



**CITY OF MIDDLETOWN  
BOARD OF ESTIMATE AND APPORTIONMENT AGENDA  
JULY 2, 2026 - 4:00 PM**

1. ROLL CALL
2. APPROVAL OF MINUTES
  - 2.1. Accept the Minutes of June 16, 2026
3. NEW BUSINESS
  - 3.1. **30 Church Street Request for Proposals for the Purchase of Vacant Property**

Requesting authorization to open submitted proposals regarding the Request for Proposals for the purchase of the vacant property owned by the City and known as 30 Church Street. Proposals are to be publicly opened and read on July 2, 2026 at 4pm at the Board of Estimate meeting.

- 3.2. Accept CDM Smith 2026 hourly rates

Requesting the approval to incorporate CDM Smith's 2026 hourly rates into any applicable contracts that the City has with them based on hourly rates. Attached is the schedule submitted by CDM Smith on June 4, 2026 showing the comparison of both the 2025 hourly rates and the 2026 hourly rates.

- 3.3. Request for Approval to Dispose various City Equipments

BE IT RESOLVED that the Common Council of the City of Middletown, NY, concurs with the Board of Estimate and Apportionment to declare the following equipment as surplus and authorizes its disposal in the manner deemed most advantageous to the City, which, will most likely be through scrapping:

Requesting that the equipment shown in the attached photographs be declared surplus, and that authorization be granted to the Commissioner of Public Works to

dispose of the equipment in the manner deemed most advantageous to the City, which will most likely be through scrapping.

The equipment consists of outdated mowers and various attachments, including plows, that are incompatible with the City's current equipment fleet. The items are no longer operational or salvageable and have no remaining useful value to the department.

Photo 1: Old Fisher Plow that does not fit any of the current trucks within the fleet.

Photo 2 and Photo 4: Old Ferris Mowers with blown motors. They do not run.

Photo 3: Old Toro Mower that does not run. It was taken from the State Hospital when they closed.

Photo 5: Old Fisher Plow is not compatible with any of the current trucks the department has.

Photo 6: Old Tractor attachments for a tractor that the City no longer owns. They will not attach to the new tractors.

Photo 7: Old Tractor attachments that are not operational due to the fact that they will not attach to the new tractor.

Photo 8: Old Fisher Plow — no Fisher equipment to attach it to. It will not attach to any of the trucks currently owned.

#### 3.4. Approval to accept 2026-2027 GIVE grant funding

The City of Middletown Police Department has been approved for a grant in the amount of \$100,000 from the New York State Department of Criminal Justice Services under the G.I.V.E 2026-2027 (Gun Involved Violence Elimination) grant for the period of July 1, 2026 through June 30, 2027.

Requesting that the City of Middletown authorize acceptance of this grant to the GIVE grant revenue line A.3332. Expenses for this grant will be expensed G.I.V.E grant budget line A.3137.104.

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

#### 3.5. Request to dispose of Police Department, car 37

Requesting to dispose vehicle #37, a 2010 Chevrolet Impala - VIN# 2G1WA5EK1A1208269. Car #37 needs costly engine/transmission/power steering repairs. The vehicle will not pass NYS inspection in its current condition and the cost of repairs far outweigh worth of vehicle.

#### 3.6. Authorization to accept a donation of \$1,000.00 from First Federal Savings of Middletown for the outdoor movie night program.

3.7. Authorization to set the salary for the Confidential Secretary to the Commissioner of Public Works

Requesting to set the salary for the Confidential Secretary to the Commissioner of Public Works to \$69,706. The position was approved by the Civil Service Commission on January 20th, 2026. The salary is effective upon the approval of the Common Council.

3.8. Authorization to approve the Cherry Road Amendment #9

BE IT RESOLVED; that the Board of Estimate and Apportionment authorizes an agreement with Cherryroad Technologies Inc

BE IT FURTHER RESOLVED; that the Board of Estimate and Apportionment authorizes the Mayor to sign the agreement. The contract will begin January 1st, 2026 through December 31st, 2027. Total cost of \$195,000 a year.

Additional Services for a 6 month will be rendered for a total of \$88,500 for onsite support at the Police Department.

BE IT FURTHER RESOLVED; that the Board of Estimate and Apportionment authorizes the Treasurer to transfer \$88,500 in the following manner,

FROM	TO	AMOUNT
GENERAL FUND BALANCE	A. 1331.900 GENERAL EXPENSE	\$88,500

TO COVER THE COST OF ADDITIONAL SERVICES.

3.9. Authorization to Transfer Funds within the General Budget to cover cost of insurance claims

BE IT RESOLVED; that the Board of Estimate and Apportionment authorizes the Treasurer to transfer \$20,000, in the following manner,

FROM	TO	AMOUNT
A.1900.964 Refunds and Cancellation	A.1900.915 Liability Claims	\$20,000

To cover the cost of future claims, current expense total to date \$73,212

3.10. Authorization to Approve the Orange Bank and Trust Proposal for Water Billing Printing & Mail

BE IT RESOLVED; that the Board of Estimate and Apportionment approves a proposal from Orange Bank and Trust Company for water bill printing and mailing services.

BE IT FURTHER RESOLVED; that the Board of Estimate and

Apportionment authorizes the Mayor to sign any agreements.

The Finance Department has experienced a significant increase in printing and postage costs associated with the distribution of water bills. As part of the Department's ongoing efforts to modernize operations and improve efficiency, we are exploring enhancements to the residential water billing process, including expanded electronic billing and payment options.

To support these modernization efforts, Orange Bank & Trust has proposed covering the costs associated with the printing and mailing of water bills. In addition, the bank has offered to fund the implementation costs for PayServ, the payroll services provider the City is currently evaluating as part of its payroll system transition, including the initial setup costs and the first two payroll processing runs.

This partnership would provide immediate cost savings to the City while supporting the Finance Department's initiatives to modernize critical financial operations, improve customer service, and reduce ongoing administrative expenses.

### 3.11. Authorization to approve the PayServ Proposal for payroll services

BE IT RESOLVED; that the Board of Estimate and Apportionment authorizes an agreement with PayServ Payroll Solutions for payroll services.

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

The cost will be about \$29,000 per year, split between all funds.

The Finance Department is actively working to address payroll-related audit findings and ongoing concerns raised by multiple departments regarding workload, processing inefficiencies, and payroll errors. In addition, the City's current payroll system has become increasingly unreliable, resulting in system crashes and data integrity issues that negatively impact payroll processing and staff productivity.

To improve the accuracy, reliability, and efficiency of payroll operations, the City is evaluating the implementation of PayServ as its new payroll processing platform. As part of this transition, Orange Bank & Trust has offered to fund the initial implementation cost of **\$5,000**, as well as the cost of the **first two payroll processing runs**. This contribution will help offset implementation expenses while supporting the City's efforts to modernize payroll operations, strengthen internal controls, and improve service delivery to employees.

## 4. WATER/SEWER/LAWN MAINTENANCE ADJUSTMENT

4.1. 53-55 Horton Avenue -Lawn Maintenance

4.2. 34 Beers Drive -Water/Sewer

4.3. 38 Washington Street - Water/Sewer

5. ADJOURNMENT



**CITY OF MIDDLETOWN  
BOARD OF ESTIMATE AND APPORTIONMENT MINUTES  
JUNE 16, 2026**

**Roll Call**

**Present:** Mayor DeStefano, Alderman Masi

**Absent:** Council President Rodrigues

**Approval of Minutes**

**Accept the Minutes of 5/28/2026**

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

**AYES:** Mayor DeStefano, Alderman Masi

**NAYS:** None

**ABSTAIN:** None

**New Business**

**Authorization to adjust the 2026 Senior Center Budget** BE IT RESOLVED; that the Board of Estimate and Apportionment authorizes the Treasurer to adjust the budget for \$113,546.00, in the following manner,

<i>INCREASE</i>	<i>INCREASE</i>	<i>AMOUNT</i>
<i>Revenue - A.2351</i>	<i>Expense - A.6772.467</i>	<i>\$113,546.00</i>
<i>Senior Center Trips and</i>	<i>Senior Center Trips</i>	
<i>Activities</i>		

**Cape Cod - July 13<sup>th</sup> - 17<sup>th</sup> :**

*Total deposits made: \$72,604*

*Canceled attendees: 37 in the total amount of \$27,497 due ASAP*

*Balance remaining: \$45,107*

- *Deposits still pending at about \$20,000*

*Single rate: 15 x 1,588=\$23,820*

*Double rate: 34 x \$1,199=\$40,766*

Cost: \$64,586 – 2 comps x \$1,199 (\$2,398) = \$62,188 payment due ASAP

**Casino “Teenage Dreams” - September 9<sup>th</sup> :**

Palladin Tours for venue: \$2,842

Leprechaun Lines for transportation: \$1,560

**Total cost: \$4,402**

**La Grecci’s Staaten, American Bandstand - October 29<sup>th</sup> :**

All Star Productions for venue: \$3,850

Leprechaun Lines for transportation: \$1,825

**Total Cost: \$5,675**

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**Hunterdon Hills, Playhouse Christmas - November 17<sup>th</sup> :**

Venue: \$4,214- \$500.00 deposit=\$3,714 due

Leprechaun Lines: \$1,650

**Total cost: \$5,364**

**Holiday Sights, Lancaster, Pa - December 2<sup>nd</sup>- 4<sup>th</sup> :**

Payable to White Star Tours

**TOTAL COST: \$34,160**

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

**AYES:** Mayor DeStefano, Alderman Masi

**NAYS:** None

**ABSTAIN:** None

**Accept scholarship donation from Middeltown Lions Club**

*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 donation from the Middletown Lions Club to be used towards camp scholarships. Please accept this donation and authorize the treasure to increase budget line A.2705.07 Summer Camp Scholarships.*

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

**AYES:** Mayor DeStefano, Alderman Masi

**NAYS:** None

**ABSTAIN:** None

**Approval of the 2026 Community Development Block Grant Action Plan**

*Requesting authorization for the Mayor to sign all necessary documents and certifications regarding the 2026 CDGB Action Plan. Also, authorization for the submission of the 2026 Action Plan to the Office of Housing and Urban Development.*

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

**AYES:** Mayor DeStefano, Alderman Masi

**NAYS:** None

**ABSTAIN:** None

**Request for police budget OT line to be credited with ATF Narco reimbursement**

*Requesting that the DOJ NARCO ATF reimbursement in the amount of \$40,062.34, received on 5/26/2026 be credited back to our 2026 police OT budget line. This funding was received as reimbursement to cover the cost of the overtime used in the month of February for the Narcotics wire case.*

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

**AYES:** Mayor DeStefano, Alderman Masi

**NAYS:** None

**ABSTAIN:** None

**Authorization to accept the Cannon Lease Agreement for Copier and Services**

BE IT RESOLVED; that the Board of Estimate and Apportionment authorizes an agreement with Cannon USA,

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

The agreement would replace our current contract with Toshiba. It is a 63 month lease agreement for \$2,540 monthly , plus .00891 in black and white copies, .05302 in color . Cannon will provide the City with new copiers and provide a \$15,000 to buy out the current contract with Toshiba.

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

**AYES:** Mayor DeStefano, Alderman Masi

**NAYS:** None

**ABSTAIN:** None

**Authorization to approve transfer within Fire Department**BE IT RESOLVED; that the Board of Estimate and Apportionment authorizes the Treasurer to transfer \$75,000, in the following manner,

<i>FROM</i>	<i>TO</i>	<i>AMOUNT</i>
<i>A.3410.100 Fire Personal Services</i>	<i>A.3410.103 Fire Overtime</i>	<i>\$75,000</i>

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

**AYES:** Mayor DeStefano, Alderman Masi

**NAYS:** None

**ABSTAIN:** None

**Request to purchase replacement Kifco Water-Reel irrigation system**

*BE IT RESOLVED, the Board of Estimate and Apportionment authorizes the purchase of a replacement Kifco Water-Reel irrigation system from Storr Tractor Company in the amount of*

*\$23,004.76 for the City's athletic fields from Storr Tractor Company in the amount of \$23,004.76.*

**Water/Sewer/Lawn Maintenance Adjustment**

**Adjournment**

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

**AYES:** Mayor DeStefano, Alderman Masi

**NAYS:** None

**ABSTAIN:** None

CITY OF MIDDLETOWN  
Office of Economic & Community Development

June 17, 2026

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

**RE: 30 Church Street Request for Proposals for the Purchase of Vacant Property**

Dear Members:

I am requesting authorization to open submitted proposals regarding the Request for Proposals for the purchase of the vacant property owned by the City and known as 30 Church Street. Proposals are to be publicly opened and read on July 2, 2026 at 4pm at the Board of Estimate meeting.

Thank you for your attention to this matter.

Maria Bruni, Director  
Economic & Community Development


# DEPARTMENT OF PUBLIC WORKS

## MEMORANDUM

Date: June 17, 2026

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 Tawil, Commissioner of Public Works 

Re: CDM Smith Hourly Rates for 2026

We are respectfully requesting the approval to incorporate CDM Smith's 2026 hourly rates into any applicable contracts that the City has with them based on hourly rates.

Attached is the schedule submitted by CDM Smith on June 4, 2026 showing the comparison of both the 2025 hourly rates and the 2026 hourly rates.

Thank you.

JT/kg

Career Level	Project Cost Rate (USD)	
	2025	2026
Designer/Drafter – DNDF 1 to 4 BIM Modeler – DNIM 1 to 4 GIS Specialist – GS 1 to 4 Estimator – ESES 1 to 4 Finance Accountant or Admin – FN/AS all levels Intern (COXX) and Apprentice (APPR)	\$66.25	\$68.75
Engineer/Architect/Planner – EN/AR/PL 1 to 3 Designer/Drafter – DNDF 5,6 BIM Modeler – DNIM 5,6 GIS Specialist – GS 5,6 Estimator – ESES 5,6 Project Controls Specialist – PMPC 5,6	\$82.5	\$86.25
Engineer/Architect/Planner – EN/AR/PL 4, 5 Designer/Drafter – DNDF 7 and above BIM modeler – DNIM 7 and above GIS Specialist – GS 7 and above Estimator – ESES 7 Project Controls Specialist – PMPC 7	\$98.75	\$102.5
Engineer/Architect/Planner – EN/AR/PL 6 and above Estimator – ESES 8 and above Project Controls Specialist – PMPC 8 and above	\$132.5	\$137.5

# Department of Public Works

## Memorandum

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

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

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

**Date:** June 17, 2026

**RE:** Surplus Random Pieces of Equipment

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We are requesting that the equipment shown in the attached photographs be declared surplus and that authorization be granted to the Commissioner of Public Works to dispose of the equipment in the manner deemed most advantageous to the City, which, will most likely be through scrapping.

The equipment consists of outdated mowers and various attachments, including plows, that are incompatible with the City's current equipment fleet. The items are no longer operational or salvageable and have no remaining useful value to the department.

Photo 1: Old Fisher Plow that does not fit any of the current trucks within the fleet.

Photo 2 and Photo 4: Old Ferris Mowers with blown motors. They do not run.

Photo 3: Old Toro Mower that does not run. It was taken from the State Hospital when they closed.

Photo 5: Old Fisher Plow it is not compatible with any of the current trucks the department has.

Photo 6: Old Tractor attachments for a tractor that the City no longer owns. They will not attach to the new tractors.

Photo 7: Old Tractor attachments that are not operational due to the fact that they will not attach to the new tractor.

Photo 8: Old Fisher Plow- no Fisher equipment to attach it to. It will not attach to any of the trucks currently owned.

Thank you.

PHOTO # 1



PHOTO # 2



PHOTO #4



PHOTO # 3



PHOTO # 01



PHOTO 116





PHOTO #18



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

June 15, 2026

Honorable Joseph DeStefano  
Mayor – City of Middletown  
Board of Estimate and Apportionment  
City Hall  
16 James Street  
Middletown, New York 10940

Dear Mayor DeStefano and members of the BOE,

The City of Middletown Police Department has been approved for a grant in the amount of \$100,000 from the New York State Department of Criminal Justice Services under the G.I.V.E 2026-2027 (Gun Involved Violence Elimination) grant for the period of July 1, 2026 through June 30, 2027.

I am requesting that the City of Middletown authorize acceptance of this grant to the GIVE grant revenue line A.3332. Expenses for this grant will be expensed G.I.V.E grant budget line A.3137.104.

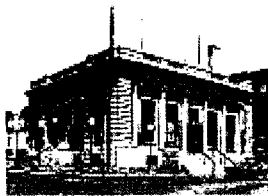
This project would be paid in full through the New York State GIVE grant administered by the New York State Department of Criminal Justice Services. This funding will be used for Gun Involved Violence Elimination initiatives. If you have any questions, please contact me.

Very truly yours,

John Ewanciw  
Chief of Police

JE:ccd

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

### Memo

To: Chief Ewanciw  
From: Sgt. Jordan McInerney  
Date: June 11, 2026  
Re: Department Vehicles to be disposed of

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I am requesting the disposal of the following vehicle.

1. 2010 Chevrolet Impala - VIN# 2G1WA5EK1A1208269 - Car# 37 SRO – Needs costly engine/transmission/power steering repairs. Vehicle will not pass NYS inspection in current condition. Cost of repairs far outweigh worth of vehicle.

Respectfully,

Sgt. Jordan McInerney #1340

**CITY OF MIDDLETOWN**  
**Office of Economic & Community Development**

June 29, 2026

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

**RE: Movie Sponsorship**

Dear Members:

Requesting authorization for the Mayor and City of Middletown to accept a donation of \$1,000.00 from First Federal Savings of Middletown for the outdoor movie night program.

Also, for the Common Council to authorize the City Treasurer to increase the expense line of Fund A-7010-800 and add \$1,000.00 to the revenue account # 1-10-0-2705.

Thank you for your attention to this matter.

Maria Bruni, Director  
Economic & Community Development



## Sponsorship Commitment Form

Please complete the below form.

Company Name: <i>FIRST FEDERAL SAVINGS of MIDDLETOWN</i>	
Contact Person: <i>MARY ANN POPEK</i>	
Address: <i>22 JAMES STREET</i>	
City State Zip: <i>MIDDLETOWN NY 10940</i>	Email: <i>mpopek@fbsmid.com</i>
Phone Number: <i>845-343-1401 cell 914-260-8395</i>	Fax Number: <i>845-343-1618</i>
Movie you wish to sponsor: <i>AUGUST 8 Disney's Zootopia 2</i>	

### Sponsorship Options:

Platinum Level: \$1000

*OK - PAT 5/27/16*

The Presenting Sponsor of one movie (This level is first come, first serve)

Please have company logo to Economic Development no later than June 15th

Please have signage to the BID Office the business day prior to the showing

Gold Level: \$500

Please have company logo to Economic Development no later than June 15th

Please have Business flyer to the BID Office the business day prior to the showing

Sponsorship payment will be required 3 weeks prior to selected movie date.

Please make check payable and return this form to:

City of Middletown

c/o 16 James Street

Middletown-NY 10940

Attention: OECD 3<sup>rd</sup> Floor

2025 Outdoor Movie Program



**AMENDMENT 9  
TO THE AGREEMENT BETWEEN  
CITY OF MIDDLETOWN, NY AND  
CHERRYROAD TECHNOLOGIES INC.**

This Amendment (“Amendment”) with an effective date of January 1st, 2025 will amend the Agreement between CherryRoad Technologies Inc. ("CherryRoad") and the City of Middletown, NY ("City"), dated January 4, 2023 (the “Agreement”).

**Whereas**, the parties agree that it is necessary to modify the Agreement;

**Now, therefore**, in exchange for valuable consideration, the parties do hereby agree to amend the Agreement as follows:

1. **Section 26. Term of Agreement** is deleted in its entirety and replaced with the following:

**26. Term of Agreement:** The term shall begin on January 1<sup>st</sup>, 2026. This amendment will be executed by both parties and shall continue for a period of twenty four (24) months unless renewed or otherwise terminated in accordance with the terms herein.

2. The Statement of Work attached as Exhibit D to Amendment 8<sup>1</sup> is hereby extended from January 1, 2026 through December 31, 2027 and revised for the 2026 and 2027 year as set forth in Exhibit D attached hereto. The Statement of Work shall be governed by the terms and conditions of the Agreement.
3. The Statement of Work attached as Exhibit F is hereby extended from June 15<sup>th</sup>, 2026 through June 15<sup>th</sup>, 2027 and revised for the 2026 and 2027 year as set forth in Exhibit F attached hereto. The Statement of Work shall be governed by the terms and conditions of the Agreement.
4. The Agreement is hereby amended to include an additional Statement of Work to further support the IT needs of the City, which is attached hereto as Exhibit E. Exhibit E shall be governed by the terms and conditions of the Agreement.
5. Except as specifically revised herein, all terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed by their authorized representatives.

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<sup>1</sup> Amendment 8 is governed by the terms of the parties’ Master Services Agreement dated April 6, 2016. For ease of reference, the parties will continue the amendment numbering as under the prior contract.

City of Middletown, NY

CherryRoad Technologies Inc.

By: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

EXHIBIT D



Statement of Work

Information Technology Support Services

**City of Middletown**

May 12th, 2026

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## **Executive Summary/Approach**

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Pursuant to the terms of this Statement of Work ("SOW"), CherryRoad Technologies Inc. ("CherryRoad") shall provide the City of Middletown ("City") support to its Information Technology ("IT") department in order for the City of to continue the implementation of the 2017 Strategic recommendations. This SOW will be governed by the terms and conditions of the parties' agreement dated January 4, 2023.

CherryRoad will provide an IT Specialist for the City Monday through Friday, from January 1, 2026 through December 31, 2027. CherryRoad will also provide any additional support resources as requested by the City at rates mutually agreed upon by the parties. In addition, CherryRoad will assign a Service Delivery Manager who will provide oversight to ensure the initiatives are progressing for the City.

This SOW is based upon CherryRoad's understanding of the City's requirements and approval of the Strategic recommendations included in the Scope of Services section of this SOW.

## Scope of Services

The table below represents a subset of the IT initiatives from the City's IT Strategic plan for 2026-2027.

Item	Initiative	Initiative Description	Annual Cost	Monthly Cost
1	IT Support – 2026-2027	Continued IT support Onsite for a minimum of 2 days/week Maximum of 3 days per week	\$177,000	\$14,750
2	IT Support – 2026-2027	KnowBe4 - Security Awareness	\$18,000	\$1,500
		<b>Totals</b>	<b>\$195,000</b>	<b>\$16,250</b>

Line item 1, Continued support and Line item 2, KnowBe4 Security Awareness (SOW in Exhibit F) will be billed on a monthly basis. Billing for any additional support will be billed as services are rendered. The term of this SOW will run from January 1, 2026 through December 31, 2027, unless extended by mutual agreement of the parties.

As part of the above services, CherryRoad will manage the efforts for the following initiatives:

Initiative	Description
Desktops	Replace Desktops on a rotating 5-year plan
Service Upgrades	Perform server migrations with vendors

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## Project Roles and Responsibilities

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### **CherryRoad**

#### **Service Delivery Manager**

The Service Delivery Manager ("SDM") is an experienced manager and point of contact for the City. The SDM's role is to provide advice, counsel, and direction to our IT Specialist. It is this individual's responsibility to:

- Assist in identifying current policies, procedures, and workflows to implement.
- Work with the City to develop its 2026-2027 IT Plan.
- Monitor support activities and monthly status reports.

#### **IT Specialist**

The IT Specialist will provide general IT support to all City departments and employees. This individual will:

- Support and manage VMware servers that support approximately 20 VMs.
- Support Windows 2016 and 2019 servers.
- Support Linux VM.
- Support multiple installations of MS SQL Server.
- Support Oracle DB.
- Set up and support ISPs and Ubiquity wireless network.
- Manage Sonic Wall firewall units.
- Manage SSL VPN for remote access.
- Manage network switches.
- Set up and manage backup systems/vendors.
- Support Active Directory and DNS operations.
- Support Office365 hosted email.
- Provide desktop support.

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## Assumptions

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### **Project Assumptions:**

- The monthly fee is based on information provided by the City via interviews with key City resources. Should any new requirements or clarifications/changes of requirements occur during term of this SOW, CherryRoad and the City will work together towards a solution. This may include the further use of City resources and/or additional costs to the City.
- The City will provide general oversight of CherryRoad's Service Delivery Manager and IT Specialist.
- CherryRoad will ensure that any of its resources having access to police related systems will meet the necessary Criminal Justice Information Services related criteria.

EXHIBIT E



Statement of Work

Information Technology Support Services

**City of Middletown**

May 12<sup>th</sup>, 2026

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## **Executive Summary/Approach**

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Pursuant to this Statement of Work ("SOW"), CherryRoad Technologies Inc. ("CherryRoad") will provide the City of Middletown ("City") additional support services for their Information Technology ("IT") department for the implementation of strategic recommendations and projects. This SOW will be governed by the terms and conditions of the parties' agreement dated January 4, 2023 (the "Agreement"). The services SOW will begin on June 1<sup>st</sup>, 2026 and will end on November 30th, 2026, unless extended by mutual agreement of the parties.

The parties agree that this SOW is based upon CherryRoad's understanding of the initiatives and projects for the City, covering general areas such as networking, networking, infrastructure, desktop services, hardware/servers, configuration, cyber security, and access authentication.

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## Scope of Services

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<b>Item</b>	<b>Initiative</b>	<b>Initiative Description</b>	<b>Annual Cost</b>	<b>Monthly Cost</b>
1	IT Support - 2026	Additional IT Resource – 6 months Dedicated to the Police Department Onsite 5 days/week	\$88,500	\$14,750
		<b>Totals</b>	<b>\$88,500</b>	<b>\$14,750</b>

This IT support will be billed on a monthly basis in accordance with the terms of the Agreement and may be extended after November 30th, 2026 by mutual agreement of the parties.

For this scope of services, CherryRoad will provide an IT Specialist. This individual will manage the efforts for the following initiatives:

- Improvement of IT Documentation & Governance
- IT Projects & Infrastructure Management
- Continuous User & Desktop Support
- Administration of Servers & Virtual Infrastructure
- Support of Database Performance, Backups, Upgrades
- Cyber Security Collaboration & Initiatives
- Solidification of Backup & Continuity Plans
- Identity & Messaging Authentication Initiatives
- Audit, Compliance & Risk Planning
- Disaster Recovery Planning

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## Project Roles and Responsibilities

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### CherryRoad

CherryRoad's IT Specialist will provide general IT support to the City's departments and employees, in conjunction with the other CherryRoad resource performing services for the City. Responsibilities include but are not limited to:

- Assist in identifying current policies, procedures, and workflows to implement.
- Work with the City and its police department to develop their IT Plan.
- Execute IT Support activities and provide regular status updates.
- Support and Manage VMware servers that support approximately 20 VMs.
- Support Windows 2016 and 2019 servers.
- Support Linux VM.
- Support multiple installations of MS SQL Server.
- Support Oracle DB.
- Set up and support ISPs and Ubiquity wireless network.
- Manage Sonic Wall firewall units.
- Manage SSL VPN for remote access.
- Manage network switches.
- Set up and manage backup systems/ vendors.
- Support Active Directory and DNS operations.
- Support Office365 hosted email.
- Provide desktop support.

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## Assumptions

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### Project Dependencies

- The fees in this SOW are based on information provided by the City via interviews with key City resources. Should there be any additional, new or changes in the requirements during the term of this SOW, CherryRoad and the City will work together towards a mutually agreeable solution. This may include the further use of City resources and/or additional costs to the City.
- The City will provide general oversight of CherryRoad's IT Specialist.
- CherryRoad will ensure that any of its resources having access to police related systems will meet the necessary Criminal Justice Information Services related criteria.

Exhibit F

**City of  
Middletown, NY**

**Security Awareness  
Statement of Work  
(SOW)**

**May 12<sup>th</sup>, 2026**

## 1.1 Background and Overview Support

This Statement of Work is for CherryRoad Technologies Inc. ("CherryRoad") to provide the City of Middletown, NY security awareness training. This document, and the terms and conditions contained in a mutually agreed upon Master Services Agreement (MSA), will represent the full agreement between CherryRoad and the City of Middletown, NY.

## 1.2 Description of Scope

CherryRoad will create an all-encompassing security awareness program to coach the users to be more conscious of how they use their company technology. We will perform monthly phishing campaigns of increasing difficulty based on how the users perform. CherryRoad will send out quick-reads of security tips and tricks and, as needed, assign training material via the security awareness product platform.

### **Tasks and Definitions**

CherryRoad is responsible for:

#### Onboarding

- Deploying a phish-alert button for employees to send suspicious emails to the IT department.
- Advising on the appropriate frequency for training and phishing tests.

#### Execution

- Creating and deploying a company-wide security training plan for employees.
- Creating up to 12 monthly training phishing attempts to reinforce training and test for employee knowledge weakness throughout the year.
- Sending and reporting on two security culture and knowledge assessment questionnaires each year.
- Creating monthly reports that detail training progress and phishing test results.

The City is responsible for:

#### Onboarding

- Determining phishing frequency of the 12 monthly phishing attempts over the year.
- Determining training frequency.

- Configuring email system to allow MSS phishing tests and training emails to successfully be delivered.

#### Execution

- Raising exceptions to the training plans or phishing tests on a monthly basis.

### 1.3 Deliverables

The deliverables for this engagement are as follows:

- Up to 12 monthly customized campaigns over one year.
- End of campaign monthly reports presenting statistics on user activity during the test along with campaign details and analysis.
- Periodic security "tips and tricks" emails.
- Full-service security awareness training platform.

### 1.4 Timeline

This SOW is for 12 months of service beginning as soon as June 15<sup>th</sup>, 2026 – June 14<sup>th</sup>, 2027.

## 2.0 Pricing

- CherryRoad has included pricing in Exhibit D.

### 2.1 Assumptions

- The City will provide a list of users to CherryRoad in a timely manner or install an Active Directory plugin for automatic user syncing.
- The City maintains current KnowBe4 licenses / subscriptions.
- Support will be provided remotely.
- The City will provide the necessary resources and protocols to ensure that CherryRoad is compliant with City processes and procedures.
- The City will provide the necessary administrative support required to set up meetings, secure conference rooms, print/distribute materials, and other logistics required to complete the services outlined in this Statement of Work.
- Any expansion of scope beyond that defined in this Statement of Work will be handled via a change control process. No additional work beyond what is described in the SOW will be performed without the City's written approval.

- The City will contact CherryRoad if there are any issues with the resource(s) provided for this engagement. CherryRoad will work with the City to resolve any conflicts.

# Banking Proposal for City of Middletown

05/14/2026

# Relationship Team



**Vicki Mastronardi**

**AVP/ Branch Manager**

212 Dolson Ave

Middletown NY 10940

(Work) 845-341-5050

(Cell) 845-702-1631

[vmastronardi@orangebanktrust.com](mailto:vmastronardi@orangebanktrust.com)

MLO #886917

**Matthew Harter**

**VP/ Product & Treasury Manager**

91 Brookside Avenue

Chester NY 10918

(Work) 845-341-5157

(Cell) 845-707-3342

[mharter@orangebanktrust.com](mailto:mharter@orangebanktrust.com)

MLO # 1220508





**John Fracasse**

**VP / Branch Manager & Municipal  
Specialist**

78 North Plank Rd

Newburgh NY 12550

(Work) 845-561-5004

(Cell) 845-750-3924

[jfracasse@orangebanktrust.com](mailto:jfracasse@orangebanktrust.com)

MLO #929907

# Executive Summary

Thank you for the opportunity to present this Cash Management Print Mail proposal for your review and consideration. We are confident that our state-of-the-art product line and remarkable personal service will continue to be a great benefit to the City of Middletown. We have many years of experience successfully servicing Municipality . We believe that you will also realize the advantages of partnering with a strong, local, community bank.

City of Middletown will also realize the following benefits by choosing to bank with Orange Bank & Trust:

- Direct contact with senior management including the Bank's President, Michael Gilfeather.
- Vicki Mastronardi will be your dedicated relationship manager.
- Matthew Harter, our Product & Treasury Manager will be your dedicated conversion and implementation specialist to ensure a seamless transition.
- John Fracasse, is you dedicated Municipal Specialist
- Incredibly fast turn-around from locally based decision makers.

# Scope of Services

## Print & Mail Services

Our Print & Mail solution supports a full spectrum of critical resident communications, helping the City of Middletown enhance engagement while improving efficiency and control.

Through our trusted partner, OSG an industry leader with production facilities nationwide and a long-standing relationship with the United States Postal Service we leverage advanced technology to ensure accurate, efficient, and timely delivery of all communications.

The platform is built on a secure, highly resilient infrastructure, with exception-based processing, full system redundancy, and 24/7/365 monitoring to ensure operational continuity and data protection.

The solution also provides complete visibility into the production lifecycle, enabling the City of Middletown to monitor performance, identify optimization opportunities, and maintain greater control over its communication strategy.

From tax bills to water and sewer invoices, Orange Bank & Trust delivers a fully integrated, end-to-end print and mail solution.

Enhanced mail tracking capabilities—integrated with USPS systems—allow the City of Middletown to monitor communications from production through delivery, with real-time visibility and reporting available through a secure online portal.

## Estimated Cost Savings – Print & Mail

Based on current volumes and costs provided, the City's existing annual expenses are estimated as follows:

### Water Billing

- Monthly Billing: 300 statements × 12 months = 3,600
- Peak Cycles (Jan, May, Sept): 7,500 statements × 3 = 22,500
- Total Annual Volume: 26,100 statements
- Cost per Statement: \$0.88
- Estimated Annual Cost: **\$22,968**

## Tax Billing

- 8,000 statements × 2 cycles = 16,000
- Cost per Statement: \$0.92
- Estimated Annual Cost: **\$14,720**

**Total Estimated Annual Print & Mail Cost: \$37,688**

As part of this partnership, Orange Bank & Trust will **cover all print and postage costs** through OSG. **Estimated Annual Savings to the City: \$37,688**

In addition to eliminating significant operating expense, the City of Middletown benefits from enhanced tracking, improved efficiency, and modernization of resident communications.

## Collateralization Strategy

Orange Bank & Trust provides a structured approach to ensure the safety, liquidity, and optimization of the City of Middletown funds, while fully securing balances above FDIC insurance limits.

### Primary Strategy: Reciprocal Deposit Placement Program

The Bank utilizes a reciprocal deposit placement program (including IntraFi® or another approved network) to distribute funds across a network of FDIC-insured institutions in amounts below applicable thresholds.

#### This structure provides:

- **Full FDIC Insurance** Coverage across all balances
- **Simplified Administration** through a single banking relationship
- **Flexibility:** The City of Middletown may restrict placement with specific institutions
- **Comprehensive Reporting** with full transparency across all placements
- **Enhanced Yield:** Preferred savings rate of 2.00%

Interest Income Benefit Based on TD Bank statements provided (currently earning ~1.11%), the improved rate of **2.00%** is estimated to generate:

- **\$134,293 in annual interest income (\$11,191 per month)**

### Secondary Strategy: Third-Party Collateralization

For any funds not placed within the reciprocal network, the Bank will utilize third-party collateralization.

- 100% of excess balances secured by eligible collateral
- Collateral held by an independent third-party custodian
- Fully compliant with New York State municipal requirements

This ensures complete coverage and flexibility across all deposit balances.

# Pricing

Based on our existing relationship and the anticipated transition of approximately \$15 million in deposits from TD Bank to Orange Bank & Trust, we are pleased to present a comprehensive solution designed to enhance earnings, reduce operating costs, and modernize the City of Middletown's banking and resident communication processes.

As part of this expanded relationship, Orange Bank & Trust will provide Water and Tax Print & Mail services at no cost, delivering an estimated **annual savings of \$37,688** based on current volumes.

In addition, to support the City's payroll transition, the Bank will cover **PayServ's \$5,000 implementation fee** along with the **first two payroll runs (approximately \$2,500)**.

To ensure the safety and optimization of public funds, the Bank will implement a reciprocal deposit strategy through IntraFi or another approved network, providing full FDIC insurance coverage while maintaining a simplified banking structure. Funds placed within this program will earn a preferred **high-yield rate of 2.00%**. Compared to the City's current earnings rate of approximately 1.11%, this represents an estimated increase of **\$134,293 in annual interest income**.

Collectively, this proposal delivers approximately **\$171,981** in recurring annual financial benefit, along with **\$7,500 in one-time savings**, while strengthening operational efficiency, security, and transparency.

**Orange Bank & Trust looks forward to continuing our long-standing partnership with the City of Middletown and stands ready to support a seamless transition.**

# Where to Find Us



## **MIDDLETOWN**

212 DOLSON AVENUE MIDDLETOWN, NY  
10940

33 TRUST WAY MIDDLETOWN, NY 10940

## **MONTGOMERY**

2093 STATE ROUTE 208 MONTGOMERY, NY  
12549

## **CHESTER**

91 BROOKSIDE AVENUE CHESTER, NY 10918

## **GOSHEN**

## **WHITE PLAINS**

42 WALLER AVENUE WHITE PLAINS, NY 10601

## **WHITE PLAINS – LENDING OFFICE**

4 WEST RED OAK LANE WHITE PLAINS, NY  
10601

## **BRONX**

1978 WILLIAMSBRIDGE ROAD BRONX, NY  
10461

## **CORTLANDT MANOR**

2141 CROMPOND RD CORTLANDT MANOR,  
NY 10567

54 WEST MAIN STREET GOSHEN, NY 10924

**NANUET**

374 S MIDDLETOWN ROAD NANUET, NY  
10954

**NEW CITY**

254 SOUTH MAIN STREET SUITE 110 NEW  
CITY, NY 10956

**NEWBURGH**

78 NORTH PLANK ROAD NEWBURGH, NY  
12550

**MAMARONECK**

1214 EAST BOSTON POST ROAD  
MAMARONECK, NY 10543

**MT. VERNON**

510 S. COLUMBUS AVE MOUNT VERNON, NY  
10550

**THORNWOOD**

859 FRANKLIN AVE. THORNWOOD, NY  
10594

**YONKERS**

1969 CENTRAL PARK AVENUE YONKERS, NY  
10710

# Community Good

## How We Give Back

**As part of our commitment to our communities, we are proud to support organizations and their programs that make the region a great place to work and do business.**

### **Illuminate Goshen**

Established within the Community Foundation of Orange and Sullivan as a project to improve the quality of life in Goshen by bringing the community together. Orange Bank & Trust was a proud sponsor of the 2023 Summer Concert series where community members gathered to enjoy music, food and fun!



### **Warwick Playground Dreams**

A Team from Orange Bank & Trust donated their time and energy to help build the new ADA-accessible playground in Warwick, NY. The playground is designed to ensure that children of all abilities have access to playground components that allows them to

play together in a safe, truly inclusive environment. It fosters children's creative spirit and encourages free play that is necessary for both physical and cognitive development.

## **The Food Bank of the Hudson Valley**

The Food Bank of the Hudson Valley works diligently each day to alleviate hunger, prevent food waste and nourish our communities. Our Orange Bank & Trust Bankers volunteered at the Food Bank as they assisted with organizing and packing food to be distributed throughout the community. While the Food Bank typically fills seven pallets in one day, our team managed to fill four pallets in just two hours.



# Quick Facts

## **ABOUT ORANGE BANK & TRUST**

- Specializing in and understanding particular client niches
- Exceptional personal service, flexibility and responsiveness
- Dedicated relationship managers for client accounts
- Locally focused with access to decision makers
- A full array of quality banking products and services
- A respected corporate citizen
- Committed to remaining independent and locally owned
- An expanding network of 17 locations in the counties of Westchester, Rockland, Orange and the Bronx, New York.

## **STRONG, SAFE, AND SOUND**

While the financial markets have struggled, Orange Bank & Trust remains strong and committed to its customers. Orange Bank & Trust's financial strengths include:

- Strong regulatory classification for capital position
- 131-year reputation
- Over \$2.7 Billion in assets
- No sub prime loans or investments

## **FOR MORE INFORMATION**

To discuss the many benefits of banking with a strong, customer focused community bank like Orange Bank & Trust, please contact your local branch or relationship manager.

[www.orangebanktrust.com](http://www.orangebanktrust.com)

**Member  
FDIC**



# Service Fee Schedule

Account Maintenance – Monthly per account	\$10.00
ACH Blocking & Filtering – Monthly per account	\$30.00
ACH Credits	\$.05
ACH Debits	\$.05
ACH Stop Payment	\$30.00
Brinks Smart Safe	Varies
Brinks- Money Room Charges	Varies
Brinks- Transportation/Courier Service	Varies
Cash Deposits-- Per \$1,000.00	\$1.50
Checks Paid	\$0.15
Other Debits (Debit Card Purchases, Internal Transfer & Withdrawals	\$0.12
Deposit Account Control Agreement –Monthly Maintenance Fee Per Acct	\$150.00
Deposit Account Control Agreement- Account Set-up Fee 1 Time Charges	\$500.00
Deposit Requirement for Approved Loan	Varies
Deposits – Slips	\$0.15
Deposited Items – On-Us & Foreign	\$0.15
Fed Ex Mailings	\$25.00
Lockbox Deposits	\$0.15
Lockbox – Monthly Processing	Varies
Lockbox – Initial Set-up	Varies
Mobile Check Deposit	\$0.12
NSF Per Item Fee – Pay/Return & Charge	\$35.00
Orange Online Banking Access	No Charge
Overdraft Per Item Fee – Pay/Return & Charge	\$35.00
Positive Pay & Account Reconciliation – Monthly per account	\$40.00

Positive Pay SFTP Connection- Monthly per Account	\$25.00
Remote Bank Check Printing – Monthly Maintenance	\$325.00
Remote Bank Check Printing – Monthly Printer fee for 12 months	\$125.00
RDC Deposits – Slips	\$0.12
RDC Monthly Service Fee	\$50.00
RDC Monthly Machine Fee – Monthly for 12 months	\$85.00
Return Deposited Item Fee	\$10.00
Special Statement Handling	\$100.00
Stop Payment	\$30.00
Treasury Cash Management	\$50.00
3rd Party Sender Monthly Maintenance Fee	\$375.00
Incoming – Domestic Wire Fee	\$15.00
Incoming – International Wire Fee	\$20.00
Outgoing – Domestic Wire Fee	\$25.00
Outgoing – Domestic Wire Fee-Online	\$10.00
Outgoing – International Wire Fee	\$50.00
Outgoing – International Wire Fee- Online	\$35.00

***Commercial Analyzed Checking is designed for certain Business Banking customers. We reserve the right to convert your Analyzed Commercial Checking Account to another commercial checking product.***

***We may amend the service charges and include charges for additional services provided or expenses incurred on your behalf.***

# Confidentiality Statement

## **Statement of Proposal**

Analysis was based on statements and information provided by Client and may change with deviations in banking behavior. Except as expressly provided herein, all proposed terms and information herein assume the use of Orange Bank & Trust Company standard agreement terms and conditions, which Orange Bank & Trust has or will provide to you. This Proposal and the information contained herein are valid for 60 days. This Proposal does not constitute an offer to contract, and neither Orange Bank & Trust Company nor City of Middletown shall be obligated to provide or purchase the products or services described in this Proposal unless and until each of Orange Bank & Trust Company and City of Middletown have executed this Proposal. Following the execution of this Proposal by City of Middletown and the Bank, the pricing, fee waivers, and other terms detailed in this Proposal shall be valid until the first to occur of (i) the date that is twelve (12) months from the date set forth on the cover page of this Proposal. During such twelve-month period, this Proposal may only be modified by written agreement signed by the parties. Orange Bank & Trust Company reserves the right to unilaterally withdraw or otherwise modify this proposal and the information herein following such twelve-month period.

## **Statement of Confidentiality**

This Proposal reveals the significant business capabilities of Orange Bank & Trust Company, including systems, prices, and pricing strategy. These elements are essential to the business of Orange Bank and Trust Company. This Proposal and the information contained in this Proposal are proprietary and confidential information about Orange Bank & Trust Company and must be held in confidence by you and your organization (and its affiliates and personnel). Orange Bank & Trust company is delivering this Proposal with the express understanding that it will be held in confidence, will not be copied, or reproduced without the consent of Orange Bank & Trust Company



**PAYSERV**  
PAYROLL SOLUTIONS



## SERVICE AGREEMENT

**PayServ Corporation** (herein "PayServ") and City of Middletown (herein "Client") agree as follows:

Client shall provide PayServ with complete and accurate payroll data no later than 3:00pm Eastern Time two (2) bank days prior to payroll check date. Client shall also provide in a timely manner copies of all correspondence received from Federal, State or Local tax authorities with respect to any tax or tax filing made by PayServ. Client authorizes PayServ to have Limited Power of Attorney to deposit payroll taxes, prepare, sign and file all applicable payroll tax returns, and receive copies of tax authority correspondence. Client further authorizes PayServ to apply to tax authorities for refunds or transfers to PayServ of funds advanced on behalf of Client and herewith appoints PayServ as its agent for said purpose.

Client's bank account shall be debited for the total tax liability, total direct deposits, PayServ fees and any other pre-authorized amounts on or before each payroll check date. Such impound shall be in the form of an electronic funds transfer or wire transfer at the sole discretion of PayServ. All impounded Funds shall be held in a PayServ account designated for such purpose until disbursed as required. Client acknowledges and agrees that any amounts earned on impounded funds between the date of impound and the date said funds are disbursed shall be for the sole benefit and sole property of PayServ. For services rendered herein, Client shall pay PayServ its current schedule of fees, which may change from time to time. Client acknowledges and agrees that PayServ may commingle Client funds with other Client funds in accounts maintained for the purpose.

Client agrees to have adequate funds available for impound two (2) days prior to payroll check date. If funds are not available or if Client's bank does not honor an electronic funds transfer or wire transfer for any reason, PayServ shall not be responsible for penalties or interest assessed for late tax deposits or failure to make tax deposits, (notwithstanding PayServ's decision to continue to do so). In such event, PayServ shall assess a charge of \$200.00 for each occurrence and reserves the right to terminate this agreement without notice. If PayServ terminates this agreement because of Client's failure to comply with the terms of this agreement, PayServ shall not be responsible for making any payroll tax deposits, filing any tax returns, or for not giving notice thereof. Client shall be responsible for all fees, costs and expenses, including, but not limited to penalties and interest, legal fees and court costs, that arise from collection of funds paid on Client's behalf for which PayServ did not receive timely payment from Client.

PayServ shall not be responsible for penalties and interest assessed for late filing of tax deposits or monthly/quarterly/annual tax returns if such funds or payroll data are not received in a timely manner or if Client has not provided PayServ with all tax authority notices, tax deposit coupons, filing forms, unemployment rates, deposit frequency change notices, or other necessary correspondence.

Client hereby (a) agrees to be bound by and comply with the Nacha Rules with respect to each Entry initiated on behalf of Client, (b) assumes the obligations of an Originator under the Nacha Rules with respect to each Entry initiated on behalf of Client and (c) acknowledges that it may not initiate Entries that violate the laws of the United States (whether or not such Entries are sent through the ACH Network). PayServ will permit client to originate entries that comply with domestic IAT Nacha rules. Non-compliance may result in termination of this agreement.

Client hereby acknowledges notice of the Nacha Rule that makes payment of an Entry by the Receiving Depository Financial Institution ("RDFI") to Receiver provisional until the RDFI receives final settlement for such Entry and that, if such settlement is not received, the RDFI will be entitled to a refund from the Receiver of the amount credited and, in such case, Client will not be deemed to have paid the Receiver the amount of the Entry.

Client (a) acknowledges that the financial institution to which PayServ sends Entries on behalf of Client, the Originating Depository Financial Institution ("ODFI") has the right to approve or reject Client as an Originator from time to time, (b) agrees to provide PayServ all information requested from time to time by the ODFI and (c) agrees that PayServ may provide that information to the ODFI from time to time. Client agrees that PayServ and/or ODFI may audit the Client's compliance with Nacha Rules and this Agreement at any time.

Client Initials:



Client agrees to undertake reasonable efforts to cooperate, as permitted by applicable law, in performing loss recovery efforts in connection with any actions that the ODFI may be obligated to defend or elects to pursue against a third party with respect to each Entry initiated by or on behalf of Client.

PayServ and Client agree that (a) the ODFI holds all of the warranties and indemnifications made to other ACH Network participants.(b) this Agreement may not be amended, modified, terminated or waived, in each case, without the prior written consent of the ODFI and (c) the ODFI will have no liability for actions performed in the ordinary course of business and in good faith. Client agrees to release, indemnify and hold the ODFI harmless from any and all liability, damages, claims, costs or action (including attorney’s fees and expenses) to which the ODFI may become subject involving any failure or alleged failure by Client or PayServ or their employees to perform any obligations under this Agreement or any act or omission of Client or PayServ of their employees in connection therewith or if the client breaches this Agreement, or the Nacha Rules, or causes PayServ or it's ODFI to breach the Nacha Rules.

Upon termination of this agreement or any of the services rendered by PayServ, Client agrees that upon the reconciliation of Client's tax account with PayServ, any funds due PayServ for fees, check or electronic rejection charges, expenses, collection or legal fees and all other costs necessary to render PayServ whole shall be deducted from Client's account held by PayServ or debited from Client's bank account.

PayServ shall be responsible for any penalties or interest assessed by Federal, State or Local tax authorities provided complete and accurate payroll data and adequate funds were properly and timely provided to PayServ by Client and PayServ has adequate opportunity to contest the assessment of said penalties and interest with the assessing tax authority. PayServ shall not be liable for any consequential damages resulting therefrom.

This Agreement shall commence upon acceptance by PayServ. If Client breaches this Agreement, or Nacha Rules, or causes PayServ to breach Nacha Rules, this Agreement may be terminated by PayServ immediately upon notice to Client. Client may terminate this Agreement by providing thirty (30) days written notice to PayServ, except as otherwise provided herein. PayServ shall not be responsible for the filing of prior tax returns, depositing of any and all previously withheld and or undeposited payroll taxes, until and unless specifically retained for the purpose subsequent to the signing of this agreement together with any required funding for such purpose supplied by Client. The parties hereto agree that this agreement shall be constructed according to the laws of the State of New York and that any legal actions between the parties may only be brought in Rockland County in the State of New York.

Client agrees that PayServ is not rendering legal, tax, accounting, or investment advice in connection with the services provided, nor is PayServ a fiduciary of Client or the employer or joint employer of Client's employees. PayServ will neither be responsible for Client's compliance with, nor will PayServ provide legal or other financial advice to Client with respect to federal, state, or local statutes, regulations, or ordinances including, but not limited to, the Fair Labor Standards Act or any state equivalent. Client agrees to comply with any and all applicable federal, state, and local laws or ordinances.

Client understands that this Service Agreement may be considered an application for credit and hereby authorizes PayServ to investigate the credit of the client and/or its principals, including vendor references, bank account status, and history (collectively "Client's Credit"). PayServ's performance under this Service Agreement is subject to approval of Client's credit. Client warrants that it possesses full power and authority to enter into this Service Agreement and has read and agrees to the terms and conditions of this Service Agreement.

The commencement of the first payroll will be recognized as acceptance of this agreement by PayServ and the Client.

Authorized Officer's Signature:

Title: \_\_\_\_\_

Authorized Officer's Name: \_\_\_\_\_

Date: \_\_\_\_\_

We connect the **SERVICE** you want + **SOFTWARE** you need

## Payroll Proposal

City of Middletown



CITY OF  
**Middletown**  
— NEW YORK —

### Steven Falone

Payroll Sales Consultant  
PayServ Payroll Solutions  
Phone: 201.207.5939  
SFalone@payservpayroll.com

May 11, 2026 – Proprietary and Confidential



**PAYSERV**  
PAYROLL SOLUTIONS

445 Route 304, Bardonia, NY 10954  
www.PayservPayroll.com | 845.624.8458

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## Executive Summary:

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At PayServ, we are confident that our state-of-the-art product line and remarkable personal service would be of great benefit to City of Middletown. We have many successful years of experience servicing locally based employers, of all sizes, and trust that you will also realize the advantages of partnering with a strong, local, community-based organization like yourself.

Based on our recent conversations and your stated desires and needs, we are proposing the scenario outlined on page 5, which includes...

- PayServ will remit all payroll tax payments on your behalf
- PayServ will prepare and file all Quarterly and Annual payroll tax forms
- Live checks will be delivered signed and sealed and/or Direct Deposit available for employee's interested
- Check stubs for direct deposit employees will be delivered sealed
- Check stubs will show employee's available and used vacation/sick time as reported

City of Middletown will realize the following benefits by choosing to partner with PayServ:

- Dedicated relationship manager who can be reached via cell phone anytime
- Access to and incredibly fast turn-around from locally based decision makers
- PayServ's iSolved cloud-based HCM technology gives you complete control over everything from hiring through retiring in one single database. All your core HR functionality is accessible anywhere, anytime in a completely secure environment. A single point of entry to access all your data from any computer or mobile device with internet access.

## WHY CHOOSE PAYSERV?

At PayServ you're not just another client. We believe in the mutual value of having a close "people-to-people" relationship where we provide the personalized, boutique quality service that you deserve. Allowing you to customize your solutions by adding valuable bundles such as compliance, talent acquisition, advanced reporting and analytics.



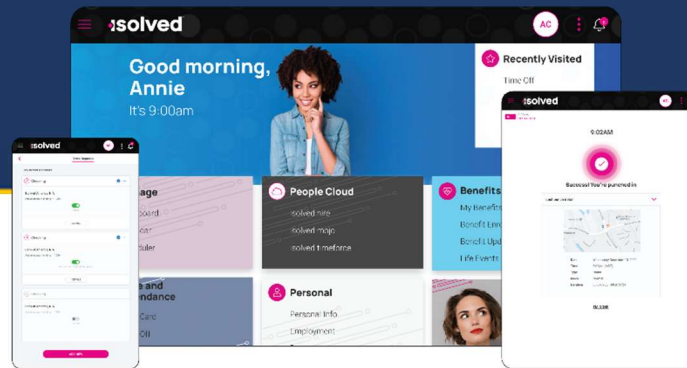
## Company Information:

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### Mission & Vision Statements

At PayServ, we strive to provide exceptional service and value to our customers throughout our local communities. We pride ourselves on being a financially sound and ethically responsible organization whose every effort is to work towards ensuring the long-term success of our clients, employees, and the company as a whole. We aspire to satisfy the unique needs of businesses, municipalities, non-profits and consumers alike while providing access to our top decision makers.

Our vision is to become the Payroll and Human Capital Management solution of choice by consistently exceeding the expectations of our clients, employees and communities.



### History

The Corporation was originally founded in January 1985 to provide outsourced computer-based bookkeeping services including payroll, accounts receivable, accounts payable and inventory to clients of Rifkin, Levin and Lebowitz, CPAs (RL&L).

Soon enough the partners realized the need for these services and decided to put emphasis in the stand-alone business. In 1995, Dan Rifkin, the company's current president, joined the organization to generate sales focusing solely on payroll services and expanding the target market beyond just clients of RL&L.

Today, PayServ, through our cloud based iSolved solution, offers a full suite of human capital management (HCM) services and has grown to over 1300 clients that operate in over 42 states.

PayServ is recognized throughout the industry for its longevity and quality but what truly distinguishes the Company is its personalized service and long-term relationships with its customers. PayServ strives to be the best and remains committed, not only to remaining independent, but also to serving the individual payroll and HCM needs of our clients and the communities where we live and work.



## PRIMARY CONTACT:

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### **Steve Falone**

Sales Manager  
Sr. Sales Consultant

Tel: (845) 624-8458  
Cell: (201) 207-5939  
Fax: (845) 624-8900  
[sfalone@payservpayroll.com](mailto:sfalone@payservpayroll.com)

Steve Falone proudly serves as Sales Manager and Senior Sales Consultant for PayServ Corporation located in Bardonia, NY. In this role, Steve targets the current and future business needs of his clientele through his vast expertise and extensive market knowledge. He provides service and advice to existing relationships while developing new partnerships for PayServ. Steve wins his clients satisfaction by providing safe, secure and trustworthy service to all PayServ clients

Steve began his payroll career over 25 years ago with a large payroll processing company and moved through the organization, holding positions of increasing responsibility over the years. As a result, he has broad knowledge in all facets of the payroll industry. Over the last 19 years, Steve has worked with numerous accountants and banks and has a deep understanding of their specific payroll processing needs. Additionally, Steve furthered his payroll proficiencies as a Tax Specialist working directly with clients to navigate through IRS and State filings, as well as penalty resolution. Since joining PayServ, he has leveraged his experience to fit our local, personalized and client-focused approach.

As a resident of Rockland County, NY, and a previous resident of Bergen County, NJ, Steve is acclimated with the community, the clients and the non-profit organizations that serve both counties. Within the community, Steve has volunteered his time by delivering food for Meals on Wheels and has volunteered as a foster home for Southern Paws Animal Rescue.

Steve's years of payroll, tax, and client-service experience, combined with his ability to deepen and nurture business relationships, makes him a valuable resource to PayServ, to accounting firms and to his clients.



# Proposal (Pro Forma): City of Middletown

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## Bi-Weekly Payroll

### Services:

Base Charge				<u>\$60.00</u>
Transaction Charge	<u>320</u>	@	<u>2.95</u>	<u>\$944.00</u>
Tax Payment Services (Federal & 1 State)				<u>\$15.00</u>
Common Pay/ PTO Reporting				<u>\$24.00</u>
Onboarding / HR Module				<u>\$75.00</u>
<b>Total Cost Per Payroll Processing</b>				<b><u>\$1118.00</u></b>

*Additional services not identified above and later requested may result in additional charges. Per item charges are per employee and will increase with new employees added.*

Client Signature \_\_\_\_\_ PayServ Representative Steufer

### Additional Charges:

- One Time Set up - \$5000.00
- Year End Reports – W2/1099 Processing
  - Base charge - \$112.00
  - Per W2/1099 - \$8.75
  - Annual Tax Forms included
  - Annual Data Archive \$90.00



## Key Terms, Responsibilities & Considerations

- Pricing is based on current information and rates and is subject to change if the original scope of services is modified. Per item charges are per employee and will increase or decrease with the addition of new employees or the reduction of current employee base.
- Additional services not identified within this proposal and later requested may result in additional charges. Any adjustments made during the setup process or future changes that require updates to set up may result in additional fees. Additional charges may apply for expanded setup, hardware, or configuration changes.
- Client will follow the federally adopted Nacha and ACH rules as disclosed in our signed service agreement. As such, client will ensure that payroll is submitted by 3:00pm EST at least two business days prior to the check date. Failure to submit timely may result in additional fees and/or delays due to bank processing resulting in the check date being pushed back. Failure to follow this schedule also greatly affects our ability to assist in correcting any errors, issues or monetary loss related to incorrect information being submitted or fraud being discovered.
- Clients are responsible for designating an internal point of contact to oversee, manage, upload and submit employee information and data. To ensure the highest possible fraud and accuracy protection PayServ strongly recommends all information be inputted by designated employee(s), through our secure software portal and full MFA protections are utilized by employees. The client takes full liability for any fraud or errors if recommended best practices are not followed. PayServ will not be responsible for monitoring or managing employee time, data or processes.

Client Signature: \_\_\_\_\_

PayServ Representative: Steufer

Date: \_\_\_\_\_

Date: \_\_\_\_\_



**PAYSERV**  
PAYROLL SOLUTIONS

## Technology That Transforms Business:

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### *The HR and Payroll platform that does it all, anytime, anywhere*

In today's atmosphere of producing more work with less staff, it's imperative to integrate business functions into a single source, automate procedures, increase efficiencies, and save money.

PayServ's iSolved system is a cloud based Human Capital Management technology that gives you complete control over everything from hiring through retiring in one single database. All your core HR functionality is accessible anywhere, anytime in a completely secure environment. Imagine it, a single point of entry to access all your data from any computer or mobile device with internet access.

**One amazing solution.  
All in one place.**



In addition to the significant financial and time benefits, City of Middletown will also realize the following benefits by moving their payroll and HCM relationship to PayServ.

- Dedicated relationship manager who can be reached via cell phone anytime
- Incredibly fast turn-around from locally based decision makers
- Customizable options that work for your individual company.



## Appendix 2 – Community Involvement & Quick Facts:

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PayServ is a respected corporate citizen with a long tradition of reinvesting in the communities we serve; through charitable support for community organizations and events; and countless hours of volunteer time donated by the staff. Giving back to the local community permeates throughout our organization and is a mission of the individuals that make up our management and each staff member.

To date, we have distributed thousands of dollars and countless volunteer hours to organizations and projects benefiting youth groups, hospitals, churches, schools, religious organizations, the handicapped, homeless, cultural groups and more in the local Hudson Valley region.

### ABOUT PAYSERV

- Specializing in and understanding client niches
- Exceptional personal service, flexibility and responsiveness
- Dedicated payroll specialist for client accounts
- Locally focused with access to decision makers
- A full array of payroll and human capital management products & services
- Committed to remaining independent and locally owned

### STRONG, SAFE, AND SOUND

PayServ has over 35 + years of experience in the payroll space while remaining strong and committed to our customers, no matter their size or growth. Some highlights of our strengths include:

- A+ Rating from the Better Business Bureau
- Strong operating culture with an emphasis on service and mitigation of ACH funding risk.
- SSAE-18 SOC I & NACHA audits conducted annually

### FOR MORE INFORMATION

To discuss the many benefits of partnering with PayServ, please contact your relationship manager.



# Memo

**To:** BOARD OF ESTIMATE

**From:** Marsha Vitulli

**Date:** June 19, 2026

**Re:** 53-55 Horton Avenue

Lawn Maintenance

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The property owner at 53-55 Horton Avenue would like to have the Lawn Maintenance fee of \$250.00 waived because he feels that he did receive the five day notice in enough time to cut the lawn. He states that he received the notice on June 2, 2026 and the City cut the lawn on June 4, 2026. He also states that the lawn became overgrown due to the fact that his wife gave birth to their child on May 30, 2026 and he was focused on his wife's hospitalization and caring for their newborn.

He would also like some clarification as to the amount of the lawn maintenance, he states that the notice he received referenced a \$100.00 charge and he was charged \$250.00.

Given the limited time between receipt of the notice and the birth of his child, he requests that the charge be waived.

**To the Board of Estimate and Finance  
City of Middletown**

**Subject: Request for Waiver or Reduction of Lawn Maintenance Charge**

Dear Members of the Board,

I respectfully request reconsideration of the \$250 lawn maintenance charge for my property at 53-55 Horton Avenue.

The notice was dated May 29, 2026, and stated that I would have five days to correct the violation. However, I did not receive the notice until June 2, 2026, and the City performed the mowing on June 4, 2026, only two days after I received the notice. As a result, I was not provided the full five-day period referenced in the notice.

Compounding the situation, my wife gave birth to our child on May 30, 2026. During this time, I was focused on my wife's hospitalization and caring for our newborn, which prevented me from addressing the lawn as quickly as I otherwise would have.

I have maintained the property and had already mowed the lawn earlier this season. The grass became overgrown during this brief period due to these exceptional family circumstances. Additionally, after the City performed the mowing, significant grass and weeds remained along portions of the property, requiring me to perform additional mowing and trimming myself.

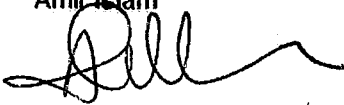
I also noticed that the original notice referenced a \$100 charge, while the invoice I received was for \$250. I would appreciate clarification regarding this increase.

Given the limited time between my receipt of the notice and the City's action, the birth of my child, and the additional work I was required to complete afterward, I respectfully request that the charge be waived or substantially reduced as a one-time consideration.

Thank you for your time and consideration. I appreciate your review of this request and look forward to your response.

Sincerely,

Amir Islam



8458636493



### Invoice

Customer Code: P32-13-20

Mail Remittance To:

**Bill To:**

JUI, FARANA S  
ISLAM AMIR U  
291 COUNTY ROUTE 56  
NEW HAMPTON, NY 10958

CITY OF MIDDLETOWN  
Attn: FINANCE DEPT.  
ATTN: MISC BILLING  
16 JAMES ST  
MIDDLETOWN, NY 10940  
(845) 346-4150

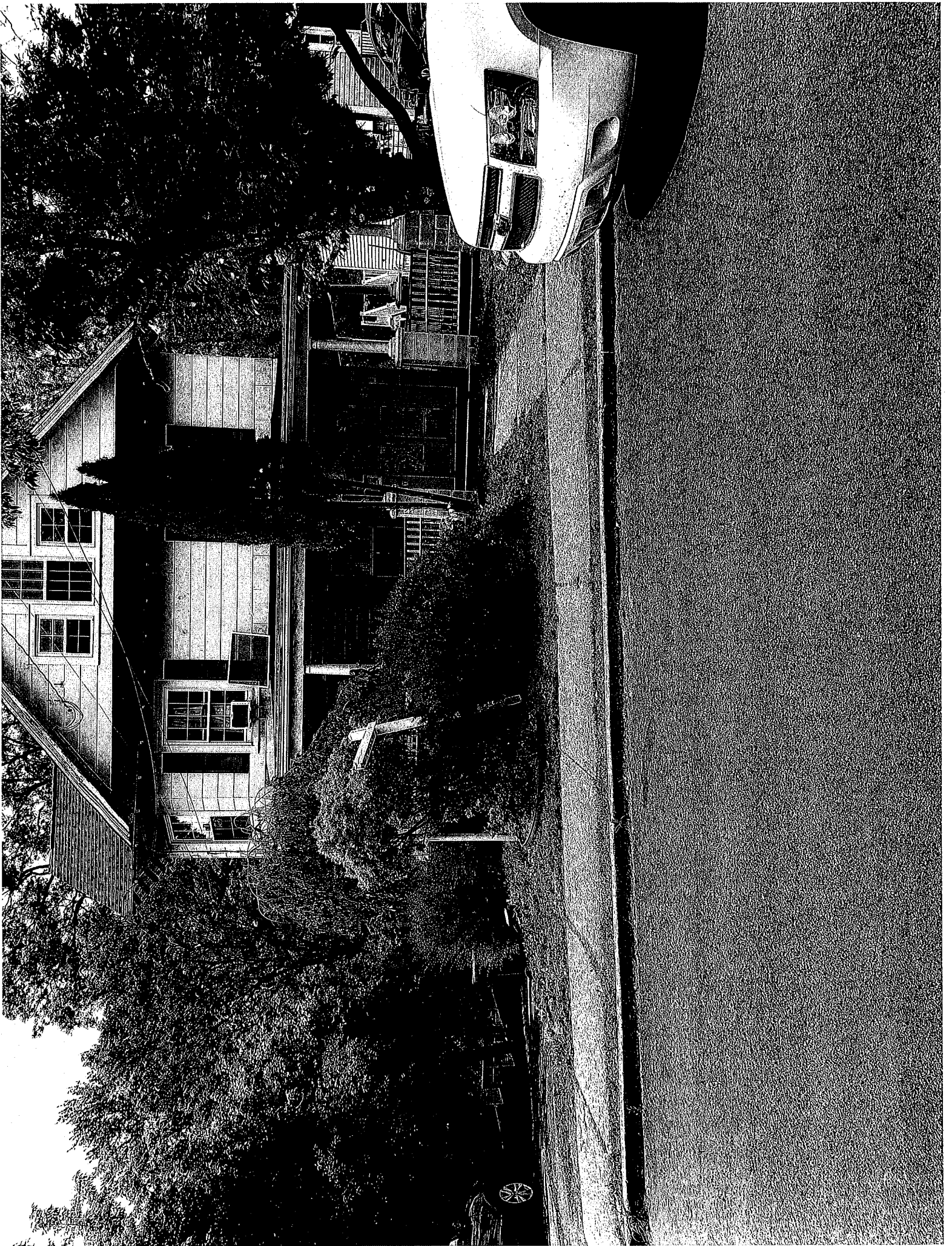
Description: LAWN CUT BY CITY EMPLOYEE ON JUNE 4, 2026

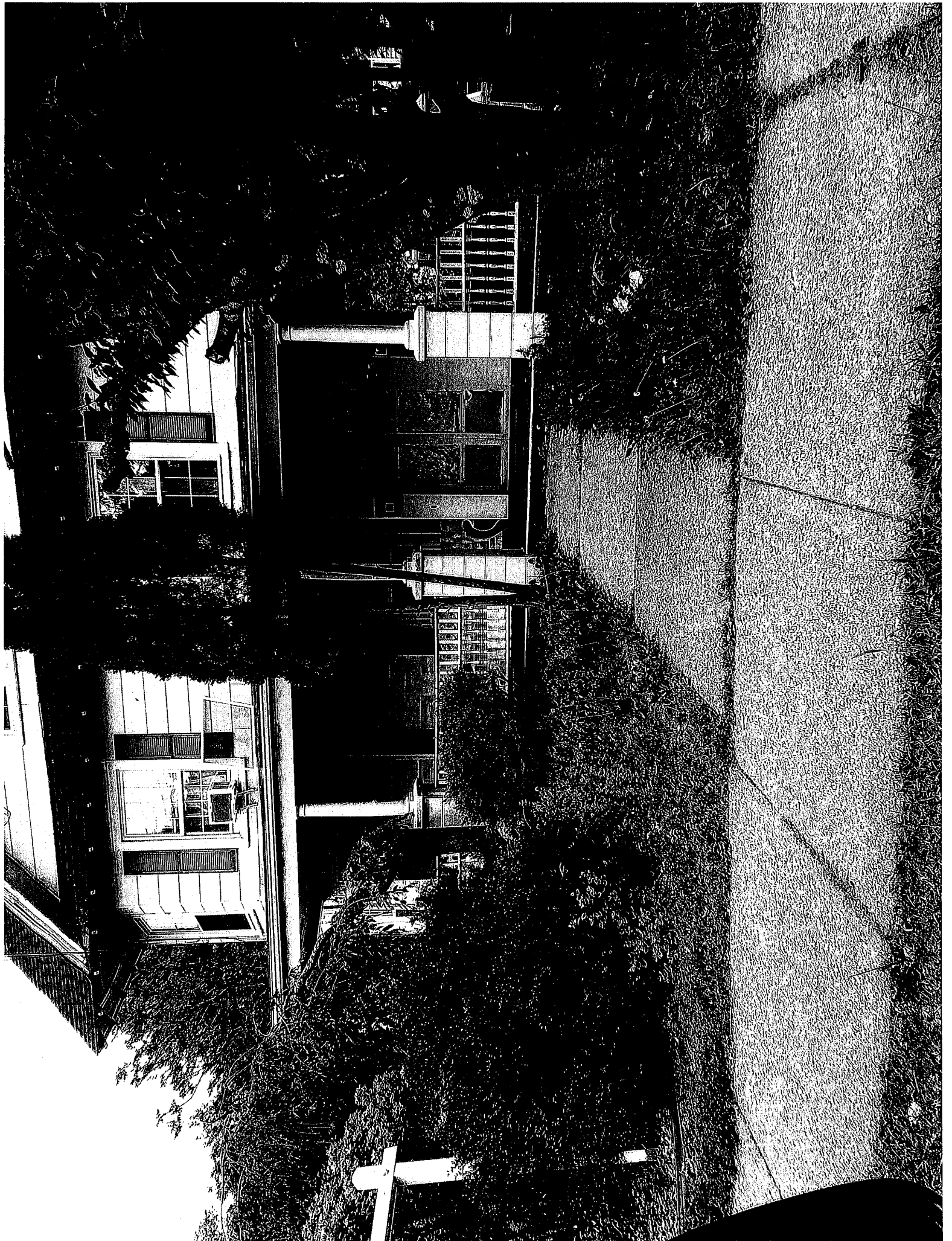
Property Location: 53 -55 HORTON AVE  
District / Parcel ID: 330900 / 32-13-20

PO Number:

Service	Quantity	Unit	Unit Price	Amount
LAWN MAINTENANCE	1.0000		250.000000	250.00
			<b>Total Amount Due:</b>	<b>250.00</b>

**Please Make Check Payable To: CITY OF MIDDLETOWN**





**Leonora Liz**

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**From:** Joseph DeStefano <mayordestefano@yahoo.com>  
**Sent:** Thursday, July 2, 2026 9:39 AM  
**To:** Leonora Liz  
**Subject:** 34 Beers Drive

**MEMORANDUM**

**To:** Leonora Liz, City Treasurer  
**From:** Joseph M. DeStefano, Mayor  
**Date:** July 2, 2026  
**Re:** 34 Beers Drive – Water Bill Adjustment Request

Please be advised that I met with the property owner of 34 Beers Drive regarding their request for a water bill adjustment. During our meeting, the property owner presented the necessary documentation to support the requested adjustment.

Unfortunately, it appears that the paperwork was misplaced during the transfer process from my office to yours for review and consideration. Requiring the property owner to recreate and resubmit the documentation would impose an undue hardship.

Accordingly, I respectfully request that the Board give favorable consideration to the property owner's adjustment request based upon the documentation previously provided and the circumstances surrounding its loss.

Thank you for your consideration of this matter.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Acct: 51-8600840-0 LIMERICK YVETTE R 34 BEERS DR Status: 0  
 Meter No: 001 Arb #: 87084068 Serial #: 8712443

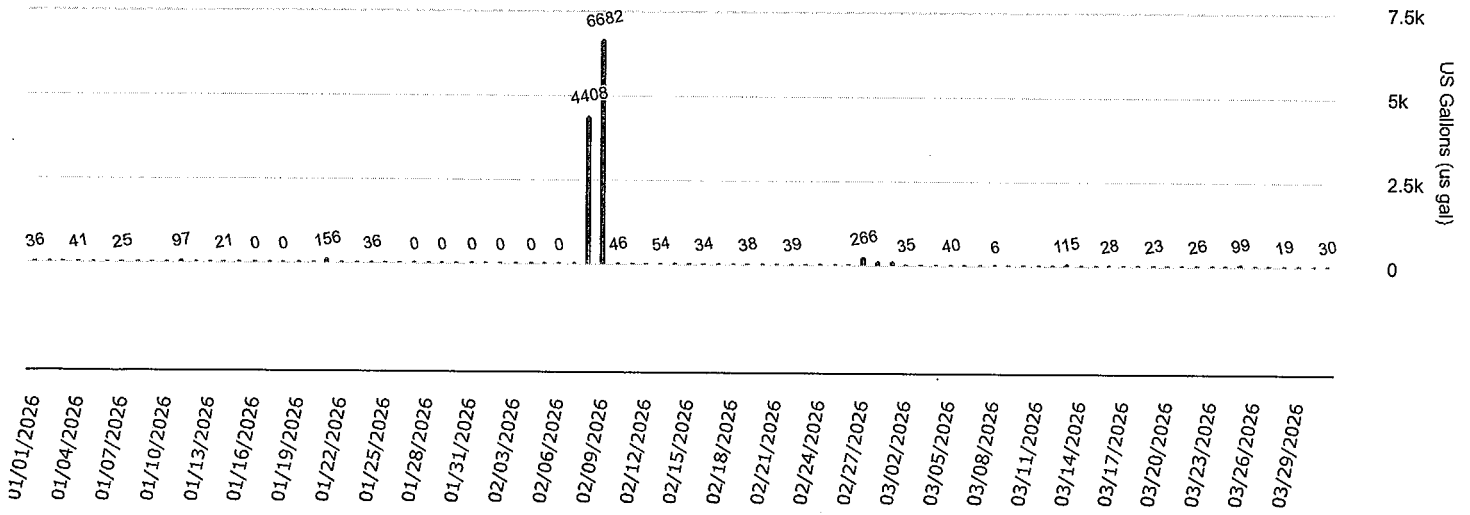
Read Date	Reading	Consumption Days	Information Code	Billed Consumption
03/31/2026	163203	120	A	14515
03/31/2026	163203	120	A	14515
03/31/2026	163203	120	A	14515
12/01/2025	148688	122	A	4298
08/01/2025	144390	122	A	3811
08/01/2025	144390	122	A	3811
04/01/2025	140579	121	A	4171
12/01/2024	136408	122	A	3488
08/01/2024	132920	122	A	4586
04/01/2024	128334	122	A	3804
12/01/2023	124530	122	A	3513
08/01/2023	121017	122	A	6794
04/01/2023	114223	121	A	4103
12/01/2022	110120	122	A	4370
08/01/2022	105750	122	A	6821
04/01/2022	98929	121	A	3925
12/01/2021	95004	122	A	3759
08/01/2021	91245	122	A	5740
04/01/2021	85505	121	A	2277
12/01/2020	83228	122	A	4930
08/01/2020	78298	122	A	10057
04/01/2020	68241	122	A	11045
12/01/2019	57196	122	A	8836
08/01/2019	48360	122	A	9376
04/01/2019	38984	122	A	9888
11/30/2018	29096	123	A	11437
07/30/2018	17659	118	A	7133
04/03/2018	10526	123	A	6136
12/01/2017	1490000	115	A	4380
08/08/2017	1490000	120	A	4900
04/10/2017	1485100	125	A	6700
12/06/2016	1478400	126	A	7700
08/02/2016	1470700	119	A	11900
04/05/2016	1458800	119	A	8800
12/08/2015	1450000	124	A	3300
08/06/2015	1446700	127	A	9800
04/01/2015	1436900	118	A	6400
12/04/2014	1430500	136	A	9600
07/21/2014	1420900	119	A	9600
03/24/2014	1411300	124	A	10100
11/20/2013	1401200	121	A	10300
07/22/2013	1390900	109	A	9300
04/04/2013	1381600	127	A	10600
11/28/2012	1371000	124	A	11100
07/27/2012	1359900	118	A	13200
03/31/2012	1346700	121	A	8800
12/06/2011	1337900	145	A	10900
07/14/2011	1327000	105	A	6900
03/31/2011	1320100	133	A	7500

Usage Report

Customer Name: LIMERICK YVETTE R  
Address: 34 BEERS DR MIDDLETOWN, NY 10940  
Account ID: 5186008400  
Device ID: 82174013  
Utility Device ID: 001  
Radio ID: 87084068  
Date Range: 2026-01-01 to 2026-03-31

Date Range Detail Level - DAILY  
01/01/2026 to 03/31/2026  
14244 US Gallons (us gal)  
min: 0 max: 6682 avg: 158.267

Consumption Graph



● US Gallons (us gal)

Legend:	Consumption	No Consumption	Negative Consumption	(blank) Missing Interval
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May 11, 2026

Board Of Estimate

16 James Street

Middletown Ny 10940

To whom it may concern:

On the evening of February 8<sup>th</sup>, 2026, a water pipe burst in my home due to the extremely cold weather the area was experiencing. I was not at home at the time.

On February 9<sup>th</sup> I received a call from the department of Public Works alerting me that an excessive amount of water was coming from my house and they believed a pipe had burst. They were going to my house to see, if indeed, a pipe had burst which accounted for the excessive water usage. I allowed them into my home to turn off the water. Which they did.

As a result of the pipe bursting my recent water bill is \$271. That's over \$200 of what my typical water bill would be for the same period. This is an extremely large expense for me to cover in addition to the cost of the repair.

I am making a plea to the Board of Estimates to reduce my current bill to a more accurate reflection of what my bill would have been, if not for this unfortunate occurrence.

Thank you for your consideration,

Yvette Limerick

Account: 5186008400

Bill No. 0007596

copy

34 Beers Drive  
Middletown, NY 10940

sent copy of Bill from Steve Dodd  
to mayor

845-649-8864

# I N V O I C E

**STEVE DODD**  
**PLUMBING AND HEATING, INC.**  
 53 Ingrassia Road  
 Middletown, New York 10940  
 (845) 386-2217

JOB PHONE	DATE OF ORDER 2/10/26
JOB NAME/LOCATION	

"Customer agrees to pay reasonable attorney's fee and court costs in the event that the account is referred to an attorney or outside agency for collection"

To: Yvette Limerick  
34 Brass Drive  
Middletown, NY 10940

Terms: Balance unpaid after 30 days from date of invoice are subject to a late payment charge of 2% per month, 24% per annum.

DESCRIPTION	AMOUNT
Pulled downstairs toilet. Cut open sheetrock wall to access broken pipes. Replaced broken pipes and shut off valve to outside faucet. Used owner insulation to put in wall. Reset toilet.	
Receipt #	
48032	

LABOR	HOURS	RATE	AMOUNT	TOTAL MATERIAL	
Taylor				215.00	00
Tamm				TOTAL LABOR	615.00
				863.00	33.20
				TAX	70.14
				<b>PAY THIS AMOUNT</b>	<b>933.24</b>

I hereby acknowledge the satisfactory completion of the above described work  
Yvette Limerick  
 Signature

Thank You

# Memo

**To:** BOARD OF ESTIMATE

**From:** Marsha Vitulli

**Date:** July 2, 2026

**Re:** 38 Washington Street

Water/Sewer

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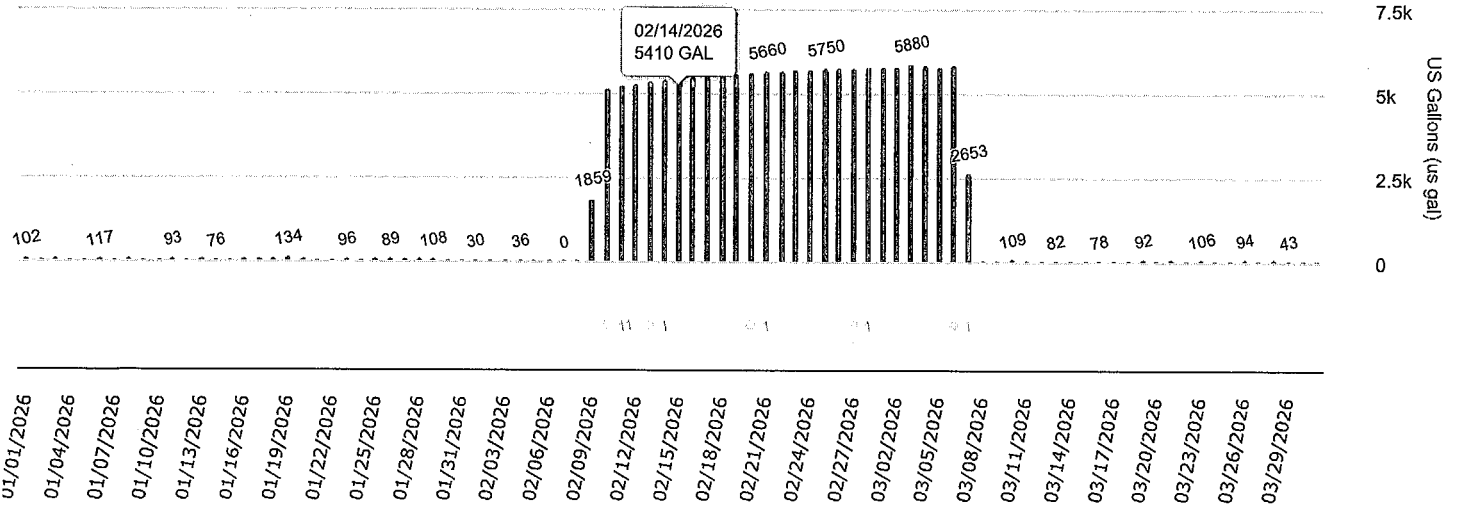
Owner has requested a reduction to the May, 2026 Tax Bill due to a Toilet Flapper stuck open. He was away from his house for 10 days or so and did not realize the water was running. He has attached the receipts for the new parts, and has signed up for the Portal to monitor future usage. He has paid the balance due and would appreciate any consideration.

Usage Report

Customer Name: RAFFI PROPERTIES LLC  
Address: 38 WASHINGTON ST MIDDLETOWN, NY 10940  
Account ID: 5160006500  
Device ID: 82177881  
Utility Device ID: 001  
Radio ID: 86302334  
Date Range: 2026-01-01 to 2026-03-31

Date Range Detail Level - DAILY  
01/01/2026 to 03/31/2026  
149622 US Gallons (us gal)  
min: 0 max: 5880 avg: 1662.47

Consumption Graph



● US Gallons (us gal) ● Continuous Flow

Legend:	Consumption	No Consumption	Negative Consumption	(blank) Missing Interval
---------	-------------	----------------	----------------------	--------------------------

Acct: 51-6000650-0 RAFFI PROPERTIES LLC 38 WASHINGTON ST Status: 0  
Meter No: 001 Arb #: 86302334 Serial #: 78589770

----- Consumption Information -----

Read Date	Reading	Days	Code	Billed Consumption
03/31/2026	475767	120	A	152352
03/31/2026	475767	120	A	152352
03/31/2026	475767	120	A	152352
12/01/2025	323415	122	A	12013
08/01/2025	311402	122	A	14252
08/01/2025	311402	122	A	14252
04/01/2025	297150	121	A	16820
12/01/2024	280330	122	A	15380
08/01/2024	264950	122	A	9233
04/01/2024	255717	122	A	13082
12/01/2023	242635	122	A	13073
08/01/2023	229562	122	A	11932
04/01/2023	217630	121	A	12104
12/01/2022	205526	122	A	10347
08/01/2022	195179	122	A	10304
04/01/2022	184875	121	A	13627
12/01/2021	171248	122	A	13986
08/01/2021	157262	122	A	11925
04/01/2021	145337	121	A	15293
12/01/2020	130044	122	A	13312
08/01/2020	116732	122	A	12760
04/01/2020	103972	122	A	12783
12/01/2019	91189	122	A	11099
08/01/2019	80090	122	A	11635
04/01/2019	68455	122	A	16577
11/30/2018	51878	123	A	13455
07/30/2018	38423	118	A	13218
04/03/2018	25205	123	A	15173
12/01/2017	542320	121	A	10022
08/02/2017	542320	126	F	19
08/02/2017	542320	126	F	19
03/29/2017	542301	121	A	7115
11/28/2016	535186	129	A	17956
07/22/2016	517230	127	A	16429
03/17/2016	500801	114	A	12669
11/24/2015	488132	127	A	16246
07/20/2015	471886	123	A	17892
03/19/2015	453994	114	A	13739
11/25/2014	440255	132	A	16736
07/16/2014	423519	118	A	15974
03/20/2014	407545	125	A	17357
11/15/2013	390188	119	A	14970
07/19/2013	375218	115	A	15848
03/26/2013	359370	127	A	18066
11/19/2012	341304	124	A	19059
07/18/2012	322245	109	A	18730
03/31/2012	303515	121	A	16548
11/09/2011	286967	121	A	18319
07/11/2011	268648	103	A	11987

Acct: 51-6000650-0 RAFFI PROPERTIES LLC      38 WASHINGTON ST      Status: 0  
Meter No: 001      Arb #: 86302334      Serial #: 78589770

----- Consumption Information -----

Read Date	Reading	Days	Code	Billed Consumption
03/30/2011	256661	132	A	20659
11/18/2010	236002	129	A	20126
07/12/2010	215876	117	A	17309
03/17/2010	198567	128	A	17567
11/09/2009	181000	124	A	15598
07/08/2009	165402	105	A	14103
03/25/2009	151299	127	A	17168
11/18/2008	134131	125	A	17535
07/16/2008	116596	121	A	16968
03/17/2008	99628	97	A	12889
12/11/2007	86739	123	A	16033
08/10/2007	70706	129	A	17312
04/03/2007	53394	116	A	14950
12/08/2006	38444	113	A	14418
08/17/2006	24026	139	A	24016
03/31/2006	10	38	A	10
02/21/2006	532200	92	F	1200
11/21/2005	531000	123	A	3900
07/21/2005	527100	120	A	3800
03/23/2005	523300	133	A	6400
11/10/2004	516900	121	A	3500
07/12/2004	513400	116	A	3300
03/18/2004	510100	119	A	5800
11/20/2003	504300	126	A	4900
07/17/2003	499400	122	A	6700
03/17/2003	492700	125	A	8700
11/12/2002	484000	118	A	9100
07/17/2002	474900	132	A	10700
03/07/2002	464200	114	A	10000
11/13/2001	454200	120	A	9300
07/16/2001	444900	118	A	11600
03/20/2001	433300	125	A	11100
11/15/2000	422200	125	A	9300
07/13/2000	412900	121	A	9300
03/14/2000	403600	119	A	10100
11/16/1999	393500	113	A	8500
07/26/1999	385000	130	A	11100
03/18/1999	373900	122	A	9700
11/16/1998	364200	117	A	9300
07/22/1998	354900	121	A	14700
03/23/1998	340200	128	A	11600
11/15/1997	328600	358	A	10500

6/11/2026

Yaniv Jamil  
13601 SW 26 ST  
Davie fl 33325

City of Middletown  
Dept of Education

To the City of Middletown: I own a house on 38 Washington street Middletown NY 10940 . My house is up to date and has no issues. My last water bill was \$2,994.63 due to a toilet flapper stuck open, a very small easy fix. I was away and the house was empty, so for 10 days or so the water was running. As soon as I returned, the issue was resolved. I am on the City of Middletown portal and will monitor all future issues and leak detection alerts.

I have several properties in the City of Middletown and have never had any issues. I am always working closely with the city personnel and inspectors and really appreciate all the hard work.

I have spoken to Lorrie Lewis and the City of Middletown Finance Team and would like to ask if you can help me resolve this issue as the bill is really very expensive.

We have paid the bill and have attached the receipt, so any consideration in this matter will be highly appreciated and will help my family.

I have never had any water issue like this in the past, it is so expensive. I pay all water bills in the city always in full to keep balance at \$0.

The relationship between the city and I is amazing, I have been working closely with the staff over 15 years and this would be a great help.

Thanks so much for taking your time for me  
I truly appreciate your help

Yaniv (Jay) Jamil

38 Washington st Middletown NY 10940  
SBL40-2-3  
Cell 845-893 3182

-----  
Show barcode for returns or pickups.

**Date Ordered:** May 01, 2026

**PO/Job Name:** 280 [Edit](#)

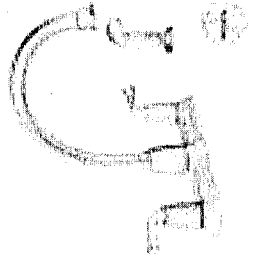
**Order Total:** \$99.00

**Payment:**  - 5054

**Order Origin:** #1242, Wallkill

**Purchased May 1**

MOEN BANBURY 2HDL KITCH  
FAUCET W/SPRAY CH



Qty: 1

Show barcode for returns or pickups.

**Date Ordered:** April 20, 2026

**PO/Job Name:** 2 [Edit](#)

**Order Total:** \$148.57

**Payment:**  - 5882

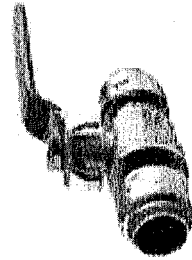
**Order Origin:** #1242, Walkkill

**Purchased April 20**

SHARKBITE 1/2" X 1/2" SHARKBITE

BALL VALVE

Qty: 1



400 01





# Coby Properties Llc

## Order # H1242-372192

PO/Job Name: 106 1/2 Limden

38 Washington St  
Middleton NY 10940

Ordered  
2/11/2026  
Complete  
2/11/2026

### WillCallFulfillment

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
1/2 in. Brass PEX-B Barb Coupling SKU: 259713	2	\$2.23	\$0.00	\$2.23	\$4.46
1/2 in. Chrome-Plated Brass PEX-B Barb x 3/8 in. Compression Quarter-Turn Straight Stop Valve SKU: 275155	2	\$9.64	\$0.00	\$9.64	\$19.28
1/2 in. Stainless Steel PEX-B Barb Pinch Clamp (10-Pack) SKU: 851363	1	\$7.38	\$0.00	\$7.38	\$7.38
1/2 in. x 2 ft. White PEX-B Pipe SKU: 1000042605	1	\$3.52	\$0.00	\$3.52	\$3.52

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1/2 in. x 2 ft. Blue PEX-B Pipe  
SKU 1000042594

1

\$3.52

\$0.00

\$3.52

\$3.52

Subtotal	\$38.16
Discount	\$0.00
Shipping	\$0.00
Delivery Charge	\$0.00
Sales Tax	\$3.10
<b>Order Total</b>	<b>\$41.26</b>

Printed On: June 17, 2026 08:05:44 EDT

**Order # H1242-372055**

PO/Job Name: 106 Linden

**WillCallFulfillment**

**Ordered**

2/10/2026

**Complete**

2/10/2026

**Item Description**

1-5/8 in. x #16-1/2 White Panel Board Nail 6 oz. (178-

Count)

SKU\_1007668428

1-1/2 in. PVC P-Trap with Insta-Plumb Technology

SKU\_1006127457

27.75 in. x 57.25 in. 50 Series White Double Hung Low-E

Argon Glass Vinyl Replacement Window, Screen Incl

SKU\_468570

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
1-5/8 in. x #16-1/2 White Panel Board Nail 6 oz. (178-Count)	1	\$4.46	\$0.00	\$4.46	\$4.46
1-1/2 in. PVC P-Trap with Insta-Plumb Technology	1	\$15.37	\$0.00	\$15.37	\$15.37
27.75 in. x 57.25 in. 50 Series White Double Hung Low-E Argon Glass Vinyl Replacement Window, Screen Incl	4	\$247.00	\$29.64	\$239.59	\$958.36

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oz. White Exterior/Interior Vinyl Adhesive

5

\$7.98

\$0.80

\$7.82

\$39.10

3/8 in. Titanium Bi-Metal Universal Fit Wood and Metal  
Cutting Multi-Tool Oscillating Blade (1-Pack)

1

\$17.97

\$0.00

\$17.97

\$17.97

SKU 1005530121

5-in-1 High Carbon Steel Universal Fit Drywall Cutting

1

\$15.97

\$0.00

\$15.97

\$15.97

SKU 1005533032

2689 3/4 in. x 3/4 in. x 96 in. Primed PVC Quarter Round  
Moulding (1-Piece 8 Total Linear Feet)

8

\$8.48

\$3.44

\$8.05

\$64.40

SKU 1002348486

9 in. 8 TPI Torch Carbide Teeth Metal Cutting SAWZALL  
Reciprocating Saw Blade (1-Pack)

1

\$15.97

\$0.00

\$15.97

\$15.97

SKU 1002662467

Fairbury 2S Single-Handle Pull-Down Sprayer Kitchen  
Faucet in Matte Black

1

\$129.00

\$0.00

\$129.00

\$129.00

SKU 1005449214

1-1/2 in. x 12 in. White Plastic Flanged Strainer Sink Drain  
Tailpiece

1

\$3.88

\$0.00

\$3.88

\$3.88

SKU 1009050279

Subtotal	\$1298.36
Discount	\$33.88
Shipping	\$0.00
Delivery Charge	\$0.00
Sales Tax	\$102.74
<b>Order Total</b>	<b>\$1367.22</b>