testing	Atlantic Testing	Advance Testing	Atlantic Testing
Sample Pick up	12	$245.00	$165.00	$2,940.00	$1,980.00
Soil Compaction Inspection - 1/2 day	10	$370.00	$390.00	$3,700.00	$3,900.00
Soil Compaction Inspection - full day	15	$685.00	$624.00	$10,275.00	$9,360.00
Concrete Technician - 1/2 day	5	$370.00	$324.00	$1,850.00	$1,620.00
Concrete Technician - full day	5	$620.00	$550.00	$3,100.00	$2,750.00
Reinforced Steel Inspector - full day	4	$700.00	$800.00	$2,800.00	$3,200.00
Structural Steel/Weld - full day	5	$950.00	$800.00	$4,750.00	$4,000.00
Masonry Inspector - 1/2 day	5	$420.00	$390.00	$2,100.00	$1,950.00
Masonry Inspector - full day	5	$700.00	$624.00	$3,500.00	$3,120.00
Washed Sieve Analysis	2	$45.00	$40.00	$90.00	$80.00
Gradation/Sieve Analysis	2	$65.00	$75.00	$130.00	$150.00
Grout test	32	$19.00	$24.00	$608.00	$768.00
Density Gauge/Meter	22	$100.00	$65.00	$2,200.00	$1,430.00
Compressive strength concrete cylin	120	$19.00	$22.00	$2,280.00	$2,640.00
Standard or modified Proctor	4	$240.00	$160.00	$960.00	$640.00
Travel & Mileage	58	included in rates	$135.00	$0.00	$7,830.00
Comparison Total				$41,283.00	$45,418.00

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Jean-Francois
Seconded by: None
Date of Adoption: August 19, 2025
Index No: 229-25

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 Awarding Contract For Roof Replacements At Water Building And Street Building, And Authorizing a Budget Transfer

WHEREAS, a bid was submitted by Tremco Roofing and Building Maintenance, through Weatherproofing Technologies Inc. (WTI), under the State Cooperative Program for the Water Building Roof Replacement (including asbestos abatement) in the amount of $230,035.06 and for the Street Building Roof Replacement in the amount of $337,713.27; and

WHEREAS, the project was also bid jointly at a total of $550,697.31, reflecting a discount of $17,051.02 compared to awarding the contracts separately; and

WHEREAS, the City's project engineers, CPL, have reviewed the bid proposals and recommend awarding the contract jointly to WTI, and the Department of Public Works concurs with this recommendation; and

WHEREAS, based on the received bid, the total project cost will be $550,697.31, of which $516,913.00 has been budgeted, leaving a shortfall of $33,784.31; and

WHEREAS, it is necessary to transfer funds from the General Fund to cover the remaining balance;

NOW, THEREFORE, BE IT RESOLVED, that the Common Council hereby awards the contract for the Water Building Roof Replacement and the Street Building Roof Replacement jointly to Weatherproofing Technologies Inc. (WTI) in the total amount of $550,697.31; and

BE IT FURTHER RESOLVED, that the Treasurer is hereby authorized to transfer the sum of $33,784.31 from the General Fund to cover the remaining balance of this project.

FROM	TO	AMOUNT
General Fund	H.8170.210	$33,784.31

Prepared by:
Leonora Liz, Treasurer

Attachments:

1.	BOE MEMO- DPW ROOFS REPLACEMENT

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

Date: August 18, 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: DPW Roof Replacements: Award Contract

We respectfully request a council resolution to award the contract for the referenced project. A bid was submitted by Tremco Roofing and Building Maintenance, through Weatherproofing Technologies Inc. (WTI), as part of the State Cooperative Program, with the following proposed costs:

- **Water Building Roof Replacement (including asbestos abatement):** $230,035.06
- **Street Building Roof Replacement:** $337,713.27

The project was also bid jointly at a total of $550,697.31, reflecting a discount of $17,051.02 compared to awarding the contracts separately. Our project engineers, CPL, recommend awarding the contract jointly to WTI, and we concur with this recommendation.

Based on the received bid, the total project cost will be $550,697.31. Currently, $516,913 has been budgeted for this work. Therefore, we respectfully request a transfer of $33,784.31 from the General Fund to cover the remaining balance.

FROM	AMOUNT	TO
General Fund	$33,784.31	H.8170.210 Street Garage Roof Construction

Thank you.

JT/kg

August 14, 2025

Jacob Tawil, PE
Commissioner of Public Works
City of Middletown
16 James Street
Middletown, NY 10940

Re: DPW Roof Replacements – Water & Streets Buildings
Bid Results

Dear Mr. Tawil:

I am writing to inform you of the bid results received by Tremco Roofing & Building Maintenance and Weatherproofing Technologies, Inc (WTI) as part of the State Cooperative Program. They are as follows:

- Water Building's Roof including asbestos abatement $230,035.06
- Street Building's Roof $337,713.27

The work was also bid jointly, which provided a discount of $17,051.02:

- If both Buildings' Roofs are awarded, the total is reduced to $550,697.31

The City's budget for this roof project is $225,000 for the Water Building's roof and $291,913 for the Streets Building's roof, with a grand total of $516,913. The budget for these projects are 2 to 3 years old and unfortunately the cost of construction has increased over that time.

The difference between the City's budget and the current joint building cost is -$33,784.31.

The City had made the prudent choice to take advantage of the State Cooperative Program. In summary, the process behind the Cooperative Program and the benefits are as follows:

Tremco Roofing & WTI work jointly to provide roofing and building envelope solutions under the OMNIA Partners State Cooperative Program. All contracts offered through OMNIA Partners have been awarded as a result of Request for Proposal (RFP) competitive solicitation process by a public agency/governmental entity (e.g., state, city, county, public university or

school district). The lead agency prepares a competitive solicitation while incorporating language to make the agreement accessible nationally to agencies in states that allow intergovernmental (i.e., "piggyback") contract usage. New York State Office of General Services and the New York State Comptroller's Office has acknowledged the "piggyback" approach for utilization of the Cooperative Program.

OMNIA Partners through its lead public agency, Region 4 ESC, awarded WTI Contract #$230404 entitled Roofing Products, Services and Job-Order Contract. The contract was awarded to WTI as a low responsive and responsible bidder based on best value.

Benefits of using a cooperative contract:

- Pre-competed contract—competitively solicited and publicly awarded by a lead public agency utilizing the best public procurement practices, processes and procedures.
- Faster project initiation—projects can begin quickly, often in as little as 30 days, because the bid process has been completed.
- Adheres to the legal requirements specific to public works projects (i.e. prevailing wage rates).
- Provides greater control with a streamlined yet thorough procurement process while reducing administrative burden.
- Performance-based quality construction services.
- Utilizes best-in-class local contractors.
- Simplifies and expedites facility improvement projects while ensuring budget predictability.

The solicitation documents, including OMNIA's response, can be found at https://www.omniapartners.com/suppliers/tremco-inc/public-sector.

If the City elected to award the bid(s) for this project, the contracts would be between the City and WTI. WTI will also provide the City with their Certificate of Insurance and provide the required bonding. WTI's Subcontractor will provide their Certificate of Insurance and required bonding to WTI, who upon request will share with the City as well.

In addition, CPL has worked with Tremco for over 15 years and as recently as over the last 6 months at the Greenport Wastewater Treatment Plant. Tremco has been a trusted and reliable partner with many of our Clients.

In order for the deteriorating roofs at the Water and Streets Buildings to be repaired this year, the contracts must be completed by the end of this

August. If the City needs any additional information to assist in making this decision, please do not hesitate to contact us.

Thank you.

Very truly yours,

Wanda Livigni
Engineering Project Manager

Enclosures: Bid Results

C: File

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Johnson
Seconded by: None
Date of Adoption: August 19, 2025
Index No: 230-25

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

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

I hereby approve the attached Resolution/Local Law.

_____ _____
Joseph M. DeStefano, Mayor Date

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,

FROM	TO	AMOUNT
A.5110.100	A.1620.100	12,200.00

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.

Prepared by:
Jacob Tawil

Attachments:

1.	BOE MEMO- MAINT DEPT POSITION

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

Date: August 7, 2025

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

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

From: Jacob S. Tawil, P.E.- Commissioner of Public Works

Re: Transfer of Funds- Maintenance Department Position Fulfillment

We respectfully request a transfer of funds 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.

FROM	AMOUNT	TO
A.5110.100 Pers. Svcs. – Street	$12,200.00	A.1620.100 Pers. Svcs –Maint. Dept.

Thank you.

JT/kg

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Kleiner
Seconded by: None
Date of Adoption: August 19, 2025
Index No: 231-25

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 Transfer Of Funds For Water Supply Safe Yield Study And Engineering Services

WHEREAS, the City of Middletown has been working with **CDM Smith** on matters related to the City Water Supply Safe Yield, including the exploration of **Mill Pond as a potential new water source**; and

WHEREAS, there remain ongoing differences with the **New York State Department of Environmental Conservation (DEC)** regarding the calculation of the Safe Yield of 4.2 MGD, specifically whether this figure should be based on an **annual daily average** as supported by the City, versus a **maximum per day** as required under the DEC permit; and

WHEREAS, additional professional engineering services are necessary to address these issues, as outlined in **Amendment #2 letter dated July 29, 2025**, requesting compensation in the

amount of **$24,700.00**; and

WHEREAS, the City also anticipates further expenses related to the DEC's ongoing review and therefore requires a **$10,000.00 contingency**; and

WHEREAS, the total appropriation required is **$34,700.00**;

NOW, THEREFORE, BE IT RESOLVED, that the **Board of Estimate and Apportionment** hereby authorizes the Treasurer to transfer the sum of **$34,700.00** in the following manner:

FROM	TO	AMOUNT
Water Fund Balance	F.8310.400	$34,700.00

Prepared by:
Jacob Tawil

Attachments:

1.	BOE MEMO- CDM SMITH WATER WITHDRAWAL AMENDMENT 2

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

Date: August 18, 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 JT/kg

Re: Water Withdrawal Permit: Amendment #2- Additional Professional Engineering Services

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 base on an annual daily average vs. DEC permit that is based on 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

FROM	AMOUNT	TO
Water Fund Balance	$34,700.00	F.8310.400 Water Contractual

Thank you.

JT/kg

CDM Smith
324 South Service Road
Melville New York 11747
Tel: 516.496.8400
Fax: 516.921.1521

July 29, 2025

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

Subject: Amendment No. 2 – Additional Professional Engineering Services to Assist the City within Water Withdrawal Public Permit 3-3399-00085/00001

Dear Mr. Tawil:

Camp Dresser McKee & Smith (CDM Smith) is respectfully requesting an amendment to our contract to provide professional engineering services related to Water Withdrawal Public Permit 3-3399-00085/00001.

The City of Middletown's Water Withdrawal Public Permit was set to expire on October 31, 2024. As requested, CDM Smith assisted the City with submitting the Water Withdrawal Public Permit Renewal Application. CDM Smith assembled the required forms and updated the engineering report and supporting information for the City's signature and submittal to New York State Department of Environmental Conservation (NYSDEC) in September 2024. In conjunction with the Water Withdrawal Public Permit Renewal Application, CDM Smith also assisted the City with the development and submittal of the New Public Water Supply Service Extension Application to supply water to the Mid-Hudson Forensic Psychiatric Center in September 2024.

As a result of these submittals, the City received approval to supply Mid-Hudson Forensic Psychiatric Center. In addition, since a timely and sufficient Water Withdrawal Public Permit Renewal Application was received by NYSDEC on September 27, 2024, the City's Water Withdrawal Public Permit qualified for indefinite extension pursuant the State Administrative Procedures Act (SAPA) until a decision is made on the renewal. However, on March 12, 2025, NYSDEC issued a comment letter in regard to the City's Water Withdrawal Public Permit Renewal Application along with the City's Water Withdrawal Public Permit Modification Request for the installation of a permanent intake in Mill Pond. As requested by the City, CDM Smith assisted the City with submitting a new revised engineering report that combines the Water Withdrawal Public Permit Renewal Application and the Water Withdrawal Public Permit Modification Request for Mill Pond.

The additional cost beyond our existing contract incurred to assist the City as presented above is detailed below.

Task 1: Additional Safe Yield Study Assistance

In order to address NYSDEC comments issued to the City, CDM Smith obtained and reviewed the Jacobs Engineering Safe Yield Model since Jacobs Engineering was not available to provide timely assistance to the City. CDM Smith also ran the Safe Yield Model under different peaking factors and developed a Safe Yield Model Sensitively Memorandum to provide additional insight to address NYSDEC comments. As a result of this additional scope of work, CDM Smith incurred additional hours of work at a cost of $5,400 to date. CDM Smith is also estimating and requesting an additional 16 hours at a cost of 4,000 to address any future comments from NYSDEC on the revised submittal. See Table 1 for a summary of the cost adjustment.

Tasks 2-4: Net Reduction in Design and Construction Administration Service

Based on the actual level of effort required to design and oversee the stream gauges and flow meter installation, there was a net reduction of $26,000 for Tasks 2 through 4. See Table 1 for a summary of the cost adjustments.

Task 5: Additional Water Withdrawal Public Permit Renewal Assistance

As noted above, CDM Smith assisted the City with submitting the Water Withdrawal Public Permit Renewal Application along with the New Public Water Supply Service Extension Application to supply water to the Mid-Hudson Forensic Psychiatric Center in September 2024.

CDM Smith also assisted the City with responding to NYSDEC comments and request for additional information issued on March 12, 2025. The NYSDEC letter most notably requested additional information related to the engineering reports, forms, and other permitting requirements, which were part of the water withdrawal renewal and Mill Pond intake packages. As a result, CDM Smith developed and submitted a revised engineering report that combines both the Water Withdrawal Public Permit Renewal Application and the Water Withdrawal Public Permit Modification Request for Mill Pond as required by NYSDEC.

As a result of this additional scope of work, CDM Smith incurred 120 hours at a cost of 29,600 to date. CDM Smith is also estimating and requesting an additional 64 hours at a cost of 11,700 in order to address any future comments from NYSDEC on the revised submittal. See Table 1 for a summary of the cost adjustment.

It is important to note that CDM Smith prepared and submitted Part 1 of the Full Environmental Assessment Form (EAF) as part of the New York State Environmental Quality Review Act (SEQRA) along with the Army Corps/NYSDEC Permit Joint Application Form (JAF). CDM Smith also submitted a request for a Parcel Jurisdictional Determination (Parcel JD) to the NYSDEC in May 2025. Since these items were specifically required due to the permanent Mill Pond intake and associated piping, these costs were incurred and invoiced under the Mill Pond Project. A separate amendment request will be submitted for the Mill Pond Project in order to assist the City in

performing the required notifications and completion of the SEQRA process along with delineating the wetlands within the project boundaries for the permanent Mill Pond intake.

Cost of Services

The following table summarizes the fee for each of the additional scope task described above.

Table 1 – Cost Summary

Task and Description	Current Task Amount	Amendment No. 2 Task Amount Adjustment	New Task Amount
Task 1 - Safe Yield Assistance	$8,800	$9,400	$18,200
Task 2 - Stream Gauge Design	$26,600	$5,500	$32,100
Task 3 - Flow Meter Design	$62,900	-$17,200	$45,700
Task 4 - Construction Admin	$52,100	-$14,300	$37,800
Task 5 - WWP Renewal Assistance	$12,500	$41,300	$53,800
Total	**$162,900**	**$24,700**	**$187,600**

Billing terms within the original contract will apply.

We look forward to continuing to work with the City on this important assignment. Please feel free to contact me if you have any questions regarding this scope.

Very truly yours,

Keith F. Kelly, P. E.
Partner
Camp Dresser McKee & Smith

cc: P. Cabral, CDM Smith

CITY OF MIDDLETOWN, NEW YORK
COMMON COUNCIL
RECORD OF VOTE

THE FOLLOWING WAS PRESENTED

By: Alderman Tobin
Seconded by: None
Date of Adoption: August 19, 2025
Index No: 232-25

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 Appointing Luis Hernandez, Luis Reyes Lopez, Eden Lugo, Mitchell Williams, Dazlyn Gomez, Tahree Smith, Noah Rodrigues, Alexander Hernandez, Christopher Perez, Randy Aleman, Atta Ullah, Benjamin Primeaux, Jose Contreras, and Lavar Atkinson as Volunteer Firefighters

WHEREAS, the City of Middletown Fire Department has recommended the appointment of the following individuals to serve as Volunteer Firefighters; and

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Middletown, New York, that the following individuals are hereby appointed as Volunteer Firefighters with the City of Middletown Fire Department:

- Hernandez, Luis

- Reyes Lopez, Luis
- Lugo, Eden
- Williams, Mitchell
- Gomez, Dazlyn
- Smith, Tahree
- Rodrigues, Noah
- Hernandez, Alexander
- Perez, Christopher
- Aleman, Randy
- Ullah, Atta
- Primeaux, Benjamin
- Contreras, Jose
- Lavar Atkinson

Prepared by:
Andrew Green, Alderman

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: August 19, 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