



**CITY OF MIDDLETOWN  
BOARD OF ESTIMATE AND APPORTIONMENT MINUTES  
DECEMBER 1, 2025**

[IGNORE\_INDENT]

**Roll Call**

**Present:** Mayor DeStefano, Council President Rodrigues, Alderman Masi

**Absent:**

**Approval of Minutes**

**Accept the Minutes of** \_\_\_\_\_

**New Business**

**Water Withdrawal Permit: CDM Smith Amendment #3 — Additional Professional Engineering Services**  
*Water Withdrawal Permit: CDM Smith Amendment #3 — Additional Professional Engineering Services*

BE IT RESOLVED; that the Board of Estimate and Apportionment authorizes the Treasurer to transfer \$35,100.00, in the following manner,

| <i>FROM</i>               | <i>TO</i>         | <i>AMOUNT</i>      |
|---------------------------|-------------------|--------------------|
| <i>Water Fund Balance</i> | <i>F.8310.400</i> | <i>\$35,100.00</i> |

*Enclosed, please find Amendment #3 from CDM Smith dated November 10, 2025 for additional professional services for the Mill Pond permanent skimming project/ permanent water source in the amount of \$35,100.*

*The additional services will focus specifically on the reply that we just received from NYSDEC dated November 10, 2025, specifically for:*

- *Freshwater Wetland Permit Assistance*
- *SEQRA Process Completion*

*Included for your review is the response from NYSDEC dated November 10, 2025.*

*Thank you.*

**Motion by:** Alderman Masi **Seconded by:** Council President Rodrigues

**AYES:** Mayor DeStefano, Council President Rodrigues, Alderman Masi

**NAYS:** None

**ABSTAIN:** None

**Authorization to Enter into a Renewal Agreement with Nearmap**

BE IT RESOLVED; that the Board of Estimate and Apportionment authorizes an agreement with Nearmap.

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

**Motion by:** Council President Rodrigues **Seconded by:** Alderman Masi

**AYES:** Mayor DeStefano, Council President Rodrigues, Alderman Masi

**NAYS:** None

**ABSTAIN:** None

**Authorization to Enter into a Renewal Agreement with Marshall + Sterling**

BE IT RESOLVED; that the Board of Estimate and Apportionment authorizes an agreement with Marshall + Sterling to provide Workers Compensation Insurance.

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

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

**AYES:** Mayor DeStefano, Council President Rodrigues, Alderman Masi

**NAYS:** None

**ABSTAIN:** None

**Request to accept the STOP DWI third enforcement period funding**

*The City entered into an Inter-Municipal Agreement with the County of Orange and approved by the Common Council in March 2025, for STOP DWI funding.*

*We were notified that the **third** enforcement period funding has been awarded in the amount of \$7000, therefore I request to accept the funds to be deposited into revenue line A.3333. These funds will be expensed from A.3141.103 through Stop DWI overtime entries.*

**Motion by:** Alderman Masi **Seconded by:** Council President Rodrigues

**AYES:** Mayor DeStefano, Council President Rodrigues, Alderman Masi

**NAYS:** None

**ABSTAIN:** None

## **Request to accept the 2026/2027 SNUG Anti-Violence Grant funding**

*The City of Middletown Police Department has been awarded \$150,000 for the period of 6/1/2026-5/31/2027 to participate in the Anti-Violence initiative.*

*The Anti-Violence Initiatives program is aimed at utilizing the funds for operating expenses, travel, equipment, property, utilities, and or other operating expenses to support the services and expenses of gun violence prevention, street outreach, anti-violence, shooting/violence reduction programs.*

*Upon approval to accept this funding, I am asking that this funding be added to our established Grant line for SNUG expenditures A.3146.933.*

**Motion by:** Mayor DeStefano **Seconded by:** Council President Rodrigues

**AYES:** Mayor DeStefano, Council President Rodrigues, Alderman Masi

**NAYS:** None

**ABSTAIN:** None

## **Authorization to transfer \$85,200 within the 2025 Fire Department Budget**

*Be it resolved that the Board of Estimate and Apportionment authorizes the treasurer to transfer \$85,200 in the following manner*

| <b>FROM</b> | <b>ACCOUNT DESCRIPTION</b>                                  | <b>AMOUNT</b> | <b>TO (Account &amp; Description)</b> |
|-------------|-------------------------------------------------------------|---------------|---------------------------------------|
| A.3410.100  | Personal Services – Overtime thru December                  | \$75,000.00   | A.3410.103 Overtime                   |
| A.3410.492  | Firefighter Recognition – Boots                             | \$2,000.00    | A.3410.202 PPE                        |
| A.3410.496  | Personnel Training – Volunteer (Door Entry Training System) | \$8,200.00    | A.3410.200 Other Equipment            |

**Motion by:** Mayor DeStefano **Seconded by:** Council President Rodrigues

**AYES:** Mayor DeStefano, Council President Rodrigues, Alderman Masi

**NAYS:** None

**ABSTAIN:** None

## **Courthouse Project: Barton and Loguidice Professional Services Supplement Proposal**

*Enclosed, please find the proposal from Barton and Loguidice requesting compensation for the unanticipated engineering and architectural efforts that have been taking place during the construction phase of the Courthouse project in the amount of \$71,700. This will be in addition to the \$30,000 that was allocated for this effort as previously approved by resolution #124-24.*

*As you will notice, the bulk of the additional work was needed for the change of scope based on OCA request and required coordination in the amount of \$41,000.*

*We do recommend approving this proposal based on our observations and dealings with OCA and Barton & Loguidice.*

*This additional cost will be incorporated into the project budget. We will advise if additional*

*funds are needed as the project winds down.*

*Thank you.*

**Motion by:** Alderman Masi **Seconded by:** Council President Rodrigues  
**AYES:** Mayor DeStefano, Council President Rodrigues, Alderman Masi  
**NAYS:** None  
**ABSTAIN:** None

**Authorization To Enter into An Agreement with Denise McAteer To Purchase Property Owned By The City On Route 211 In The Town Of Wallkill (SBL 49-1-32)**

***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 to enter into an agreement with **Denise McAteer** for the purchase of City-owned property located on **Route 211 in the Town of Wallkill**, identified as **Section 49, Block 1, Lot 32 (SBL 49-1-32)**; and*

***BE IT FURTHER RESOLVED**, that the Common Council approves the **contract of sale** and the **attached rider**, as presented; and*

***BE IT FURTHER RESOLVED**, that the Mayor is hereby authorized to execute said contract and any and all documents necessary to effectuate the transfer of the property.*

**Motion by:** Mayor DeStefano **Seconded by:** Alderman Masi  
**AYES:** Mayor DeStefano, Council President Rodrigues, Alderman Masi  
**NAYS:** None  
**ABSTAIN:** None

**Authorizing A Budget Transfer Within The 2025 Landfill Operating Budget For Odor Control System Carbon Replacement**

***BE IT RESOLVED**, that the Board of Estimate and Apportionment authorizes the Treasurer to transfer \$101,699, in the following manner, to replace the carbon media used in the odor control system at the Sewage Treatment Plant.*

| <b>FROM</b>         | <b>AMOUNT</b>       | <b>TO</b>                         |
|---------------------|---------------------|-----------------------------------|
| F.8130.446 – Sludge | <b>\$101,699.00</b> | F.8130.440 – Repairs to Equipment |

**Motion by:** Mayor DeStefano **Seconded by:** Council President Rodrigues  
**AYES:** Mayor DeStefano, Council President Rodrigues, Alderman Masi  
**NAYS:** None  
**ABSTAIN:** None

**Authorizing a Transfer from The General Fund for Paving Work On Lawrence Kolb Drive At The State Hospital**

***BE IT RESOLVED***, that the Board of Estimate and Apportionment authorizes the Treasurer to transfer \$40,349.38 in the following manner to pave Lawrence Kolb Drive at the Middletown Community Campus (Formerly the Middletown Psychiatric Center).

| <b><i>FROM</i></b> | <b><i>AMOUNT TO</i></b> |
|--------------------|-------------------------|
|--------------------|-------------------------|

|                                                           |  |
|-----------------------------------------------------------|--|
| General Fund \$40,349.38 A.5110.453 – Paving and Drainage |  |
|-----------------------------------------------------------|--|

**Motion by:** Mayor DeStefano **Seconded by:** Council President Rodrigues

**AYES:** Mayor DeStefano, Council President Rodrigues, Alderman Masi

**NAYS:** None

**ABSTAIN:** None

**Authorizing A Budget Transfer Within The 2025 Water Fund for Chemical Costs*****BE IT RESOLVED***, that the Board of Estimate and Apportionment authorizes the Treasurer to transfer \$23,420.03 in the following manner to cover a shortage.

| <b><i>FROM</i></b> | <b><i>AMOUNT TO</i></b> |
|--------------------|-------------------------|
|--------------------|-------------------------|

|                                                           |  |
|-----------------------------------------------------------|--|
| F.8330.200 – Equipment \$23,420.03 F.8330.458 – Chemicals |  |
|-----------------------------------------------------------|--|

**Motion by:** Council President Rodrigues **Seconded by:** Mayor DeStefano

**AYES:** Mayor DeStefano, Council President Rodrigues, Alderman Masi

**NAYS:** None

**ABSTAIN:** None

**Authorizing Budget Transfers Within The 2025 Sewer Fund For Replacement Of A Failed HVAC Unit At The Sewer Treatment Plant**

***BE IT RESOLVED***, that the Board of Estimate and Apportionment authorizes the Treasurer to transfer \$24,945.00, in the following manner to replace an HVAC unit at the Sewer Treatment Plans.

| <b><i>FROM</i></b> | <b><i>AMOUNT TO</i></b> |
|--------------------|-------------------------|
|--------------------|-------------------------|

|                                   |                          |
|-----------------------------------|--------------------------|
| G.8130.200 – Equipment \$5,458.87 | G.8130.400 – Contractual |
|-----------------------------------|--------------------------|

|                                               |                          |
|-----------------------------------------------|--------------------------|
| G.8130.450 – Materials & Supplies \$13,011.83 | G.8130.400 – Contractual |
|-----------------------------------------------|--------------------------|

|                                |                          |
|--------------------------------|--------------------------|
| G.8130.446 – Sludge \$2,301.46 | G.8130.400 – Contractual |
|--------------------------------|--------------------------|

|                                              |                          |
|----------------------------------------------|--------------------------|
| G.8130.440 – Repairs to Equipment \$4,172.84 | G.8130.400 – Contractual |
|----------------------------------------------|--------------------------|

**Motion by:** Council President Rodrigues **Seconded by:** Mayor DeStefano

**AYES:** Mayor DeStefano, Council President Rodrigues, Alderman Masi

**NAYS:** None

**ABSTAIN:** None

**Accept a Proposal from CPL for Police Department Roof Replacement**

***WHEREAS***, the existing roof of the City of Middletown Police Department Building has exceeded its useful life, lacks proper insulation, and contains multiple points of failure; and

***WHEREAS***, preliminary observations indicate that water infiltration may have penetrated structural concrete components, causing spalling and deterioration due to rusting reinforcement

*and freeze–thaw cycles; and*

***WHEREAS***, roofing manufacturers, including those whose systems were successfully used at the DPW Water Department and Street Department buildings, have inspected the Police Department roof and determined that an overlay roofing system is not compatible with the existing roof structure; and

***WHEREAS***, a full roof design and replacement is therefore required to ensure compliance with current New York State Building Code and Energy Code requirements; and

***WHEREAS***, CPL has submitted a draft proposal for professional design services to prepare the necessary plans and bid documents, which, upon completion, will allow the project to be publicly advertised for competitive bidding; and

***WHEREAS***, this draft proposal is intended to serve as a placeholder on the next Board of Estimate and Apportionment agenda, with a final proposal and project cost estimate anticipated by the date of the meeting; and

***WHEREAS***, this work will constitute a Capital Project and shall be established and funded accordingly;

***NOW, THEREFORE, BE IT RESOLVED***, that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment, and hereby authorizes acceptance of the draft proposal submitted by CPL for the design and replacement of the roof of the City Police Department Building.

**Motion by:** Mayor DeStefano **Seconded by:** Council President Rodrigues

**AYES:** Mayor DeStefano, Council President Rodrigues, Alderman Masi

**NAYS:** None

**ABSTAIN:** None

#### **Water/Sewer/Lawn Maintenance Adjustment**

#### **Adjournment**

**Motion by:** Mayor DeStefano **Seconded by:** Council President Rodrigues

**AYES:** Mayor DeStefano, Council President Rodrigues, Alderman Masi

**NAYS:** None

**ABSTAIN:** None