



**CITY OF MIDDLETOWN  
COMMON COUNCIL MEETING AGENDA  
MAY 19, 2026 - 7:30 PM**

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
9. PETITIONS AND COMPLAINTS
10. REMARKS OF THE ALDERMAN AND REPORTS OF THE COMMITTEES
11. UNFINISHED BUSINESS
12. NEW BUSINESS
  - 126- Resolution Authorizing the Treasurer to Reassign Budgetary Oversight and  
26 Transfer Funds for Parks and Recreation Operations
  - 127- Resolution Authoring the Award of Annual Milling, Paving, and Concrete Work  
26 Contracts
  - 128- Resolution Declaring Vehicles as Surplus and Authorizing their Disposal  
26
  - 101- Resolution Authoring a Block Party on Lenox Avenue and Cantrell Avenue on June  
24 27, 2026
  - 129- Resolution Authorizing a Public Hearing on a Proposed Amendment to the City

26 Code Regarding Special Use Permits for Office Space Associated with Used Car Sales in I-1 and I-2 Zoning Districts

13. LOCAL LAWS

LL2- Local Law #2: A Local Law Amending the City Charter Employee Residency Requirements

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: May 19, 2026  
 Index No: 126-26

**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. Rodriguez				
Ald. Jean-Francois				
Ald. Johnson				
Ald. Wray				
Ald. Gomez				
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 Treasurer to Reassign Budgetary Oversight and Transfer Funds for Parks and Recreation Operations**

**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 reassign the following budgetary account lines to the designated Budgetary Officers:

- Budget lines **7110 (Park Maintenance), 7140 (Playground Maintenance), and 7180 (Pools Maintenance)** shall be reassigned under **Budgetary Officer Jacob Tawil.**
- Budget lines **6772, 7021 (Pools Program), 7022 (Playground Program), and the Golden Area Fund** shall be reassigned under **Budgetary Officer Raelynn Bertholf.**

**BE IT FURTHER RESOLVED;** that the Common Council of the City of Middletown concurs

with the Board of Estimate and Apportionment and authorizes the Treasurer to make the following budget transfers to finalize the transition of duties to the appropriate departments:

<b>FROM</b>	<b>TO</b>	<b>AMOUNT</b>
A.7020.100 Recreation Personal Services <i>To cover the cost of two Parks employees for the remainder of the year.</i>	A.7110.100 Park Maintenance Personal Services	\$75,295.20
A.7020.103 Recreation Personal Services <i>To cover the cost of Parks employee overtime.</i>	A.7110.103 Park Maintenance Personal Services	\$15,282.99
A.7110.417 Park Maintenance Gas & Oil <i>To cover the cost of gas for the mini van for the remainder of the year.</i>	A.7020.417 Recreation Gas & Oil	\$2,000.00
A.7020.480 Recreation Telephone Expense <i>To cover the cost of cell phone reimbursements.</i>	A.7110.481 Park Maintenance Telephone Expense	\$285.00
A.7321.100 Special Program Personal Services <i>To cover the cost of Park Patrol and Dog Laborer personnel costs.</i>	A.7110.100 Park Maintenance Personal Services	\$20,000.00
A.7140.401 Playground Maintenance Travel Expense <i>To cover the cost of travel for the Playground Program.</i>	A.7022.401 Playground Program Travel Expense	\$800.00
A.7140.450 Playground Maintenance Materials & Supplies <i>To cover the cost of materials and supplies for the Playground Program.</i>	A.7022.450 Playground Program Materials & Supplies	\$2,305.02
A.7140.100 Playground Maintenance Personal Services <i>To cover the cost of Summer Playground Programs.</i>	A.7022.100 Playground Program Personal Services	\$23,500.00
A.7180.100 Pools Maintenance Personal Services <i>To cover the cost of Summer lifeguards for Pool Programs.</i>	A.7021.100 Pools Program Personal Services	\$94,239.00
A.7180.103 Pools Maintenance Overtime <i>To cover the cost of Summer lifeguard overtime.</i>	A.7021.103 Pools Program Personal Services	\$6,000.00

**BE IT FURTHER RESOLVED;** that these transfers are budget neutral and necessary to align appropriations with departmental responsibilities and operational staffing needs following the reassignment of duties between Parks Maintenance and Recreation operations.

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: May 19, 2026  
 Index No: 127-26

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Richard P. McCormack  
 Clerk to the Common Council

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Ald. Rodriguez				
Ald. Jean-Francois				
Ald. Johnson				
Ald. Wray				
Ald. Gomez				
Ald. Green				
Ald. Witt				
Ald. Masi				
Pres. Rodrigues				
Total				

**I hereby approve the attached Resolution/Local Law.**

\_\_\_\_\_  
 Joseph M. DeStefano, Mayor

\_\_\_\_\_  
 Date

**Resolution Authoring the Award of Annual Milling, Paving, and Concrete Work Contracts**

**BE IT RESOLVED;** that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment and authorizes the Mayor to award the 2026 annual milling and paving work contract to **Morlyn Asphalt Corp.** utilizing New York State Office of General Services (OGS) pricing, as attached; and

**BE IT FURTHER RESOLVED;** that the City Department of Public Works shall provide traffic control services, hauling, and disposal of millings associated with the annual milling and paving work; and

**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 award concrete work services, including but not limited to ADA-compliant curb and sidewalk improvements, splash

pad concrete work, and construction of the Fitness Studio concrete pad, to **GMC** pursuant to the Orange County Department of Public Works bid pricing, as attached; and

**BE IT FURTHER RESOLVED;** that the City shall be responsible for the cost of reinforced steel, crushed stone sub-base materials, and final surface restoration associated with the concrete work; and

**BE IT FURTHER RESOLVED;** that the estimated cost for the Fitness Studio concrete pad work is approximately **\$98,000.00**, to be funded through project account line **H.7110.214**; and

**BE IT FURTHER RESOLVED;** that **CHIPS funding** shall be utilized for costs associated with annual milling, paving, and concrete work incurred through the 2026 roadway improvement program; and

**BE IT FURTHER RESOLVED;** that the Mayor is authorized as sole signatory for any agreements or documents necessary to effectuate these awards.

Prepared by:  
Jacob Tawil

**Attachments:**

None



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

THE FOLLOWING WAS PRESENTED

By: None  
 Seconded by: None  
 Date of Adoption: May 19, 2026  
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Ald. Masi				
Pres. Rodrigues				
Total				

**I hereby approve the attached Resolution/Local Law.**

\_\_\_\_\_  
 Joseph M. DeStefano, Mayor

\_\_\_\_\_  
 Date

**Resolution Declaring Vehicles as Surplus and Authorizing their Disposal**

**BE IT RESOLVED;** that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment and declares the following vehicles surplus due to their inoperable condition and repair costs exceeding their value:

1. **1997 Ford E-Super Body** (VIN: 1FDXE40F0WHA29371) – formerly an ambulance utilized by the Police Department and later donated to the Parks Department. The vehicle has no motor, is non-operational, and repair costs exceed the vehicle’s value.
2. **2009 Chevrolet School Bus** (VIN: 1GBHG31C891168330) – donated by Mid-City Transit to the Parks Department but never utilized. The vehicle is non-operational and requires repairs exceeding its value.

**BE IT FURTHER RESOLVED;** that the Commissioner of Public Works is authorized to dispose of said vehicles in the manner deemed most advantageous to the City, including disposal as scrap, in his discretion.

Prepared by:  
Jacob Tawil

**Attachments:**  
None



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

THE FOLLOWING WAS PRESENTED

By: None  
 Seconded by: None  
 Date of Adoption: May 19, 2026  
 Index No: 101-24

**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

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Ald. Johnson				
Ald. Wray				
Ald. Gomez				
Ald. Green				
Ald. Witt				
Ald. Masi				
Pres. Rodrigues				
Total				

**I hereby approve the attached Resolution/Local Law.**

\_\_\_\_\_  
 Joseph M. DeStefano, Mayor

\_\_\_\_\_  
 Date

**Resolution Authoring a Block Party on Lenox Avenue and Cantrell Avenue on June 27, 2026**

**BE IT RESOLVED;** that the Common Council of the City of Middletown authorizes a neighborhood block party on **Lenox Avenue and Cantrell Avenue on June 27, 2026**, and further authorizes any necessary street closures to accommodate the event.

Prepared by:

**Attachments:**

1.	Lennox Place Block Party 2026
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**CITY OF MIDDLETOWN, NEW YORK  
APPLICATION FOR  
BLOCK PARTY**

**RECEIVED**

MAY 05 2026

CITY CLERK  
CITY OF MIDDLETOWN

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 Place  
Middletown NY 10940

Phone Number of Applicant 845)321-6125

Day and date the Block Party will be held 6/27/2026 - Saturday

Hours Block Party will start and end 2pm - 7:30pm

Name of Streets to be blocked  
Corner of Cantrell to Corner of Courtland

**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 Diaz negron

Date: 4/24/2026

**For Office Use Only:**

Resolution Number and Date \_\_\_\_\_

RECEIVED

CITY OF MIDDLETOWN  
CITY CLERK

OFFICE OF THE CLERK  
CITY OF MIDDLETOWN

Handwritten notes and signatures, including a signature that appears to be "John J. ...".

Handwritten text, possibly a date or reference number.

Handwritten text, possibly a name or title.

Handwritten text, possibly a date or reference number.

Handwritten text, possibly a name or title.

Handwritten text, possibly a date or reference number.

Handwritten text, possibly a name or title.

Handwritten signature or name.

Handwritten text at the bottom right.

It's that time of year again—Our annual  
Negron Summer BBQ is here! 🌞🍔🌭

This year, we have an extra special reason  
to celebrate as we honor Windy on her high  
school graduation. Come ready for delicious  
food, great vibes, and even better company  
as we celebrate this exciting milestone 🎓



Feel free to come outside and join us !!

#1. 16-18 Cantrell Ave

~~John~~

#2. 38 Lenox Pl

~~John~~

#3. 36 Lenox Pl

~~John~~

#4. 34 Lenox Pl

~~Richard~~

#5. 30 Lenox Pl  
"Empty House"

#6. 28 Lenox Pl

Non English Speaking

#7. 26 Lenox Pl

~~John~~

#8. 21 Lenox Place

~~John~~

#9. 24 Lenox Pl

Rain or Shine ☺  
June 27th 2026

#10. 22 Lenox

~~John~~



**CITY OF MIDDLETOWN, NEW YORK  
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Pres. Rodrigues				
Total				

**I hereby approve the attached Resolution/Local Law.**

\_\_\_\_\_  
 Joseph M. DeStefano, Mayor

\_\_\_\_\_  
 Date

**Resolution Authorizing a Public Hearing on a Proposed Amendment to the City Code Regarding Special Use Permits for Office Space Associated with Used Car Sales in I-1 and I-2 Zoning Districts**

BE IT RESOLVED, that the Common Council of the City of Middletown hereby schedules a public hearing to consider an amendment to the Code of the City of Middletown to permit office space for used car sales as a Special Use Permit within the I-1 (Light Industrial) and I-2 (Heavy Industrial) zoning districts; on site vehicle storage will be prohibited.

BE IT FURTHER RESOLVED, that said public hearing shall be held on June 2, 2026, at or as near to 7:30 p.m., as possible in the Common Council Chambers, City Hall, 16 James Street, Middletown, New York, at which time all interested persons shall be heard.

Prepared by:  
Rick McCormack, City Clerk

**Attachments:**  
None



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**I hereby approve the attached Resolution/Local Law.**

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 Joseph M. DeStefano, Mayor

\_\_\_\_\_  
 Date

**Local Law #2: A Local Law Amending the City Charter Employee Residency Requirements**

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 to give the Common Council authority to waive the City Charter employee residency requirements in limited and critical hiring situations.

-

Section 2. Section 14a of the Charter of the City of Middletown is hereby amended by adding the

following sentence at the end of the existing sentence, to read in its entirety as follows:

The Common Council shall have the authority, by a majority vote of its members, to waive these residency requirements if the Council finds that an exhaustive recruitment effort to fill a critical position cannot find a qualified candidate who resides within these required boundaries.

Section 3. 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 4. Effective Date.

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

Prepared by:  
Rick McCormack, City Clerk

**Attachments:**

None



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

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By: None  
 Seconded by: None  
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 Index No: 130-26

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 Joseph M. DeStefano, Mayor

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 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