



Common Council Meeting  
**December 7, 2021**  
City Hall  
16 James Street  
Middletown, New York 10940

P R E S E N T

Miguel Rodrigues, President of Common Council  
Ald. Gerald Kleiner  
Ald. Paul Johnson  
Ald. Kate Ramkisson  
Ald. Sparrow Tobin  
Ald. Jude Jean-Francois  
Ald. Andrew Green  
Ald. Joseph Masi

A B S E N T

Ald. Tom Burr

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1. Pledge of Allegiance

**PRESIDENT RODRIGUES:** Please remain standing as I ask for a moment of silent. Today is the 80th Anniversary of the attack on Pearl Harbor. And also a moment of silent for former Mayor Richard Hutchins who served from 1981 to 1985. May he rest in peace. Thank you.

Roll.

2. Roll Call

Roll Call: Ramkissoon, Tobin, Kleiner, Johnson, Jean-Francois, Green, Masi, President Rodrigues.

3. Approval of Minutes.

**PRESIDENT RODRIGUES:** Approval of minutes.

**COUNCIL CLERK:** We have Common Council meeting minutes from November 1st, 2021.

**ALD. MASI:** So moved.

**PRESIDENT RODRIGUES:** Motion by Alderman Masi, seconded by Alderman Johnson. All in favor?

**COUNCIL MEMBERS:** Aye.

4. Correspondence, Communications and Reports

**PRESIDENT RODRIGUES:** Correspondence.

**COUNCIL CLERK:** We have a report from Agam (phonetic) Marcus for the Port Jervis Humane Society.

**PRESIDENT RODRIGUES:** Received and filed.

Is that it?

**COUNCIL CLERK:** That's it.

5. For the Good of the City

(None this evening.)

6. Remarks of the Mayor.

**PRESIDENT RODRIGUES:** I'd like to call the Mayor up.

**MAYOR DESTEFANO:** I'd like to begin by welcoming Rick McCormick as our new clerk. Your first job -- first day of the job on the -- on the big desk, so welcome. And, coincidentally, Rick is a former member of the Middletown School Board believe it or not from many, many years ago.

And tonight we are welcoming in the interim Superintendent Amy Creeden, Bishop -- the bishop, Bishop Williams, the president of the school board, John Perrino, member of the school board and some of the professionals they've been brought in. They've been kind enough upon my invitation to come here this evening to make a presentation regarding the capital projects that are being proposed for Twin Towers and some of the other schools. I think a roof at Maple -- Truman Moon.

But, more importantly, just to give you a brief introduction regarding the relationship that we've been developing with the Middletown School Board and the relationship that we've been developing with the Middletown

School Board and the communication.

The communication has been excellent between myself and the acting superintendent and members of the board have been serving on the Martin -- the MBK community forum from Anthony Williams and that group. And so we're having a lot of interaction with the school district. And I think that's all good for, both, the City and for the school district. John Perrino has always said -- because John has been here for 120 years -- what's good for the City is good for the school district and what's good for the school district is good for the City. And that's true.

So tonight they're going to make a presentation on a project cost of \$83 million. And I know some of the feedback that you've received and I received is all positive in the sense that people know that we need work done in our schools.

You know, Middletown is the -- due to the last census data that was filed, we were the fourth fastest growing city in New York State. We had a population growth of over 8 percent in the city alone. As you know, the City only makes up about half of the school district because we're an enlarged district. And the area around the town of Wallkill that's part of the school district is also growing. Our schools are bursting. We know that when you

have a lot of people in a small place that it causes other problems. So and I think that's contributing to some of the activity that we've seen lately in urban schools throughout the country is facility. Sometimes we don't have the adequate facilities to address the needs -- the needs of the students.

So this project is a good project. I've examined it for a few weeks now. I think whenever you can spend \$83 million and have no impact on your tax levy, on your local tax payers, I think it's a good thing.

Now, some of the feedback, I've had calls and people would say, but it's coming from somewhere. Well, it's coming from somewhere for this purpose of doing schools. And if we don't take it, it's going to go somewhere else. And at some point, you're going to be faced with the burden of addressing the overpopulation in our schools and all the other issues.

And also keep in mind as Middletown residents, that as we improve these schools we are, in essence, improving the property values in our communities because the number one reason why people move into a community and the number one reason why our community has grown by 8 percent while many cities have had a declining population over the past 10 years can be attributed to the school

district and the programs that are offered and the success of the district going back many, many years.

So I want to applaud the district for being willing to come out and discuss this publically. And they are bringing their professional team to give us an outline. I understand it's going to be about close to 15 minutes. I think it's important that we listen and have -- if any questions, I'm sure they'll entertain them. But what I'm asking the public that is viewing this to do is keep in mind that this has no impact on you as a taxpayer. And it has an \$83 million investment into your community with no - - nothing out of your pocket. And it will only take that property value of yours that has increased tremendously over the last couple of years and improve it even more.

So without further ado, the acting superintendent Amy Creeden will come up and introduce her team and make comments that she feels appropriate. Thank you. Amy.

**AMY CREEDEN, ACTING SUPERINTENDENT:** Good evening. Congratulations, Mr. McCormack, on your new position.

Good evening. Thank you, Mayor DeStefano, President Rodrigues, and the City of Middletown Common Council. We value the partnership between this great City and the schools. And we're overwhelmingly excited to

receive the invitation to present this evening.

Tonight we're going to provide you with a quick vision for the project design, something we have not explored yet in the school district, a unique partnership.

As we approach the final stages of our push to bring our shared vision for Twin Towers to the community, we are confident that tonight what we present to you was the missing piece. We've partnered with the consulting team, Landon and Rian. They're here with us this evening and you'll get to hear from them in just a few moments. They've assisted us in designing and preparing a community and diversity participation plan specifically for this \$83 million project.

The Twin Towers Project was conceived as a community school project. And the district has been working over the past month to pursue how best to deliver the project to our valued community. This project will work to engage a workforce located in our community and the surrounding region and will represent the diverse elements, resource, and workforce of our community. This partnership will make sure that the Twin Towers Project will continue to stimulate our local economy and keep local dollars local.

We want to thank our community partners,

specifically, the Mayor, his staff, this Common Council, the Board of Education, Bishop James Rollins, and our friends at the Town of Wallkill as well as our legislative partner Aileen Gunther. It was through everybody's shared voices and varied perspectives that this project came together. Open, honest dialog with each of our valued stakeholders encourage us to sort of push our boundaries a bit more than we had done previously. And we thought really creatively about project design and, again, how to keep local dollars local.

Right now our focus is getting to December 14th. It's just a short bit away. And we're aware that once we hit December 14th, if the vote becomes in our favor, our work has only just begun, but we're super excited.

So I'm going to turn the presentation over after I introduce our team. We have our architect here from KG&D, Walter Hauser and the folks from Landon & Rian, Windell Gray, Lloyd Dickerson, and Stacey Beaumont. And our Board of Trustees is represented tonight by Pastor Williams, Vince Criscenzo, and Mr. Perrino. I'll start the presentation.

**WALT HAUSER, KG&D Architects:** Good evening. My name is Walt Hauser, Principal at KG&D Architects. We've been working with the District on a number of recent

capital projects. And quickly walk you through the proposal.

It's really multi-faceted. So the proposed project will be a modernization of a building that was built in the late 30s. It will have site improvements that will impact and improve the traffic that occurs around the building, not only related to bus traffic, but parent drop off and will include additional space for the increased student population in the district.

So the imagine you see here in the yellowish building is the existing facility. So and there are two major improvements related to traffic. One is the bus drop off which we see on the left with the little bus in it. That's in the area of the building sign. You may know the digital building sign. So that will be a new bus drop off outside of the auditorium. And then in front of the main entrance on the right, we're introducing a parent drop off. So the idea is we'll actually double the capacity of vehicles that can be parked in front of the building. So the idea is speed up that operation. Additionally, that separates the bus traffic from the staff traffic in the rear of the building. So we have three distinct areas. And it provides us the greatest potential to handle that traffic with scheduling.

So one of the major components of this building is missing compared to other components in the district is outdoor play space that can be used when conditions aren't perfect. So this -- we're proposing a small synthetic turf play area. It's not a full-sized field. And also outdoor hard court surfaces, so two basketball courts. And the idea is this could be used for recess and physical education when the weather isn't perfect. It gives them, essentially, a year-round outdoor facility. This is something that this school in particular doesn't have compared to some other schools in the district.

And then the big piece of work is interior renovation of the existing facility for modernization which will include an all know HVAC system, do totally new HVAC to include air conditioning. This is the only school in the district that does not have air conditioning.

And then in white in the rear of the building a new three-story addition which will house a new cafeteria space, a new library media center, and then classrooms on the upper two floors.

So the bulk of the work is the renovation, additions and alterations to Twin Towers. The project also includes a small roof replacement project, the Maple Annex at Truman Elementary. You can see it highlighted in pink.

It's about \$1.4 million roof replacement. That will happen concurrently with the Twin Towers.

**AMY CREEDEN, ACTING SUPERINTENDENT:** So just to touch a little bit on some of the points that the Mayor so appropriately highlighted before. We have at this time generational funding available to the school district which makes what would become a really unmanageable project for the City of Middletown and Town of Wallkill in terms of burden on the taxpayer really manageable. So through some of the federal funding that we have received through the American Rescue Plan and the Corona Virus Stimulus Funding, we are going to allocate \$13.5 million of the American Rescue and \$5 million of the Corona Stimulus Funding, both of which are federally funded that flow through the state to support this project.

Additionally, we're going to use \$17.3 of our capital reserves. And then we have \$2.5 million in a food service fund balance primarily coming from the amazing job that our food service team in delivering 4 and a half million meals during the 18 months of the pandemic.

And so what becomes left then is the unappropriated fund balance which 7.8 million. So these are all the different places where the funding will come together fund. So what's left is the anticipated state aid

which is almost \$37 million.

So how do we do this without an increase to the tax levy. So the projected cost for the two projects is just over \$81 million for the Twin Towers complete modernization and the communities schools approach and then just over 1 million for the Maple Hill Annex at Truman Moon roof replacement which brings the total project cost to \$83,232,000.

So what the District and grant share is for just over 46 million. And so over 15 years, we will borrow just about \$37 million. But what happens is that we anticipate that on that money that we will borrow, we will pay out for that money. But what we will get back is \$37 million in state aid. So how it comes back to us is in an annual payment of just over 2 million -- \$2.4 million.

So I think what some folks were seeing and some of the information that was presented in some of the bond notification, the public notification was that the District was borrowing just about \$37 million. And so folks were saying, but where is that coming back. And so I think the easiest way for it to say is that we anticipate that we will receive all of that back in state aid. Each building our capital project has a certain percent that we receive in state aid. And so we have confidence that when we

borrow that money, we bond that money, that we will get back the \$2.4 million each year in annual payments over 15 years which will bring us to the \$37 million.

So the vote is December 14th. And what I would like to do now is introduce the folks from Landon & Rian who will talk about why we have really dug in on this project and isolated -- keeping local dollars local through some innovative to Middletown problem solving and project planning.

**WINDELL GRAY, LANDON & RIAN ENTERPRISES:** Thank you, Superintendent. Good evening. My name is Windell Gray. I'm the owner and CEO and president of Landon & Rian Enterprises. I've been doing minority business, women business, compliance and EEO compliance for over 26 years. Just a little story, I got into this business, oh, maybe like 28 years ago because Rochester and the county, they were concerned about diversity on a \$27 million three-phrase project. And so they began to talk. And they said, you know, we really want somebody in the community to come in and we want to give them a job. And, basically, they wanted to train them for three years on all aspects of construction management. And they said with the hope that person would one day that person would come back into their own community and start a business. That one-in-a-million

person was me 28 years ago. So we kind of spread out across the state. So I definitely believe in that program.

I want to introduce Lloyd Dickerson.

**LLOYD DICKERSON, LANDON & RIAN ENTERPRISES:**

Good evening, everyone. Lloyd Dickerson, Landen & Rian. I've been with the company about 18 years. I handle a lot of the K through 12 and a lot of the SUNY projects that we have. Nice to be with you.

**STACEY BEAUMONT, LANDON & RIAN ENTERPRISES:** Hi,

I'm Stacey Beaumont. I've been with Landen & Rian for just over eight years. I am a senior compliance consultant and also the resident expert on our compliance software management system.

**WINDELL GRAY, LANDON & RIAN ENTERPRISES:** Also, a

little bit background about our company. It's called Landen & Rian Enterprises. Actually, it started off with my son. We called it Landen. It was Landen of New York. My wife and I had a daughter, so her name is Rian and so we had to reconstruct the business, reorganize the business. We didn't want to give her a complex, so that's why it's called Landen & Rian Enterprises. All right. It's equal opportunity. And I'll just say my daughter will probably take over the company fastest than my oldest son. I just wanted to say that.

A little bit about the company. Landen & Rian, I'm sorry, just wanted to give you an agenda. We want to talk about the company profile. We're going to talk about project experience on similar projects that we did in the State of New York. We're going to talk about project approach and maybe question and answer after that.

A little bit about us. Once again, we were founded in 1999 in Rochester, New York. We are a New York State certified minority owned firm. We are also a New York State disadvantaged business. We have extensive public and private sector experience around the state and we have three offices. One is Rochester, New York which is our headquarters. We have a Syracuse office and we have an office in Albany. And we have 14 employees at this time.

We specialize in construction industry in terms of minority business enterprises, women business enterprises, disadvantaged business enterprises, and small business enterprises. Also make sure I want to say this. We also specialize in helping the veterans, the SDOV firms if they have a goal for that. And we do EEO compliance which EEO compliance means workforce participation. All right.

With that MB and all those acronyms, NB, DB, we also help write policies. We help put programs, community

programs together as far as your diversity. We do community outreach and also public involvement. We do safety monitoring on a lot of projects. I, myself, is a 10 and 30 OSHA outreach trainer. And so a lot of times I'm teaching 10 and 30 out OSHA classes or I'm also teaching for -- most I do for the community I teach flagging classes and also DOT Hazcon which actually helps people to go into, you know, we have a shortage of truckers and help them become, you know, become truckers.

We also do a lot of construction management technical supportive services. And, once again, we have over 20 years in New York State NBW compliance monitoring services.

Lloyd Dickerson is going come and he's going to talk about some of our project experience.

**LLOYD DICKERSON, LANDON & RIAN ENTERPRISES:** So we chose a few of the projects that kind of was in the same wheelhouse as this. So just four of them. The one that we have first is our Syracuse City School District project. We started that around 2011 and it's slated to end around 2022. That is a two-phase project, 1 -- phase 1 and 2. That is about \$438 million. On this project we had about 55 primes and about 120 to 130 subcontractors. Part of our responsibility we provided MWBE monitoring, onsite progress

meetings. What we do is what we call CUF reviews, commercial useful functions. We go to the project to make sure the person or the contractor is slated to do that job is doing that task. We also negotiated the project labor agreement.

This project, as you can see here, we had a lot of goals. For people that may not know, MBE stands for minority business enterprise and WBE is women business enterprise. This project we exceeded the goal. That had a goal of 12 percent for the minority and 8 percent for the women. We also had a workforce goal of 10 percent for the minority and 10 percent for the women. And this particular one, the superintendent wanted a resident goal, so we also exceeded that goal. It was a 20 percent. And we also had a former student goal of 2 percent. So this was our biggest project yet with a lot of different goals.

Binghamton University, we were on that project in 2014. Kind of the same scope, so I won't go through that again. Non-compliance follow up. We're just trying to show some of the projects that we were on that we exceeded the goal. This one had a goal of 10 percent and we exceeded the MBE goal by 6 and the WBE goal by 2 percent.

The last two that I have is another city school district project we did, Albany City School District back

in '09. That was about \$237 million. Less primes on that, about 15 and about 40 subs. For this project, again, we exceeded the goal, their goal by 3 percent for the minority businesses and 5 percent for the women. For the workforce which some people call local hire also, we exceeded that by 2 percent and exceeded the female participation goal by 1 percent.

So, currently, we're on the Yonkers New Community School Project. That just started. I think that's about \$68 million. So we've updated the diversity plan. Also provided diversity frontend documents for the bids to go out. And, again, provided MWBE and EEO monthly progress reporting. That has an easier goal to remember, 20 percent for the minority, 10 percent for the women, same for the workforce, 20 percent and 10 percent. So we hope that project will be another successful one that we can present.

**WINDELL GRAY, LANDON & RIAN ENTERPRISES:** Thanks, Lloyd.

So I just want to talk about our project approach. When we go after a project, one of them is we want to conduct informational presentation to local and minority women on businesses, contract associations, contract associations, church community, business communities. And, basically, we want to introduce the

project to the minority women on businesses to we need to encourage them to bid on the project. All right. So we're going to have to really get out in the community. A lot of times guys won't bid because they say it's too big. But we show them -- we talk about right size of the project and breaking it down. And, also, that's in collaboration with the design team. We want to right size the project which, basically, we take the bid packages and we break it down into smaller packages. With that is looking at the those packages. They want it instrumental and make them more interested in it. It's not just helping the minority businesses while women owned business, but small businesses in the community. They look at those bid package and they want to bid on it also. So it creates a lot -- generates a lot of interest.

And we also want to utilize local media, electronic and print to market and promote the training and hiring for those businesses. We also want to provide job fairs with trades, local businesses to identify qualify workers and to introduce them to other programs that will assist them in finding employment.

So we had one project that it had, let's see, the college was involved. We had a supermarket. It was a hotel. We brought the construction in and the city and we

had a huge job fair. And, basically, we came together and we had a lot of resumes. And even in the retail spots, a lot of those guys were in those job fairs and actually got hired by the hotels and the universities. So we had a big -- that was a big outing for us with that one.

And, also, we will reach out to local contracting and create interest the project. I stated that. But training and guidance to assist local contractors submitting bids and getting selected to participate on the bid. Basically, we'll do our outreaches where actually we're having one tomorrow for a project that we have. We would do an outreach and basically the MB firms would be the prime contracts or architects would tell them about the projects and basically tell them who to bid to, who's the big prime contract, who to bid to, how to fill out the paperwork. And, basically, we'd be working with them to kind of integrate them and knowing the other bidders, so they can come out to bid. And that's usually really helpful in starting off it goes.

We will be meeting with high schools and college students and workforce community training groups. Basically, we're going to show them how to participate on the project. In turn to that, we have as far as internship programs, what we have found, we have a lot of

architectural firms, engineering firms. They already have paid internships, so we introduced the community, the college kids to that, so they can also participate in those internships. All right. And, also, with the college kids, we want to do career fairs. When we do career fairs, we come into the schools and, basically, we talk about -- we talk about the trades. We talk about engineering and also entrepreneurship. You know, I'm a business owner, we talk about that, how they could be a part of that.

And, also, just examples of how workforce goals are achieved. We conduct workshops to increase local workforce participation. We may come into the community and we have an EEO workshop. A lot of times guys are kind of on the sidelines. And we come in and we talk to them about getting into the unions or just getting into the trades. And so we will talk to them. We also can do that. We can do that not just in English, we also can do it in Spanish all right. We have the capabilities of that.

And we work with primes, local unions increase local hire as far as their apprenticeship program. Use the apprenticeship programs have a local ratio of how they can hire, but we actually try to get them to increase that ratio, so we can get them on the project.

And then also with this last slide, the scoping

meetings with all successful primes to ensure proper minority women participation. We call that a minority women utilization plan. And basically what that minority and utilization plan, we put out the front end documents. The prime contract to have to state what minority women business they working for, what's the amount they have, and what's the scope of work. We'll look at that to verify that they are true minority-owned businesses. A lot of times you have supplies the state says you only can count 60 percent of supplies. We look at all those numbers. If we don't meet the goal, we'll sit down with the prime contractors, we'll look at his scope of work and we'll say what other areas can you bid out. And then when they give us those other areas, we would get them matching, MWBE firm, so they can actually bid on it. And that's how we keep achieving their goals. It helps them out too.

Also, as far as construction management training programs, Landen & Rian Enterprises since we've been in business, we did about four to five construction management training courses, thereabout, seven to eight weeks. We partner with churches, colleges, construction firms. I know I talked to the superintendent of Syracuse University which I'm an alumni of is interested in coming with their construction management program and actually training the

students or people in the community. And they will give college credits for that. So we be working on that. All right. And there's some of the topics that we work on as far as the construction management training.

Also, Stacey is going to talk about we do have an electronic compliance audit process. You know, everything is automated, so Stacey is going to talk about that.

**STACEY BEAUMONT, LANDON & RIAN ENTERPRISES:** So our electronic software management system allows us to monitor payments for who, what, when, and how for all subcontractors. In addition, there is also a workforce component that allows us to monitor not just the minority and female workforce, but also allows us to pinpoint local workforce hours. And I will turn it over to Lloyd.

**WINDELL GRAY, LANDON & RIAN ENTERPRISES:** Hey, Lloyd, you want to wait? Lloyd want to tell how much money as far as the workforce, not just the workers.

**LLOYD DICKERSON, LANDON & RIAN ENTERPRISES:** Yeah, currently on our Syracuse project, it's a \$300 million project. \$74 million stayed in the community. So that's \$74 million. Syracuse just has a certification just within the City. They're not using Empire State certification. So that's 74 million of local contractors, women and minority firms.

So this -- my last slide today is what we call a project highlight. The Mayor in Syracuse is also on the Board. And what he likes to see is, okay, what are some of these programs doing. This particular one is our latest. It's a young lady name Karen Jones. She was on the project for a while as an electrician. She tried to start her own company in around 2014, 2018. It was unsuccessful. She tried again in 2020 and successfully started her business. Now Karen actually has two contracts on the project. She's one of two minority female master electricians in New York. She actually lives in our community, works in our community, and now hires in our community. So we do this about once a month and then we try to let people know in the community that this can be done, so the programs do work.

And now if we have any questions and answers -- yes.

**MAYOR DESTEFANO:** You mentioned a couple of times project labor agreements. With this have a project labor agreement and will you be negotiating that?

**MALE SPEAKER:** To be determined. As of right now, no.

**MAYOR DESTEFANO:** Okay.

**MR. DICKERSON:** But I would like to say --

**MAYOR DESTEFANO:** It will be prevailing wage, though?

**WINDELL GRAY:** Oh, yeah.

**MAYOR DESTEFANO:** Work will be prevailing. But have you talked to -- have you talked to the building trades yet?

**WINDELL GRAY:** Not yet.

**STACEY BEAUMONT:** No, not yet.

**WINDELL GRAY:** But just give you the experience, I have about 15 years working with project labor agreements. Syracuse was a project labor agreement. And I was the one that the City kind of put out there to negotiate the project labor agreement. The unions are very happy right. We exceeded all the numbers. And, basically, they have like a side letter agreement, a tagalong, we actually worked with them to put the tagalong so we -- because we have to kind of carve it, so we can include minority-owned business and won't be a restriction for it.

**MAYOR DESTEFANO:** I know the -- for the carpenter's, for example, I just met with them last week. And they had their first graduating class of women for their apprenticeship program. There was 10 women that began the program and eight graduated. So they're anxious to look at projects like this where, you know, and as you

know, any time there's federal or state money, labor unions want to make sure that money is staying local. So whatever you can do in the area, a project labor agreements would be appreciated to at least speak with the Hudson Valley Building Trades.

**WINDELL GRAY, LANDON & RIAN ENTERPRISES:** Okay.

No doubt. Thank you.

**STACEY BEAUMONT, LANDON & RIAN ENTERPRISES:** And we just wanted to close out by, you know, make sure that we recognize that Middletown is a city that is rich with history. And it's really our goal not only to create this beautiful building of Twin Towers which sits so perfectly situated right in the community with so much access by foot or by car that we continue to highlight the beauty that that building has, but also many years from now have it be a space where families that are moving into the area can look back and say not only did they sort of, you know, participate in, you know, growing the building by, you know, voting and, you know, support of the project, but more than that they can participate in the workforce that will be part of the creation of the building. So we want folks to be able to zoom out and stand back years from now and look at the building and say I'm proud not only because I'm a member of the school community or I live in the

community or in the region, but I also participated in, you know, doing the sheetrock on -- in -- in part of that section or the brickwork or, you know, any of the other jobs that will be available to the community.

So we feel really proud to be able to deliver this project, proposal to the community. Really excited and blessed to have so much partnership between the City and the Mayor, the Town of Wallkill, and, you know, the many voices that we've had on it.

So we'll take any other questions. But thank you for the opportunity to present tonight.

**PRESIDENT RODRIGUES:** Alderman Tobin.

**STACEY BEAUMONT:** Alderman Tobin.

**ALD. TOBIN:** Yeah. I mean, as a former coach, I really am proud of the Middletown facilities as I've gone through the county, all the different buildings. And we really have some top-notch facilities. Also, what was I going to say? I had -- also, as almost another hat I wear, I'm on the state board for the statewide Union Board of Directors. And I know we're trying to do community school model throughout the state. There's only a few areas that have used it. And I think it's a great idea to lower the barriers that our children face to an education whether it's dental services, eye glasses or bringing those

services into the school making it a community school. So I applaud you for that, that's an excellent move.

And I just had a question about the residency. How do we -- how do you track that? I mean, are you keeping track of, like, their addresses, where they're writing the checks or, you know, someone could say they're from Middletown, they have an apartment, 10 people are living there. I'm just curious how you keep track of that.

**LLOYD DICKERSON, LANDON & RIAN ENTERPRISES:**

Yeah, so what we do is during the bid documents we have what they call work attestation form. So we require that and for it to be signed and submitted. And that has all of their addresses on it. And then we put that into our system and it tracks to make sure there's no double counting. So if you have someone and they move and then as the certified payrolls come in, I'd be able to identify that that person is either being double counted or has moved or is no longer on the project. That helps us keep a track of who's there and who's not. So when you submit a workforce projection to us as a contractor and say you're going to hire this amount of minority women, we follow that throughout the process. So every month we're updated. We don't wait until the end of the project. So then if someone falls through the crack we know within the 30 days.

**PRESIDENT RODRIGUES:** Alderman Johnson.

**ALDERMAN JOHNSON:** I had a question for the superintendent. I know Mr. Turtle isn't here and I may defer. You mentioned several sources including what you called capital reserve. So I'm not sure if fund balance is still a term used in public education, but there used to be guidelines of maximum and minimum. Where does that number and where does that number land at the end of the project, the fund balance or whatever it's called.

**AMY CREEDEN, INTERIM SUPERINTENDENT:** Sure. So I'll just go back --

**ALD. JOHNSON:** Or I'll defer to Mike if it's not appropriate.

**AMY CREEDEN, INTERIM SUPERINTENDENT:** I think this is what -- this slide that you were referring to. And so we have or maybe actually just one slide back may help explain it a little further. There we go. So we are using just over \$17 million of our capital reserves. So in 2017, the voters approved a \$20-million capital reserve. And so we -- there is \$5 million left in that capital reserve. And then in 2021, we created a -- the voters approved on the creation of a second capital reserve with \$12 million in it. So that \$17 million is those two accounts combined together. And the reason why we do those capital reserves,

present those to the community for their voter approval is exactly for projects like this, so that when it comes time to do capital improvements, we have the funding to support them without increasing the tax levy.

**ALD. JOHNSON:** Very good. Thank you. Appreciate that.

**AMY CREEDEN, INTERIM SUPERINTENDENT:** You're welcome.

**PRESIDENT RODRIGUES:** Okay. Anyone else?

Well, I appreciate your time. Thank you for the presentation. Great job.

**AMY CREEDEN, INTERIM SUPERINTENDENT:** One more plug. December 14th, come out and vote. Thank you very

**PRESIDENT RODRIGUES:** Take a break, two minutes.

(Recess taken.)

5. For the Good of the City

**KATHERINE MCMENEMY:** Good evening, everyone. My name is Katherine McMenemy and I live at 19 Willow Place. I was in about a month ago and presented two situations. First, I'd like to say the tree in Middletown looks wonderful, the Christmas tree.

I'd like to thank Benjamin, Jacob, and the DPW team. They did straighten out some of the excess foliage in the back of Willow Place that borders on the railroad.

I'm optimistic enough to hope that perhaps in the spring they'll be able to do additional work cleaning out the canals themselves.

The other reason I came is because of the temporary ice rink that I had suggested as a possibility that Middletown might be interested in putting something like this up for the entertainment of the children and the families in the City. So I'm just here today -- my idea hasn't gotten lost by me and I hope it has not gotten lost by all of you. And I just want to keep it going. So to see, perhaps, I don't know if it's doable for this year. If it's not, then I will be back. Thank you very much.

**MAYOR DESTEFANO:** It's a good idea. And we've actually have been looking at doing something in Festival Square with artificial ice over the last couple of years. And your commented last meeting, we started exploring -- doing something different. We've spoken to different vendors and we're actually now looking at the Pavilion area for doing real ice with refrigeration from say October, mid-October to, you know, until March or so. So we are exploring it. We've -- Raelynn is here. She has proposals on the artificial ice. But we're hearing downsides to that. And we've moved our focus from like a just something over by the Christmas tree, something small to something

larger over 30 by 80 over at the Pavilion. It won't happen this year. But I'm -- we're hoping that the council will approve one of the funding requests which will be -- we anticipate I think the project to be around \$100,000 which isn't all that unreasonable with refrigeration. We're hoping to have -- present it to the Council formally when we get more of the concepts from the developers.

But it hasn't gone on deaf ears. Maria has been on the fake ice for probably about two years now. But we're off the fake ice, we're on the real ice. So thank you for pushing it and keep coming back.

**KATHERINE MCMENEMY:** Thank you very much.

**PRESIDENT RODRIGUES:** Anyone else would like to address the Council?

**KEN DELEEUEW:** Good evening. How are you? My name is Ken Deleeuw, 170 Monhagen Avenue. Two quick things. The first is this Sunday, December 12th at St. John's Lutheran Church we'll be doing a brass concert of holiday and Christmas music. It's at 3:00 p.m. And it is a benefit concert for the warming station here in the City of Middletown. So we've been doing this concert for almost 15 years. Last year we had to kind of put a kibosh on it, everything was virtual. So we're back to live music. So it's open to the public. Again, it's at St. John's

Lutheran Church. And if you don't know where that is, just go out West Main Street, hit County Route 78, about 1,000 feet up the road on the left-hand side. So it is a free concert. And we just kind of pass the hat. And whatever we get for, you know, for proceeds, we give that to the warming station to help them with their budget. And any questions on that?

And then the second thing, I fist pumped Jacob on the way in. As a resident of Monhagen Avenue, we really love looking at the forest across the street at the psych center. But come -- come fall it is a leaf nightmare. And Jacob and his -- his people, they were out there. They were really proactive this year and they raked up mountains of leaves. And I thanked him. And I just want to publically thank him and his staff for doing an excellent job. It's a lot of stress to see all those leaves with the prevailing winds coming your way. So they're gone and Jacob, thank you. Thank you. That's all I have.

**PRESIDENT RODRIGUES:** Thank you. Anyone else?  
All right. Remarks of the Mayor.

6. Remarks of the Mayor.

**MAYOR DESTEFANO:** I want to thank the interim superintendent and Landen & Rian and all those who spoke for the excellent presentation. We -- it's going to be a

good project for Middletown for -- as I said during my opening with the -- for the taxpayers of our City also.

Move on. As was mentioned a few times, the Christmas tree lighting was absolutely -- probably the best one we've had. I mean, people came out. The event was -- the parade was long and the kids had fun. The only thing we didn't do post lightening was the A Wonderful Life at the theatre. We hope to have that back next year. And we didn't do it for obvious reasons with COVID. And having that many people into the theatre especially kids, you know, we can do social distancing with, you know, with some adults and mask wearing, but we didn't want to put that many kids into the theatre. So I think we made the right call on that. But next year, we're hoping to expand the program a little bit. And Maria and her crew did an excellent job. I want to thank all the agencies and departments that were involved in it; the police department, Jackie Welch, Parks Department, Raelynn and her crew. So it was an excellent job by all.

We also we had the menorah lighting that Monday at Something Sweet, a Run for Downtown Park. And it was well attended. The school also participated. I believe it was the third, fourth, and fifth grade choir from I don't think it was from Presidential.

**MALE SPEAKER:** Maple Hill.

**MAYOR DESTEFANO:** Maple Hill. Okay, from Maple Hill. And it was well attended and a little bit, you know, shorter program. But and it was a little colder also. But it was a great program. And I want to thank Temple Sinai and the new rabbi, Rabbi Kober -- Kobert, I keep making her French. I asked her too. I'm watching too much late night TV, Colbert, right? Rabbi Kobert and the members of Temple Sinai for once again. This was the fourth annual that we had and we hope the tradition carries many, many more years.

We have good news on the O&W project. And you're going to be voting on a couple of things tonight. And I did send out some emails today regarding the project to you. But the -- as you know, right now, where we stand with the project. We have \$2 million that was put in the New York State budget by Assemblywomen Gunther. And that money is committed. And that was under the New York State Capital Assistance Program.

The home program from the Count is a \$800,000 grant. That's still pending. We've heard good things about it. So we're pretty confident that's going to happen.

We also have pending from the State a \$750,000

Environmental Protection Fund Grant. We haven't heard much other than it's been advanced to the next level. And that's the last that we've heard about that. But we're still considering it as an opportunity for funding.

The CDBG Cares Act which is federal and state money -- it's federal money through the state, that we have received a verbal and I think a written commitment on from Albany. So that is \$4.1 million. A portion of that is going to be used for the Head Start, the ABCD buildout within the building. So the total project cost is now increased because we're going to be doing some of the buildout. So project funding in place at this moment or pending is \$7.65 million. The -- tonight, as you know, in order to receive some of those grants that we made a commitment to them that the City would be committing a \$1 million in funding. This may be some in-kind services. But we would be -- we've talked about the project was it's better to spend a million to get it rehabbed then a million to a million and a half to two building down especially since an iconic structure. So tonight, in order to start drawing on those other funds, we need to show the State that we are making a commitment to funding. So that will be one of the resolutions.

And the other resolution is to appropriate \$3

million from the American Recovery Plan money, the ARPA funding into this project. The project is absolutely eligible for this federal funding. It meets all the guidelines, all the COVID guidelines especially with the ABCD Program there. So the total project cost is about \$11.6 million as you saw in the emails today that we're pretty confident and that was a draft email that was sent to you today that we're pretty confident that we're going to be able to get this project done within the timeline. I spoke with project labor agreement with the school district. That was my question to them. And we have retained a firm to do the feasibility study of having a project laborer agreement. And it looks very favorable now that the City will save significant money by going that route. And that document once it's final, we'll be making it public as part of the public record, but right now it's in draft form. And we're just talking about it. But we're excited about it. I have met with the building trades. They're excited about moving ahead on the project also.

Tonight you will also be voting on the engineer for the project. As you know, Mr. Fusco was very much involved in this project with the Middletown Community Health Center and has done a lot of work for the City, preliminary work on a per diem basis. He's also one of

four applicants that we received on the RSP. All qualified and all -- very qualified. And Jacob has a letter of recommendation tonight to award it to Mr. Fusco. It's a close call with all of the companies, but Fusco has a history on the project as maybe one or two of the others do also. But I think he has some much more extensive history on it. And has done a lot of the preliminary work when he was with the Middletown Community Health Centers.

So he's local. He is bringing in a big outfit to work with him. So I'm confident that he'll be able to do the job. I know Jacob has made a recommendation. There were -- I think out of the four applicants, I think Jacob was a principal or partner with two of them, so but that was probably more than 20 years ago. So -- so I felt comfortable in the fact of asking Jacob for a recommendation based on his commitment and his role here in the City and he is making that recommendation to the Council. And I concur with the recommendation.

So we're excited about getting this project moving. As you know, the feasibility study timeline is very important because some of these funds have timelines attached to them where the money must be spent within a certain period of time. So we're anxious to get moving. And we're anxious to hire the engineer or at least tonight

we'll be approving to designate to him. And then the next step is negotiating the contract which will, I believe, come back to you also. So if -- or we'll become with Jacob's recommendation. And it's basically standard fees and standard rates. So we're excited about it. And I hope you're as excited as I am and that you'll get this project moving tonight.

The COVID cases, as you know, are -- we're going backwards in some areas including Orange County. I saw the article today focused on 5 to 11 where Orange County is one of the low counties in New York State, Orange, Rockland, and some counties upstate that where vaccination rates for kids 5 to 11. I can tell you my grandson is home now for the second time in three weeks on quarantine because someone in the -- in the school or in his unit or whatever however they break it down has been exposed. And it's no way that we can continue this. So we need to get our kids vaccinated. We need to get people, our adults vaccinated. People are dying. Miguel will tell you the hospitals are filling up again. And the only way around this is vaccination or it's something we're going to live with.

So hopefully people will reconsider. Talk to your doctor. Get the vaccination. We're approaching 1,000 deaths in Orange County alone. And I think we're

approaching 800,000 nationally. So and then I think 4 or 5 million throughout the world. So please consider it. It's important. So for Christmas, maybe get a vaccination and do the community a favor also. Give us all a gift. And also shop small. And I want to wish everyone a Merry Christmas if I don't see you at the next meeting and happy holidays to all. And any questions I'd be more than happy to address them.

**PRESIDENT RODRIGUES:** Any questions for the Mayor? Thank you, Mayor.

**MAYOR DESTEFANO:** Thank you.

7. Remarks of Department Heads

**PRESIDENT RODRIGUES:** Remarks of Department Heads, Economic Development.

**MARI BRUNI, ECONOMIC DEVELOPMENT:** Good evening, everyone. This past week we had a couple more ribbon cuttings. Downtown Village on Montgomery Street, as you know, vacant warehouse in that area was renovated by developer Sal Vaspoli. And he had a ribbon cutting. There's 21 apartments and commercial space as well. And also Painted Horse Chocolate is Retrell Commons (phonetic). As you know, she was part of our Race for Space competition at that location. And I'm pleased to say that she is going to start opening to the public on December 11th, that's

this weekend. And they're working hard. They're filling the store with all kinds of chocolate goodies, so good visit them starting this weekend.

Also this evening, we had a CDA, Community Development Agency meeting. And reported that with some more accomplishments for housing rehab for homeownership program will hopefully reach 14 properties that we rehabbed and put families into. So we're pretty proud of that number.

And I, too, want to thank everybody regarding the tree lighting. It was an amazing night as the Mayor mentioned. And especially my team, Stefania, Eileen, Joseph, and Kailyn, the bid office, and, you know, just everybody pulled together, police, fire, DPW, Park and Rec, all the participants, the school district, all the volunteers. You know, you may not see some of the volunteers that are out there helping us as well. So it was just an amazing night. And thank you to everybody. That's all I have.

**PRESIDENT RODRIGUES:** Any questions for Maria? Alderman Kleiner.

**ALD. KLEINER:** Maria, would you just mention also the Mulberry House dedication, the GMIC warming center because that's since our last meeting.

**MARI BRUNI, ECONOMIC DEVELOPMENT:** Correct. We did have a third ribbon cutting. I'm losing track here. Yes, the warming station opened on November 19th and we had the dedication November 16th. And that, too, was a really great event. And everybody came together to make that happen as well in our community and launched a successful program right on Mulberry Street. And thank you for reminding me.

**ALD. KLEINER:** Thank you.

**MARI BRUNI, ECONOMIC DEVELOPMENT:** So we had three ribbon cuttings.

**PRESIDENT RODRIGUES:** Thank you, Maria.

DPW Commissioner.

**JACOB TAWIL, DPW COMMISSIONER:** Good evening, all. We'll start off with Alderman Masi. The reservoirs are full, but in great shape. We're in good shape with the water situation.

And the pump station at the water treatment plant, we're approaching the start up. The electrician has to finish. I think he's got a couple more weeks. And adding more security cameras in there and invisible fence around certain areas. That will be done. And then hopefully we'll have the start up. After that we will retire the pump station that's been water at the water feed

pump plant since 19 -- 1989 non-stop. And I'm happy to report that I designed that pump station, me and Jeff Shoemart (phonetic). So it's when we were consultants working for the City.

The water temporary pavement has been removed at Monhagen Avenue. So the local alderman in there and the council president, you know, it's done. And that's still temporary because we're going to go back after the project is completed and we're going to mill from the edge of the road to the center line of the road just like we do with any other project and repave it. So this is still temporary, but it's much better than what it was before.

The contractor is resuming the installation of the 20-inch, 24-inch water main. And he's going to be going into the psychiatric center, former psychiatric center campus and all the way to the first entrance of the psychiatric center of Monhagen Avenue which is closer to the City, closer to waste Main.

On Friday, we're having some legal issues that I've been reporting to you with this water line certain sections of that water line. This Friday we're going to be having a meeting with our attorneys, specialty attorneys, and the contractor's attorneys and we'll see if we can be on the same page and come up with certain agreements. So

we will update you. But that's -- that's attorneys and legal issues at this time with certain sections of it, not the whole water line. So the whole water line installation continues. The contractor is doing a great job. And they're trying their best.

Before you tonight, just we auctioned off some equipment for DPW and vehicles, old vehicles. That resolution before you will generate about more than \$63,000 in there for us. Just getting rid of some junk equipment.

Heritage Trail the Mayor did not report to you about it. We've been wait -- we've been meeting with them, with the engineers and with the contractors and with the county. And within a couple of weeks, the whole trail will be done and hopefully it will be open. The only thing is -- the only hang up right now is the rails over the bridges that cross over Genung Street and Sprague because it has to be made in America the steel as condition of DOT in there. And they bought steel that was -- railing that was not made in America, so that caused some delay. So that's the only thing that will hold us back from opening up the Heritage Trail from the switch end or East Main Street all the way back to tie into the Goshen section where Heartly (phonetic) Road.

The leaves, just a reminder, we are done putting

out leaves or in yard ways. So, please, we're trying to catch up with the city going all over again. So please do not put anymore leaves outside. Do not rake anymore because we just -- it's going to snow possibly tomorrow. It will be hazardous condition in there because our trucks they're going to come in and plow the road and they may not see the leaves, the piles of the leaves because they're covered or what have you. They're going to spread them all over the place. It becomes slippery. It's hazardous. So whatever you've done, that's -- that's the end of it. We advertise that well ahead of time to let you know when the deadline is which was last weekend. So please, you know, refrain from putting any more leaves because it will be hazardous to everyone. We appreciate that very much.

The following week, if this continues, we're going to have send Code Enforcement unfortunately and -- and do some -- some enforcement. We don't want to do that, so please help us out. It's for your safety and your neighborhood safety. No more leaves in the street or yard waste.

Waywayanda Avenue also that was a problem in there with the temporary pavement. Orange and Rockland did that. They milled and paved the road from the edge to the center line of the road. I think it's very nice and it's

acceptable.

The Mayor mentioned Al Fusco and my recommendation to award -- to award the project to Al Fusco. And, you know, Middletown is a small town. I've been here since 1984. Like the Mayor said, I was principal, you know, one of seven principals with Claude Paterson, a 220-person firm and juniors and architects. I was one of 7 principals in there. Now the firm is 500 people, doubled. But, you know, Fusco I was partnered with him. It used to be Fusco Tawil Engineering. So, you know, I can't turn left or right except without bumping into people I had previous -- it's a small -- small place and I had association with many people around here, but that's why. But so that's why I had to mention it, but I had to make the recommendation from Fusco because of his previous knowledge working on the grants with the Mayor and Maria and his knowledge with the -- with the plans, with the history, the institutional knowledge and so on and so forth. Otherwise the four firms that submitted for it, LAN Architects out of Goshen, CPL, Clark Patterson and Lee, and Coppola, AG Copolla, and Fusco, all of them, they can handle it. Fusco has got a big muscle coming with him, teaming up with him, an architecture firm. So I'm very comfortable that he can do the job. And it's a very

compressed timeline because of the grants. And that's why, you know, it's just within six months he has to produce final plans and so on and so forth. So we can't have -- we can't start fresh. I was impressed, again, with the qualifications of all -- all of the four firms that submitted. Any one of them four can do it. But because of the time issue in there, I felt that my recommendation to you to award it to Al Fusco.

New York Rising Project in there, the project pretty much is completed for West Main Street. Now we have to work on some concrete curbs and sidewalks. The project came under budget. It's a grant from the Governor on the New York Rising, so we're going to be adding more curbs and sidewalks all the way up to Maple Avenue and we're going to go down from the bridge down as far as we can to use up all the money that's available. So that's an additional curbs and sidewalks. We discussed that today with New York Rising and the contractor and the engineers and, hopefully, we can pull it off. That should be done within a couple of weeks, three weeks, the whole -- the whole thing.

The same with Grant Street culvert, we have money left over in the budget and we're going to be adding curbs and sidewalks because they are badly needed over there on Grant Street as well. So we'll be replacing as much as we

can. It's outside the scope of the project, but we have additional funding remaining and we'll be able, hopefully, to use them for curbs and sidewalks and additional paving.

And I'm very happy to see the plans for the school, Twin Towers. There's a pull off in there for the students, drop off. It's extremely safe. We've been advocating that with the school district, I have been, for years. And I'm glad to finally see it happen in there. It's going to be much -- much safer, much less concern with the traffic and people getting run over. I'm hoping that the Orange County Community College will do the same in front of the Commons and South Street because we suggested that to them when I used to meet with their safety committee years and years ago. And that is very much needed. Hopefully, so hopefully Orange County Community College will do the same and have a pull off for the buses in there to drop student to be less likely to have accidents where human tragedies in there.

And with that I will conclude -- I conclude my remarks. If you have any questions for me.

**PRESIDENT RODRIGUES:** Any questions for Jacob?  
Thank you, Jacob.

**JACOB TAWIL, DPW COMMISSIONER:** Thank you.  
Fire Chief.

**JACOB TAWIL, DPW COMMISSIONER:** Oh, I'm sorry.

John -- I'm sorry. May I? John Naumchik, I have it in my notes. I'm, you know, I'm very -- I'm very happy for him that he's going to be retiring and relaxing, but he will be sorely missed. I dealt with him. He's been reliable. Whatever we wanted, he spit it out immediately for us in terms of documents, contracts. I will miss him very much and I wish him the very best.

**NICK BARBER, FIRE CHIEF:** Good evening, everybody. I just want to welcome Richard aboard. You've got some pretty big shoes to fill. And I will be upsetting you a few times so.

But just want to let you know, Phoenix Engine Company Number 4 will be doing their Santa parade on December 18th, so keep an eye out for it. They will be following all the City and CDC guidelines for the COVID.

To date, we have 837 calls. And there's a couple of resolutions in front of you tonight, looking for your support. And wish to wish everybody a Merry Christmas and Happy Holiday. John, I'm going to miss you, buddy. Take care.

**PRESIDENT RODRIGUES:** All right. Thanks, Chief.

**NICK BARBER, FIRE CHIEF:** Any questions? No.  
Thanks.

**PRESIDENT RODRIGUES:** Police Chief.

**JOHN EWANCIW, POLICE CHIEF:** Good evening. Just a few things this evening I'd like to address. First is it's a topic of concern. Some of you may have heard of it. This past Sunday, December 5th, about 7:25 p.m. on Watkins Avenue we had an incident that caught a lot of people's attention, specifically, ours because of the nature of it. The family at that location had or were subject to someone shooting pellets or bbs at the menorah that was inflated in front of their home. They reported it to us the following day because they weren't sure that it actually occurred that night. They did capture a portion of the incident on some video that they had. And we are doing everything we can to try to follow up on that video. Detectives have been assigned to the case and we are diligently working it. But we are also looking for some support from the community to see if anybody has any additional information or any knowledge or anything that they can point us in the right direction. And if they do, there's multiple ways to share that information with us through Nixle, through our tip line. You can call us, you can email us, whatever it may be. But anything that we can get to help us bring this to a conclusion is greatly appreciated. As I said, this is a serious situation to us and we take it very serious and

we'll do everything we can to address that.

Additionally, we are seeing a small uptick in thefts. This time a year it's even a little bit more prevalent. Packages in vehicles, unlocked vehicles, for the most part, some mail being, you know, removed from porches or sidewalks. So what I ask is if people could take that extra precaution make sure you lock your doors. Make sure you -- you do what you can to ensure that someone maybe could get a package or sign for a package. But at the same time, let's be neighborly and let's look out for our neighbors as well. Keep an eye out. We know if our neighbors are home or not home, who should and shouldn't be there. And I think that will definitely help up curb some of this. And give us a call if people do see any type of suspicious activity. Let us look into it. If nothing else, we send the person on their way and someone doesn't lose any, any of their hard-earned gifts or packages.

Additionally, today another call of concern. We dealt with this many years ago. Several of you, many of you are familiar with it, the swatting calls that we dealt with at the school many years ago. It was an ongoing situation for some time. Since then, today is the first time we've dealt with that. It was not at the school, it was at a local residence. It came in as a person shot.

Through the investigation, we realized that it was a swatting call. And also through investigation we realize that a neighboring town had a similar call just prior to us. So we have our resources working on that. We learned a lot from the last time this occurred, so we were jumping right back onto that same platform to see if we could track this person down and hold them accountable.

On a positive or actually not on a positive note, just some -- some follow up. Also, throughout the summer we've talked on -- on several occasions, sometimes privately, sometimes openly in the meeting about some of the youth activities that are taking place, some of the violence or crime that is associated with youth. This year we saw a majority of our more serious crimes were related to our youth population. To try to address some of that, we partnered with the school district, our Parks and Recs, some of our other community partners and community leaders. And on November 15th, we did an intervention. What we did is we identified through our sources and through the school sources, groups of people or of youth that have kind of not been doing the right thing in our eyes. We invited them and their families in. We had a candid conversation with them, explained to them what is going on, the consequences of their poor behavior. And hopefully we go through to

some of them.

We did it one other time back in 2019. It was pretty successful. So we -- we gave it another shot. And, you know, if we could, you know, connect with a few of them and give them some other resources to put their energy into, I think it will be successful.

On that same note, and this comes, basically, from a letter from the school. It kind of caught my attention in regards to the same stuff as far as youth behavior. Again, bringing back to us looking out for our neighbors, looking out for the people in our families, our friends. It takes a village to raise a child. That's an old saying. It still goes true today. So if we see one of our family members acting out, if we see a neighbor, someone that's affiliated with us, please take the time to address that. But, also, at the same time address that positive behavior that they do as well, so that they know there's encouragement for -- for good choices as well.

So a few meetings ago I mentioned that we had the Middletown Police had received a grant. So we have actually pretty much finalized that grant. It's a \$20,000 grant through the youth bureau from New York State. And we worked with the partners through the Orange County Youth Bureau and came up with a plan, an agenda, for our funding.

And beginning January 12th, we are going to host a Middletown Police Youth Leadership Academy. It's a 12-week program. We're going to start January 12th. It's going to be Wednesday nights from 3:30 to 6:00 p.m. As part of the grant, we are afforded the opportunity to provide food for the participants, transportation for the participants. And we have a pretty full agenda to include topics such as police community relations, leadership skills, dangers of narcotics, social media safety, resume building, teamwork and team projects. And as an additional to the 12 weeks, we are offering some additional classes to the participants where they can leave being ADCPR and Narcan certified. So we are hoping that they get some great takeaways, that we have some great participation. We're looking for 20 to 25 participants in the age range from 13 to about 19. So if anyone knows anyone that maybe a good participant, please put them in touch with Sergeant Welch, 346-4032. And we'd be looking forward to working with them.

And, lastly, I'd like to also congratulate John Naumchik. John, thank you. It's been a pleasure. I wish you the best in your retirement. As Jacob said, you've always done everything you can for us, all of us here, so thank you for that.

Other than that, I have nothing unless you have

questions for me.

**PRESIDENT RODRIGUES:** Any questions for the police chief? Alderman Johnson.

**ALD. JOHNSON:** I've got a question. Just -- we discussed some informal code changes that were going to come before my committee.

**JOHN EWANCIW, POLICE CHIEF:** Yes.

**ALD. JOHNSON:** And when you and Alex are ready for that, I'll schedule a meeting.

**JOHN EWANCIW, POLICE CHIEF:** I'm ready. Yes.

Thank you.

**PRESIDENT RODRIGUES:** Anyone else? Thank you, Chief.

**JOHN EWANCIW, POLICE CHIEF:** Thank you.

**PRESIDENT RODRIGUES:** Superintendent of Recreation.

**RAELYNN BERTHOLF, SUPERINTENDENT OF RECREATION:**  
Good evening. If you know any youth who are in need of any extra holiday help or cheer, this Saturday we are collaborating with HJM Management to do a toy drive for the youth. It is a -- you must preregister. It's found on our registration site or Facebook.

Also, this Saturday, if you check our -- if you've seen our Facebook page with the Middletown Police

Department, Fire Department, DPW, and the school district, we are doing another holiday parade. Our route is listed on our Facebook page, so please check it out. We are not driving through the streets this time. We are going through the school parking lot, so make sure you check out the Facebook page for the exact routes and locations.

Our winter break program registration is currently up. That week they have no school, Monday, December 27th to Friday, December 31st, we are having our winter break programs, so register your kids now.

We also have a sketching class and all of our free fitness classes you can register for.

A quick maintenance update. All of our bathrooms and parks have been winterized. You've noticed, I'm sure, a lot of the high winds lately, so John Bianci and his crew have been very busy cleaning up a lot of the downed trees on the Reservoir Trails and also a lot of leaf removal in the parks and on the Rutherford (phonetic) Trails keeping them clear.

The capital project at the reservoir is going on in the Van Duzer lot. The new roof is on. They are currently working on the waterline going into the building. And they are going to begin tapping into the septic tank. And the power is being connected there.

They are also working on a memorial bench in path for Rollin Lybolt at Davidge Park.

And one last thing, again, like everyone else, congratulations to John Naumchik and welcome to Rick McCormack. Any questions?

**PRESIDENT RODRIGUES:** Any questions? Thank you. Excellent report.

City Clerk. Which one wants to come up. All right, Rick, it's yours.

**RICHARD MCCORMACK, CITY CLERK:** Thank you to everybody for welcoming me this evening. I do have certainly some big shoes to fill and I'm looking forward to working with everybody.

**PRESIDENT RODRIGUES:** Awesome. Any questions for Rick? All right.

8. Public Hearings and Grievances.

(Nothing this evening.)

9. Petitions and Complaints

(Nothing this evening.)

10. Remarks of the Alderman.

**PRESIDENT RODRIGUES:** Okay. Remarks of Alderman. Alderman Masi.

**ALD. MASI:** John, thank you for all the years of service. It was a pleasure working with you. And, Rick, I

look forward to working with you. And just in case I can't make the next meeting, all my -- I want to wish all my colleagues and everyone out there a Merry Christmas and a Happy New Year and whatever faith you're in that your holidays are good, safe, and enjoyable.

**PRESIDENT RODRIGUES:** Alderman Tobin.

**ALD. TOBIN:** Same thing. Welcome, Rick. And thank you for all your years of service, John. And happy holidays. And the tree lighting was excellent. I'm getting a lot of positive feedback and compliments about how great it was and how people missed it. So thank you.

**PRESIDENT RODRIGUES:** Alderman Green.

**ALD. GREEN:** Thank you very much. Yeah, John, thank you is not enough. It's been a pleasure. From the moment I, you know, stepped foot in here, you've been a guiding light in certain areas and I've definitely been able to help me through the ropes. And, you know, you definitely earned your -- your well-deserved retirement. And, Rick, welcome, it's nice to have you here with us. And you do have big shoes to fill, but we're sure you're up to the task. And John will definitely leave you in a good spot.

We will be having a 2nd Ward constituents meeting on Monday the 13th at 7 p.m. here in the council chambers.

We do ask because of the uptick in COVID everyone please come in masked and we will have a safe indoor meeting. Look forward to seeing you there.

Tree lighting, menorah lighting, all the ribbon cuttings especially, you know, we had that great dedication of the warming station, it was really nice to see such a large crowd there in support and especially to see Rabbi Schwab there who definitely was there from the very beginning.

I just want to say because there's so many projects going on right now, whether it be through the City here, through the school district, I think, you know, with the Heritage Trail and everything and the O&W station, when we say Middletown is moving forward, when we talk about that in campaigns and things like that, that's what we mean. Things are definitely moving forward, things are getting better. Things are just becoming great. And -- and it's definitely a pleasure to be a part of this and to have so many opportunities afforded to our community. Thank you.

**PRESIDENT RODRIGUES:** Alderman Johnson.

**ALD. JOHNSON:** Thank you. Paving on Monhagen duly noted. Thank you very much.

Friday night, I think Maria and her crew are one

of those unique organizations to take something that's relatively complicated and make it look deceptively simple. And thank you for that.

I agree with the Mayor, it was unprecedented in recent past. I think everybody was in the mood to do something good. And I think that fit the bill, so thank you all for that.

With respect to John, nobody is going to miss John more than I do, so just be clear on that. He's been my Sherpa and kept me out of trouble on many occasions. Mr. McCormack, most of what he told you about me, if anything, is going to be true. So deal with that as you can. And as was alluded to, Rick and I were on the school board together a very long time ago. And I did refer to him as Young Rick at that time because I think you were probably the youngest school board member in the State of New York ever. And I do have permission to still call him young Rick if I have to. So thank you very much and welcome.

**RICK MCCORMACK, CITY CLERK:** I think you  
(inaudible).

**ALD. JOHNSON:** Extremely. It makes me older than dirt, so.

**PRESIDENT RODRIGUES:** Alderman Ramkissoon.

**ALD. RAMKISSOON:** Good evening. I just, John, there are no words. Okay. You know everything, you don't even have to look it up. It's been years of, like, endless questions and you always having the answer and me never having my paperwork in on time and being endlessly patient. So I don't know how you put up with us that long, but God bless you and enjoy your retirement.

Rick, Nick was right. We are all going to upset you at some point. So we all apologize in advance. You'll forgive us, I hope.

The tree lighting was amazing. It really was a great year. I've been to so many of them. But if you are a part of this community in any way shape or form, it's just another one of those nights where you're really, really happy to be a Middie. It just feels really good to be a part of this community some times. And those nights really highlight it and everything that Rec and police department and DPW and Maria and crew, what you guys do to make that happen, it is magical. It was magical. We love even just driving by the tree. I'm like it's great, it's so great. So that's all I have to say about that. It was outstanding.

For the school project, I just want to state that we really do have an outstanding school district here. I

know there's been a lot of things going on. But at the end of the day, what our children have in terms of opportunities when it comes to athletics and academics and technology and all these opportunities that are here, I am lucky enough to have kids who are taking advantage of all of them. And they are astonishing and endless. And I'm proud of this district. And I'm really excited about the way this district and the City have really kind of come together over recent years. And we're just going to do great things and it's really cool

So with that, I will stop speaking. Thank you.

**PRESIDENT RODRIGUES:** Alderman Kleiner.

**ALD. KLEINER:** Thank you. Welcome, Rick. It's going to be interesting, I'm sure. And, John, you know, John has gone above and beyond so many times. He always had everything you needed. And it -- to just as Alderman Masi said, it's just been a pleasure. It's always been such a positive experience working with John. And we know he'll be around for a few more weeks, so we're going to take advantage of that too.

The GMIC warming station, the dedication was amazing. Rabbi Schwab came up for it. It was cold and windy. The Mayor says be brief. They -- they said be brief. Rabbi Schwab says "I'm never brief." So we got a

full history of the warming station. But it's -- it's such an amazing project. And the -- the dedication of that, well, they still overnight volunteers.

Middletownwarmingstation.com. With COVID it's -- it's more difficult to get volunteers, so that's -- they are also accepting two hour volunteers to make it a lot easier during that busy time and the overnights. So if there's any chance you can do that, please give a night or a couple of hours or an overnight if you can.

The tree lighting, the holiday parade, the menorah lighting was an amazing event especially since, you know, after last year, this was the community on a really cold and windy night coming together and really coming out and supporting the city. And you wouldn't know that happened and you wouldn't know GMIC warming station happened if you read the local paper. And my comment to the editors has been we don't have a local paper anymore. I was told that, well, they don't cover ribbon cuttings anymore and they don't cover parades. And you can imagine how that got me going. And I said this was not a ribbon cutting story and this was not a tree lighting story. This is a COVID recovery story. This has a history of -- of conflict and working through things. And the City is stepping up and taking COVID recovery funds and doing an

amazing job after last year and the difficulties in the neighbor and with Temple Sinai and the whole congregation. And what -- what's -- we've come up with as Maria has told us and the Mayor has told us in the past has been called one of the five best uses of COVID recovery funds in the entire country.

And the tree lighting, well, we've renovate and redid downtown. And it's now the John F. Degnan Square. And the tree is in a whole different location. And the City came out and supported that in an amazing way and took part in that. That's a COVID recovery story, that's not a tree lighting story. And that tree came from Twin Towers, you know, built -- built during the Roosevelt Recovery Period. It was one of those projects. So it's a history story. It's a continuing story. And apparently they wouldn't know the story if it hit them on the head and sometimes you do that. We still need them because we need an official legal source to print our advertisements in for the City. But other than that, I don't see why anybody would need the *Record* for anything sorry to say.

When -- when -- a little negative. More complaints about the YMCA and their lack of even asking people to be vaccinated. They are definitely on the side of the virus. They don't care about masks. They don't

care about vaccinations. They only care about their bottom line and not upsetting the unvaccinated people and hoping they won't cancel their memberships. So it's been an issue. And the way they've handled it has been extremely disappointed.

This Saturday, December 11th at 2 p.m. in the Town Hall in the Town of Wallkill, the Town of Wallkill Historical Association and I mention this because there's going to be a presentation by Fred Isicks (phonetic) and by Andy Mills to great Middletown residents. And it's going to be on the original roads and turnpikes in Orange County and specifically focusing on the Goshen Turnpike and the amount of history with that you wouldn't believe. So if you get a chance, I hope you can turn out.

And other than that, just I hope to be here two weeks from tonight and wish everyone, you know, Merry Christmas, Happy New York and happy holidays. But say it ahead of time, have a -- have a wonderful holiday season anyway. Thank you.

**PRESIDENT RODRIGUES:** Alderman Jean-Francois.

**ALD. JEAN-FRANCOIS:** Yes, good evening. I have to disagree with Alderman Johnson. I think I'm going to miss John more than you do. John, I think you're a rock star. You know, many times when I call you I could see,

you know, just by listening to your voice sometime I call you so many time I could see the frustration, but you always come through. But, you know, like I said, you're a rock star, John. We're definitely going to miss you. Congratulations, Rick.

And how can you not talk about the tree lighting? I mean, when I first left my home it was so cold. The whole time thinking no one is going to come out for this because it's too cold. And -- and as you started walking the parade, get closer downtown, I turn around, I said, wow, there was so many folks out there. I couldn't believe it. And the whole time I'm thinking, well, this is what COVID does. You know, yeah, people just looking through (inaudible) to see what's going on. And it's great to see everyone came out and support that. Marie, you and your staff, I think you guys outdone yourselves this time.

And, Commissioner, at the last meeting we mentioned we had a brief request for Waywayanda and Monhagen Avenue. You guys did a wonderful job and it was quickly done. As a matter of fact, with the gas prices so high I be taking a longer trip just to go around to avoid that area. And thank you, I'm saving a lot of money just by you fixing that road. Appreciate it. Thank you. Thank you. Thank you.

**PRESIDENT RODRIGUES:** Thank you. Good evening. I also have to congratulate John. I will be missing him. Any leader to have John on their side, John makes us look really, really good especially up here. John is probably one of the most organized persons I ever have met in my career here. We -- we shared from day one, John will call me every minute from good to bad. Even when we had the active shooter, he would call me and say, "There's a man walking around in City Hall with a gun." And I remember that day. And I said, "John, hang up and call the police." I said, "Please, don't call me", you know. And, you know, we -- we've gone through a lot of good, a lot of long meetings and John -- John has been there for us for a very, very long time. And well deserved. I hate to see you go, but I know we can always count on you. And I know Rick is already getting into the right groove. I know the whip is out, so, you know, I appreciate everything. I congratulate you from the bottom of my heart because I -- I will miss you a lot. So thank you.

**PRESIDENT RODRIGUES:** New business.

12. New Business.

(PROCEEDING CONCLUDED)

CERTIFICATE

I, LISA KANE, certify the foregoing transcript of proceedings prior to New Business of the December 7, 2021 Middletown City Council meeting was prepared using the required electronic equipment and is a true and accurate record of the proceedings.

Signature: *Lisa Kane*

Date: December 27, 2021

Agency: American Legal Transcription  
11 Market Street, Suite 215  
Poughkeepsie, New York 12601

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

THE FOLLOWING WAS PRESENTED

By Ald. Masi  
 \_\_\_\_\_  
 Sec'd by Ald. Tobin  
 \_\_\_\_\_  
 Date of Adoption 12-07-21  
 \_\_\_\_\_  
 Index No:251- 21  
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NAMES	AYES	NOES	ABSTAIN	ABSENT
Ald. Ramkissoon	X			
Ald. Tobin	X			
Ald. Kleiner	X			
Ald. Johnson	X			
Ald. Jean-Francois	X			
Ald. Burr				X
Ald. Green	X			
Ald. Masi	X			
Pres. Rodrigues	X			
TOTAL	8			1

RESOLVED; that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment to authorize Mayor to sign and enter into the attached agreement with the County of Orange for the extension of the Title III-B Senior Transportation effective January 1, 2022.

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

THE FOLLOWING WAS PRESENTED

By Ald. Jean-Francois  
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 Sec'd by Ald. Kleiner  
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 Date of Adoption 12-07-21  
 \_\_\_\_\_  
 Index No: 252-21  
 \_\_\_\_\_

NAMES	AYES	NOES	ABSTAIN	ABSENT
Ald. Ramkissoon	X			
Ald. Tobin	X			
Ald. Kleiner	X			
Ald. Johnson	X			
Ald. Jean-Francois	X			
Ald. Burr				X
Ald. Green	X			
Ald. Masi	X			
Pres. Rodrigues	X			
TOTAL	8			1

WHEREAS, the Police Chief is proposing an ordinance to prohibit double parking.

NOW THEREFORE BE IT Resolved, and be it Ordained, by the Common Council of the City of Middletown, New York, as follows:

Section 1 – The Code of the City of Middletown, N.Y., Chapter 460, Vehicles and Traffic, is hereby amended by adding a new Section 460-12.1, Double parking prohibited, to read as follows:

Section 460-12.1. Doubling parking prohibited.

No person shall stop, stand or park a vehicle on the roadway side of any vehicle stopped, standing or parked at the edge or curb or a street. A violation of the provisions of this Section shall be punished, upon conviction, by a fine of \$100.00.

Section 2 - This ordinance shall take effect immediately.

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

THE FOLLOWING WAS PRESENTED

By Ald. Kleiner  
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 Sec'd by Ald. Green  
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 Date of Adoption 12-07-21  
 \_\_\_\_\_  
 Index No: 253-21  
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NAMES	AYES	NOES	ABSTAIN	ABSENT
Ald. Ramkissoon	X			
Ald. Tobin	X			
Ald. Kleiner	X			
Ald. Johnson	X			
Ald. Jean-Francois	X			
Ald. Burr				X
Ald. Green	X			
Ald. Masi	X			
Pres. Rodrigues	X			
TOTAL	8			1

RESOLVED; that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment to authorize the Mayor to sign the attached agreement with the Orange Bank & Trust Company for Smart Safe program for the Finance Department.

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

THE FOLLOWING WAS PRESENTED

By Ald. Ramkissoon  
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 Sec'd by Ald. Kleiner  
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 Date of Adoption 12-07-21  
 \_\_\_\_\_  
 Index No: 254-21  
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NAMES	AYES	NOES	ABSTAIN	ABSENT
Ald. Ramkissoon	X			
Ald. Tobin	X			
Ald. Kleiner	X			
Ald. Johnson	X			
Ald. Jean-Francois	X			
Ald. Burr				X
Ald. Green	X			
Ald. Masi	X			
Pres. Rodrigues	X			
TOTAL	8			1

RESOLVED; that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment to authorize the Treasurer to transfer within the Senior Center 2021 budget a total of \$4,000.00 to bring the Senior Bus up to regulations to pass NYS vehicle inspection in the following manner:

**FROM**  
GA.5680.100

**AMOUNT**  
\$4,000.00

**TO**  
GA.5680.440

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

THE FOLLOWING WAS PRESENTED

By Ald. Johnson  
\_\_\_\_\_

Sec'd by Ald. Green  
\_\_\_\_\_

Date of Adoption 12-07-21  
\_\_\_\_\_

Index No: 255-21  
\_\_\_\_\_

NAMES	AYES	NOES	ABSTAIN	ABSENT
Ald. Ramkissoon	X			
Ald. Tobin	X			
Ald. Kleiner	X			
Ald. Johnson	X			
Ald. Jean-Francois	X			
Ald. Burr				X
Ald. Green	X			
Ald. Masi	X			
Pres. Rodrigues	X			
<b>TOTAL</b>	<b>8</b>			<b>1</b>

RESOLVED; that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment to authorize the Treasurer to transfer \$195,261.85 from the Water Fund Balance to fund the balance of the purchase of 28 Pilgrim Corners Road, Middletown, NY in the following manner:

<b>FROM</b>	<b>AMOUNT</b>	<b>TO</b>
Water Fund Balance	\$195,261.85	F.1940.900 Purchase of Land

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

THE FOLLOWING WAS PRESENTED

By Ald. Green  
 \_\_\_\_\_  
 Sec'd by Ald. Johnson  
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 Date of Adoption 12-07-21  
 \_\_\_\_\_  
 Index No: 256-21  
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NAMES	AYES	NOES	ABSTAIN	ABSENT
Ald. Ramkissoon	X			
Ald. Tobin	X			
Ald. Kleiner	X			
Ald. Johnson	X			
Ald. Jean-Francois	X			
Ald. Burr				X
Ald. Green	X			
Ald. Masi	X			
Pres. Rodrigues	X			
TOTAL	8			1

RESOLVED; that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment to authorize the Treasurer to transfer \$25,000.00 from the 2021 ARPA funds to cover plumbing costs associated with the Reservoir Restroom Capital Project in the following manner:

<b><u>FROM</u></b> A.4785 ARPA Funds	<b><u>AMOUNT</u></b> \$25,000.00	<b><u>TO</u></b> H.0764.900 Capitol- Reservoir Restrooms
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**CITY OF MIDDLETOWN, NEW YORK  
COMMON COUNCIL  
RECORD OF VOTE**

THE FOLLOWING WAS PRESENTED

By Ald. Tobin \_\_\_\_\_

Sec'd by Ald. Masi \_\_\_\_\_

Date of Adoption 12-07-21 \_\_\_\_\_

Index No: 257-21 \_\_\_\_\_

NAMES	AYES	NOES	ABSTAIN	ABSENT
Ald. Ramkissoon	X			
Ald. Tobin	X			
Ald. Kleiner	X			
Ald. Johnson	X			
Ald. Jean-Francois	X			
Ald. Burr				X
Ald. Green	X			
Ald. Masi	X			
Pres. Rodrigues	X			
TOTAL	8			1

RESOLVED; that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment to authorize the Mayor to sign the attached contract with Nearnmap US, Inc for a subscription to an aerial imagery program for the Assessor's Office.

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

THE FOLLOWING WAS PRESENTED

By Ald. Masi  
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 Sec'd by Ald. Ramkissoon  
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 Date of Adoption 12-07-21  
 \_\_\_\_\_  
 Index No: 258-21  
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NAMES	AYES	NOES	ABSTAIN	ABSENT
Ald. Ramkissoon	X			
Ald. Tobin	X			
Ald. Kleiner	X			
Ald. Johnson	X			
Ald. Jean-Francois	X			
Ald. Burr				X
Ald. Green	X			
Ald. Masi	X			
Pres. Rodrigues	X			
TOTAL	8			1

RESOLVED; that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment to authorize the Mayor to sign the attached Essential Assurance Agreement with Norcom for the repairs and maintenance of the City's Mitel desk phones for an annual cost of \$5,648.00 up front payment for a 12 month contract commencing November 23, 2021.

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

THE FOLLOWING WAS PRESENTED

By Ald. Jean-Francois

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Sec'd by Ald. Green

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Date of Adoption 12-07-21

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Index No: 259-21

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NAMES	AYES	NOES	ABSTAIN	ABSENT
Ald. Ramkissoon	X			
Ald. Tobin	X			
Ald. Kleiner	X			
Ald. Johnson	X			
Ald. Jean-Francois	X			
Ald. Burr				X
Ald. Green	X			
Ald. Masi	X			
Pres. Rodrigues	X			
TOTAL	8			1

RESOLVED; that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment to approve the attached annual renewal agreement with PERMA for their 3rd party administration services and authorize the Mayor to sign the agreement. Terms and conditions are the same as prior years.

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

THE FOLLOWING WAS PRESENTED

By Ald. Kleiner  
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 Sec'd by Ald. Johnson  
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 Date of Adoption 12-07-21  
 \_\_\_\_\_  
 Index No: 260-21  
 \_\_\_\_\_

NAMES	AYES	NOES	ABSTAIN	ABSENT
Ald. Ramkissoon	X			
Ald. Tobin	X			
Ald. Kleiner	X			
Ald. Johnson	X			
Ald. Jean-Francois	X			
Ald. Burr				X
Ald. Green	X			
Ald. Masi	X			
Pres. Rodrigues	X			
TOTAL	8			1

RESOLVED; that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment to authorize the Treasurer to transfer a total of \$9,120.00 to fund contract for Telephone Maintenance and to fund Tax Expense for properties not included in 2021 Budget in the following manner:

<b><u>FROM</u></b>	<b><u>AMOUNT</u></b>	<b><u>TO</u></b>
A.1900.910	\$3,400	A.1900.481
Liability Insurance		Telephone Exp
F.1900.910	\$1,150	F.1900.481
Liability Insurance		Telephone Exp
G.1900.910	\$1,150	G.1900.481
Liability Insurance		Telephone Exp
<b><u>FROM</u></b>	<b><u>AMOUNT</u></b>	<b><u>TO</u></b>
F.1900.910	\$3,420.85	F.1900.950
Liability Insurance		Taxes on City Property

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

THE FOLLOWING WAS PRESENTED

By Ald. Ramkissoon  
 \_\_\_\_\_  
 Sec'd by Ald. Masi  
 \_\_\_\_\_  
 Date of Adoption 12-07-21  
 \_\_\_\_\_  
 Index No: 261-21  
 \_\_\_\_\_

NAMES	AYES	NOES	ABSTAIN	ABSENT
Ald. Ramkissoon	X			
Ald. Tobin	X			
Ald. Kleiner	X			
Ald. Johnson	X			
Ald. Jean-Francois	X			
Ald. Burr				X
Ald. Green	X			
Ald. Masi	X			
Pres. Rodrigues	X			
<b>TOTAL</b>	<b>8</b>			<b>1</b>

RESOLVED; that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment to authorize the Treasurer to transfer a total of \$17,032.00 within the Police Department 2021 budget in the following manner:

<u>FROM</u>	<u>AMOUNT</u>	<u>TO</u>
A.3120.410 Uniform Allowance For the purchase of new dispatcher chairs that are in disrepair.	\$5,000	A.3120.480 Office Expense
A.3120.110 Part-time Officers For the purchase of 2 new G5 AED machines to replace 2 units that are in disrepair.	\$2,982	A.3120.200 Other Equipment
A.3120.410 Uniform Allowance To cover the cost increase for 2021 taxi cab permits	\$50	A.3120.454 Taxi Cab Permits
A.3120.432 Background Investigation To cover physicals and drug testing costs for new hires	\$1,000	A.3120.431 Chemical Analysis
A.3120.410 Uniform Allowance To cover the replacement for upgrades and repairs of the cell camera system, replacement of the antenna for OCCC camera system, and install new remote door lock for booking area.	\$7,000	A.3120.440 Camera Repairs
A.3120.410 Uniform Allowance	\$1,000	A.3120.433 Training

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

THE FOLLOWING WAS PRESENTED

By Ald. Johnson  
 \_\_\_\_\_  
 Sec'd by Ald. Masi  
 \_\_\_\_\_  
 Date of Adoption 12-07-21  
 \_\_\_\_\_  
 Index No: 262-21  
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NAMES	AYES	NOES	ABSTAIN	ABSENT
Ald. Ramkissoon	X			
Ald. Tobin	X			
Ald. Kleiner	X			
Ald. Johnson	X			
Ald. Jean-Francois	X			
Ald. Burr				X
Ald. Green	X			
Ald. Masi	X			
Pres. Rodrigues	X			
TOTAL	8			1

RESOLVED; that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment to authorize the Treasurer to transfer a total of \$6,500.00 within the 2021 Fire Department 2021 budget to fund fire reporting software, Toshiba expenses & background checks and re-class to overtime account in the following manner:

<u>FROM</u>	<u>AMOUNT</u>	<u>TO</u>
A.3410.206 AFFF Foam	\$1,500.	A.3410.400 Contractual Expenses
A.3410.106 Overtime-Fire Inspector	\$5,000.	A.3410.103 Overtime

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

THE FOLLOWING WAS PRESENTED

By Ald. Green  
 \_\_\_\_\_  
 Sec'd by Ald. Jean-Francois  
 \_\_\_\_\_  
 Date of Adoption 12-07-21  
 \_\_\_\_\_  
 Index No: 263-21  
 \_\_\_\_\_

NAMES	AYES	NOES	ABSTAIN	ABSENT
Ald. Ramkissoon	X			
Ald. Tobin	X			
Ald. Kleiner	X			
Ald. Johnson	X			
Ald. Jean-Francois	X			
Ald. Burr				X
Ald. Green	X			
Ald. Masi	X			
Pres. Rodrigues	X			
TOTAL	8			1

WHEREAS, at the recommendation of the Mayor, Public Works Commissioner and Treasurer, the Common Council wishes to provide specific methodology to consistently calculate water/sewer hook-up fees for new construction and for change of use of existing buildings.

NOW, therefore, be it RESOLVED AND ORDAINED by the Common Council of the City of Middletown as follows:

Section 1. Chapter 193 of the Code of the City of Middletown, Building Construction, Article XIII, Development Charge, Section 193.52, Connection charge for residential uses, is hereby amended to read as follows:

A. Construction inside the City. For each new residential building constructed in the City of Middletown, there shall be a water, sewer and recreational hookup charge of \$2,300 per dwelling unit; in any dwelling unit where there are more than 12 fixtures, an additional charge of \$10 per fixture shall be added. For each new mixed-use building constructed in the City of Middletown, there shall be a water, sewer and recreational hookup charge of \$2,300 per dwelling unit; this charge shall be additional to the hookup charge assessed for the non-residential portion of the building.

B. Construction outside the City. For each new residential building constructed outside the City of Middletown which is permitted to receive City sewer and/or water

service, there shall be a minimum water and sewer hookup charge of \$2,300 per dwelling unit, and the Common Council shall have the discretion to charge a higher fee; in any dwelling unit where there are more than 12 fixtures, an additional charge of \$10 per fixture shall be added. For each new mixed-use building constructed outside the City of Middletown, there shall be a water, sewer and recreational hookup charge of \$2,300 per dwelling unit, and this charge shall be additional to the hookup charge assessed for the non-residential portion of the building; the Common Council shall have the discretion to charge a higher hookup fee.

C. An addition of 10 or more dwelling units in a residential or mixed-use building shall require a hookup charge to be calculated and assessed as described in Subsections A and B, above.

Section 2. Chapter 193 of the Code of the City of Middletown, Building Construction, Article XIII, Development Charge, Section 193.53, Connection charge for non-residential users, is hereby amended to read as follows:

A. For all non-residential new construction inside or outside the City, the hookup charge shall be based upon the estimated consumption of water and sewer services as compared with the average water and sewer consumption of an individual dwelling unit; the average residential unit consumption is 146,000 gallons per year (400 gallons per day multiplied by 365 days). This estimate and charge shall be determined by the Treasurer and the Commissioner of Public Works, and shall be proportionately based upon a hookup charge of \$2,300 per individual unit, except that this unit figure shall be \$2,000 for out-of-City construction, subtracting the \$300 park contribution in recognition of the out-of-City non-residential usage. Thus, by way of example, new non-residential construction inside the City that is estimated to consume 292,000 gallons per year shall be charged a hookup fee of \$4,600. New non-residential construction outside the City that is estimated to consume 292,000 gallons per year shall be charged a hookup fee of \$4,000.00. For non-residential construction inside or outside the City, the Common Council shall have the discretion to charge a lower or higher hookup fee. However, in no event shall a hookup fee be charged in excess of \$500,000.00.

B. The hookup fee assessed in Subsection A shall be subject to a 3-year lookback review process. This process shall occur only if the property owner or the City requests such a lookback prior to the end of the 3-year period after connection. This process shall be performed by the Treasurer and Commissioner of Public Works. The average annual water consumption for the 3 years after connection shall be obtained. If this average exceeds the estimated consumption initially calculated by the City, the initial hookup fee shall be increased proportionately. If this average is less than the estimated consumption, the initial hookup fee shall be reduced proportionately, except that in no event may the hookup fee be reduced less than \$2,300 for in-City construction and \$2,000 for out-of-City construction.

C. A change of use in a non-residential building that results in an increase in consumption in water usage of more than 730,000 gallons in a calendar year shall require

a hookup charge to be calculated and assessed as described in Subsections A and B, above.

Section 3. Chapter 193 of the Code of the City of Middletown, Building Construction, Article XIII, Development Charge, Section 193.55,1 Issuance of building permit, is hereby amended to read as follows:

No certificate of occupancy shall be issued and no connection to the City water/sewer system shall be implemented until the hookup charge provided in Section 193.52 or Section 193.53 has been paid to the Treasurer.

Section 4. Chapter 193 of the Code of the City of Middletown, Building Construction, Article XIII, Development Charge, Section 193.56, Use of moneys received, is hereby amended to read as follows:

The moneys received as a result of the hookup charge shall be proportionally used as follows:

A. Two thousand dollars of the moneys received shall be used to offset prior water and sewer capital improvements and shall be deposited in the City's reserve for bonded debt fund.

B. Three hundred dollars of the moneys received shall be used to offset prior recreational capital improvements and shall be deposited in the City's reserve for bonded debt fund, except that this Subsection shall not apply to nonresidential uses outside of the City.

Section 5. This ordinance shall take effect immediately.

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1 Section 193.54 is intentionally left blank.

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

THE FOLLOWING WAS PRESENTED

By Ald. Tobin  
\_\_\_\_\_

Sec'd by Ald. Johnson  
\_\_\_\_\_

Date of Adoption 12-07-21  
\_\_\_\_\_

Index No: 264-21  
\_\_\_\_\_

NAMES	AYES	NOES	ABSTAIN	ABSENT
Ald. Ramkissoon	X			
Ald. Tobin	X			
Ald. Kleiner	X			
Ald. Johnson	X			
Ald. Jean-Francois	X			
Ald. Burr				X
Ald. Green	X			
Ald. Masi	X			
Pres. Rodrigues	X			
TOTAL	8			1

RESOLVED; that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment to authorize the Mayor to sign the attached contract with the Tri-State Geese Police Contract to control the Geese Population in Watts Memorial Park, Maple Hill Park and Fancher Davidge Park and Davidge Park Expansion for 2022.

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

THE FOLLOWING WAS PRESENTED

By Ald. Masi  
 \_\_\_\_\_  
 Sec'd by Ald. Tobin  
 \_\_\_\_\_  
 Date of Adoption 12-07-21  
 \_\_\_\_\_  
 Index No: 265-21  
 \_\_\_\_\_

NAMES	AYES	NOES	ABSTAIN	ABSENT
Ald. Ramkissoon	X			
Ald. Tobin	X			
Ald. Kleiner	X			
Ald. Johnson	X			
Ald. Jean-Francois	X			
Ald. Burr				X
Ald. Green	X			
Ald. Masi	X			
Pres. Rodrigues	X			
TOTAL	8			1

RESOLVED; that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment to authorize the Treasurer to transfer a total of \$7,900.00 within the DPW 2021 budget for unexpected costs in the following manner:

<u>FROM</u>	<u>AMOUNT</u>	<u>TO</u>
F.8330.458 Chemicals	\$2,000.00	F.8330.404 Lab Services
A.1490.479 Equipment Rental	\$900.00	A.1620.200 Other Equipment
A.5110.100 Personal Services	\$5,000.00	A.5110.450 Materials & Supplies

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

THE FOLLOWING WAS PRESENTED

By Ald. Jean-Francois  
 \_\_\_\_\_  
 Sec'd by Ald. Green  
 \_\_\_\_\_  
 Date of Adoption 12-07-21  
 \_\_\_\_\_  
 Index No: 266-21  
 \_\_\_\_\_

NAMES	AYES	NOES	ABSTAIN	ABSENT
Ald. Ramkissoon	X			
Ald. Tobin	X			
Ald. Kleiner	X			
Ald. Johnson	X			
Ald. Jean-Francois	X			
Ald. Burr				X
Ald. Green	X			
Ald. Masi	X			
Pres. Rodrigues	X			
<b>TOTAL</b>	<b>8</b>			<b>1</b>

RESOLVED; that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment to authorize the Treasurer to transfer a total of \$18,100.00 within the DPW 2021 budget to cover fuel costs for City vehicles for the remainder of the year due to rising prices in the following manner:

<b>FROM</b>	<b>AMOUNT</b>	<b>TO</b>
A.8160.100 Pers. Svcs. - Sanit.	\$13,400.00	A.8160.417 Gas and Oil - Sanit.
F.8320.100 Pers. Svcs. - Pumping	\$4,700.00	F.8320.417 Gas and Oil - Pumping

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

THE FOLLOWING WAS PRESENTED

By Ald. Kleiner  
\_\_\_\_\_  
Sec'd by Ald. Johnson  
\_\_\_\_\_  
Date of Adoption 12-07-21  
\_\_\_\_\_  
Index No: 267-21  
\_\_\_\_\_

NAMES	AYES	NOES	ABSTAIN	ABSENT
Ald. Ramkissoo	X			
Ald. Tobin	X			
Ald. Kleiner	X			
Ald. Johnson	X			
Ald. Jean-Francois	X			
Ald. Burr				X
Ald. Green	X			
Ald. Masi	X			
Pres. Rodrigues	X			
<b>TOTAL</b>	<b>8</b>			<b>1</b>

RESOLVED; that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment to authorize the Treasurer to transfer a total of \$17,500.00 within the DPW 2021 budget due to:

- Necessary shift coverage due to cutting back on part time employee’s hours worked, creating overtime at the plant.
- To cover WWTP employee leaving part time City employment at the WWTP and joining JCO to be able to work 40 hours per week and to minimize unbudgeted overtime created by the retirement of a WWTP employee.
- The increase of overtime at the WWTP, which increased the meal allowance account to be overdrawn.

In the following manner:

<b>FROM</b> G.8120.100 Pers. Svcs. – Storm & Sanitary Sewer	<b>AMOUNT</b> \$8,000.00	<b>TO</b> G.8130.103 Overtime - WWTP
<b>FROM</b> G.8120.100 Pers. Svcs. – Storm & Sanitary Sewer Services	<b>AMOUNT</b> \$9,000.00	<b>TO</b> G.8130.400 WWTP- Contractual
<b>FROM</b> G.8120.100 Pers. Svcs. – Storm & Sanitary Sewer	<b>AMOUNT</b> \$500.00	<b>TO</b> G.9000.896 Meal Allowance

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

THE FOLLOWING WAS PRESENTED

By Ald. Jean-Francois  
\_\_\_\_\_

Sec'd by Ald. Green  
\_\_\_\_\_

Date of Adoption 12-07-21  
\_\_\_\_\_

Index No: 268-21  
\_\_\_\_\_

NAMES	AYES	NOES	ABSTAIN	ABSENT
Ald. Ramkissoon	X			
Ald. Tobin	X			
Ald. Kleiner	X			
Ald. Johnson	X			
Ald. Jean-Francois	X			
Ald. Burr				X
Ald. Green	X			
Ald. Masi	X			
Pres. Rodrigues	X			
<b>TOTAL</b>	<b>8</b>			<b>1</b>

RESOLVED; that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment to authorize the Treasurer to transfer a total of \$25,000.00 within the DPW 2021 budget to cover necessary repairs to the carrier blade of Truck #16 in the following manner:

<b>FROM</b>	<b>AMOUNT</b>	<b>TO</b>
A.8160.100	\$25,000.00	A.8160.440
Pers. Svcs. – Sanitation		Sanitation- Repairs to Equipment

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

THE FOLLOWING WAS PRESENTED

By Ald. Ramkissoon  
\_\_\_\_\_

Sec'd by Ald. Tobin  
\_\_\_\_\_

Date of Adoption 12-07-21  
\_\_\_\_\_

Index No: 269-21  
\_\_\_\_\_

NAMES	AYES	NOES	ABSTAIN	ABSENT
Ald. Ramkissoon	X			
Ald. Tobin	X			
Ald. Kleiner	X			
Ald. Johnson	X			
Ald. Jean-Francois	X			
Ald. Burr				X
Ald. Green	X			
Ald. Masi	X			
Pres. Rodrigues	X			
<b>TOTAL</b>	<b>8</b>			<b>1</b>

RESOLVED; that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment to authorize the Treasurer to transfer \$13,000.00 within the DPW 2021 budget to cover the price increases for two Dodge Rams as per the attached memo in the following manner:

<b>FROM</b>	<b>AMOUNT</b>	<b>TO</b>
A.5110.100 Personal Services	\$13,000.00	H.0747.201 Dodge Ram 3500

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

THE FOLLOWING WAS PRESENTED

By Ald. Johnson  
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 Sec'd by Ald. Masi  
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 Date of Adoption 12-07-21  
 \_\_\_\_\_  
 Index No: 270-21  
 \_\_\_\_\_

NAMES	AYES	NOES	ABSTAIN	ABSENT
Ald. Ramkissoo	X			
Ald. Tobin	X			
Ald. Kleiner	X			
Ald. Johnson	X			
Ald. Jean-Francois	X			
Ald. Burr				X
Ald. Green	X			
Ald. Masi	X			
Pres. Rodrigues	X			
TOTAL	8			1

RESOLVED; that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment to authorize the Treasurer to transfer a total of \$58,451.11 within the 2021 City budget to cover expenses in the following manner:

<b><u>FROM</u></b>	<b><u>AMOUNT</u></b>	<b><u>TO</u></b>
A.9000.893	\$35,000	A.9000.840
Disability Insurance		Worker's Compensation

To cover overage in Worker Compensation expense. Currently over by \$22,543 with one month to go.

<b><u>FROM</u></b>	<b><u>AMOUNT</u></b>	<b><u>TO</u></b>
A.1900.964	\$23,343.14	A.1940.900
Refund & Cancellation Tx		Purchase of Land

To cover cost associated with the purchase back of 47 Sproat Street from Bulk Tax Sale.

<b><u>FROM</u></b>	<b><u>AMOUNT</u></b>	<b><u>TO</u></b>
A.1420.210	\$107.97	A.1420.479
Corp Counsel. Office Equip		Corp Counsel. Equipment Rental

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

THE FOLLOWING WAS PRESENTED

By Ald. Green  
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 Sec'd by Ald. Tobin  
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 Date of Adoption 12-07-21  
 \_\_\_\_\_  
 Index No: 271-21  
 \_\_\_\_\_

NAMES	AYES	NOES	ABSTAIN	ABSENT
Ald. Ramkissoon	X			
Ald. Tobin	X			
Ald. Kleiner	X			
Ald. Johnson	X			
Ald. Jean-Francois	X			
Ald. Burr				X
Ald. Green	X			
Ald. Masi	X			
Pres. Rodrigues	X			
<b>TOTAL</b>	<b>8</b>			<b>1</b>

RESOLVED; that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment to approve funding for the O&W Building Restoration Project from ARPA funds in the amount of \$3,000,000.

LET IT BE FURTHER RESOLVED; that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment to authorize the Treasurer to establish a capital project line, in the 2021 budget for the O&W Building Restoration Project and authorize the mayor to sign all documents for the project subject to review by the Commissioner of Public Works.

LET IT BE FURTHER RESOLVED; that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment to authorize the Treasurer to transfer \$3,000,000.00 from the ARPA funds in the following manner:

<u>FROM</u>	<u>AMOUNT</u>	<u>TO</u>
A.4785 ARPA	\$3,000,000	H.0994.900 O & W Build Restoration

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

THE FOLLOWING WAS PRESENTED

By Ald. Tobin  
\_\_\_\_\_

Sec'd by Ald. Johnson  
\_\_\_\_\_

Date of Adoption 12-07-21  
\_\_\_\_\_

Index No: 272-21  
\_\_\_\_\_

NAMES	AYES	NOES	ABSTAIN	ABSENT
Ald. Ramkissoon	X			
Ald. Tobin	X			
Ald. Kleiner	X			
Ald. Johnson	X			
Ald. Jean-Francois	X			
Ald. Burr				X
Ald. Green	X			
Ald. Masi	X			
Pres. Rodrigues	X			
TOTAL	8			1

RESOLVED; that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment committing up to \$1,000,000 of City of Middletown funds from the General Fund towards the O&W Building Restoration Project which can include in-kind services as per the requirement of the NYS grants that the City demonstrate financial commitment.

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

THE FOLLOWING WAS PRESENTED

By Ald. Masi  
 \_\_\_\_\_  
 Sec'd by Ald. Kleiner  
 \_\_\_\_\_  
 Date of Adoption 12-07-21  
 \_\_\_\_\_  
 Index No: 273-21  
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NAMES	AYES	NOES	ABSTAIN	ABSENT
Ald. Ramkissoon	X			
Ald. Tobin	X			
Ald. Kleiner	X			
Ald. Johnson	X			
Ald. Jean-Francois	X			
Ald. Burr				X
Ald. Green	X			
Ald. Masi	X			
Pres. Rodrigues	X			
TOTAL	8			1

RESOLVED; that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment to authorize the Treasurer to transfer \$20,000.00 within the 2021 DPW budget to construct two new proposed fence enclosures with gates for two new garbage/recycling depots downtown:

- One behind the Paramount Parking lot
- One at East Main St. parking lot

in the following manner:

<u>FROM</u>	<u>AMOUNT</u>	<u>TO</u>
A.8160.100 Personal Services	\$20,000.00	A.1620.470 Repairs to Building

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

THE FOLLOWING WAS PRESENTED

By Ald. Jean-Francois

Sec'd by Ald. Kleiner

Date of Adoption 12-07-21

Index No: 274-21

NAMES	AYES	NOES	ABSTAIN	ABSENT
Ald. Ramkissoon	X			
Ald. Tobin	X			
Ald. Kleiner	X			
Ald. Johnson	X			
Ald. Jean-Francois	X			
Ald. Burr				X
Ald. Green	X			
Ald. Masi	X			
Pres. Rodrigues	X			
TOTAL	8			1

RESOLVED; that the Common Council of the City of Middletown concurs with the Board of Estimate and Apportionment to award bids for the following surplus vehicles auctioned off through Auctions International:

2006 Ford E150 Van (VIN#1FTRE14W66HA94733) - \$7,500.00

2000 Bobcat 863 Skid (VIN#514444690) - \$12,100.00

2009 Ford F350 (VIN#1FDWF31509EA17865) - \$9,600.00

1988 John Deere 510C Backhoe- \$4,950.00

2008 Ford F350 (VIN#1FDW37R88EA18285) - \$5,700.00

1996 John Deere 644G Front Loader (VIN#DW644GB558857) - \$20,200.00

1997 Kawasaki Mule ATV - \$1,350.00

Massey Ferguson- \$2,250.00

**Total \$63,650.00**

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

THE FOLLOWING WAS PRESENTED

By Ald. Kleiner  
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Sec'd by Ald. Jean-Francois  
\_\_\_\_\_

Date of Adoption 12-07-21  
\_\_\_\_\_

Index No: 275-21  
\_\_\_\_\_

NAMES	AYES	NOES	ABSTAIN	ABSENT
Ald. Ramkissoon	X			
Ald. Tobin	X			
Ald. Kleiner	X			
Ald. Johnson	X			
Ald. Jean-Francois	X			
Ald. Burr				X
Ald. Green	X			
Ald. Masi	X			
Pres. Rodrigues	X			
TOTAL	8			1

RESOLVED; that the Common Council of the City of Middletown amends the City Code, Chapter 460 Vehicles and Traffic, Section 460-11 Through streets; stop streets; yield intersections, subsection B Stop Streets to add:

Walnut Lane will be a three way stop at Amchir Ave

LET IT BE FURTHER RESOLVED; that the Common Council of the City of Middletown authorizes the Commissioner of Public Works or his designee to add two stop signs on the east and west side of Walnut Lane.

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

THE FOLLOWING WAS PRESENTED

By Ald. Ramkissoon  
 \_\_\_\_\_  
 Sec'd by Ald. Green  
 \_\_\_\_\_  
 Date of Adoption 12-07-21  
 \_\_\_\_\_  
 Index No: 276-21  
 \_\_\_\_\_

NAMES	AYES	NOES	ABSTAIN	ABSENT
Ald. Ramkissoon	X			
Ald. Tobin	X			
Ald. Kleiner	X			
Ald. Johnson	X			
Ald. Jean-Francois	X			
Ald. Burr				X
Ald. Green	X			
Ald. Masi	X			
Pres. Rodrigues			x	
TOTAL	7		1	1

WHEREAS, the City of Middletown in December, 2014 issued a Request for Concepts/Qualifications for the purchase and development of 11-15 King Street, Middletown, New York, and

WHEREAS, two proposals were submitted, and

WHEREAS, the City of Middletown, in September, 2015, accepted the proposal from Jonathan Lee (“Purchaser”) for the purchase and development of 11-15 King Street based upon specific terms and conditions which were memorialized by letter dated September 16, 2015, and

WHEREAS, the aforesaid terms and conditions included a timeline of obligations to be met, and

WHEREAS, certain litigation ensued regarding this property which delayed the implementation of the aforesaid timeline for purchase and development, and

WHEREAS, this litigation and delay were not in any way the fault of the Purchaser, and

WHEREAS, the Purchaser is still interested in and willing to implement the purchase and development of 11-15 King Street in accordance with the specifications set forth in the Request for Concepts/Qualifications, and

WHEREAS, the Corporation Counsel advises that adherence to the specifications contained in the original 2014 Request, coupled with the unavoidable delay occasioned by the litigation, eliminates the need to issue a new Request, and

WHEREAS, the Mayor and Community Development Director have prepared an updated timeline which specifies the terms and conditions for the purchase and development of 11-15 King Street, and

WHEREAS, this updated timeline is annexed hereto, and made a part hereof, and

WHEREAS, the Purchaser has indicated his consent to be bound by this timeline and the terms and conditions contained therein.

NOW THEREFORE BE IT RESOLVED that the Common Council hereby concurs with the Board of Estimate that the annexed timeline containing the terms and conditions for the purchase and development of 11-15 King Street is appropriate and is in the best interests of the City of Middletown, and it is further

RESOLVED, that the Council hereby approves the aforesaid timeline, including the terms and conditions set forth therein, and the sale of 11-15 King Street to the Purchaser in accordance therewith, and it is further

RESOLVED that the Mayor, subject to approval by the Corporation Counsel, is authorized to execute any documents necessary for the implementation of the timeline and purchase and development of 11-15 King Street.

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

THE FOLLOWING WAS PRESENTED

By Ald. Masi

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Sec'd by Ald. Kleiner

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Date of Adoption 12-07-21

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Index No: 277-21

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NAMES	AYES	NOES	ABSTAIN	ABSENT
Ald. Ramkissoon	X			
Ald. Tobin	X			
Ald. Kleiner	X			
Ald. Johnson	X			
Ald. Jean-Francois	X			
Ald. Burr				X
Ald. Green	X			
Ald. Masi	X			
Pres. Rodrigues	X			
TOTAL	8			1

**AMENDED RESOLUTION**

RESOLVED; that the Common Council of the City of Middletown amends the City Code of the City of Middletown Chapter 30, Common Council, Section 30-2, time and place of regular meetings to change the time of the Common Council Meeting from 8:00 p.m. to 7:30 p.m. in the following manner:

The regular meeting of the Common council shall be held on the first and third Tuesday of each month at 7:30 p.m. in the common Council Chambers, City Hall. When a regular meeting of the Common Council shall fall on a legal holiday, such meeting shall be held on the first business day thereafter unless otherwise ordered.

This resolution shall take effect starting at the January 18, 2022 Common Council meeting.

*Note: Original resolution indicated time change to 7PM.*

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

THE FOLLOWING WAS PRESENTED

By Ald. Johnson  
\_\_\_\_\_

Sec'd by Ald. Green  
\_\_\_\_\_

Date of Adoption 12-07-21  
\_\_\_\_\_

Index No:278-21  
\_\_\_\_\_

NAMES	AYES	NOES	ABSTAIN	ABSENT
Ald. Ramkissoon	X			
Ald. Tobin	X			
Ald. Kleiner	X			
Ald. Johnson	X			
Ald. Jean-Francois	X			
Ald. Burr				X
Ald. Green	X			
Ald. Masi	X			
Pres. Rodrigues	X			
TOTAL	8			1

RESOLVED; that the Common Council of the City of Middletown approves the selection of Fusco Engineering and Land Surveying P.C, 233 East Main Street, Middletown, NY 10940, as the consulting engineer for the O&W Renovation and repurposing project per the RFQ issued and as recommended by the Mayor and the Commissioner of Public Works.

13. Local Laws

Council Clerk-Nothing this evening.

14. Audit

On motion of Ald. Masi seconded by Ald. Johnson

I move that the accounts be audited the claims be adjusted and the Treasurer be authorized to issue warrants for their payment.

Roll Call: Ayes: Ald. Ramkissoon, Tobin, Kleiner, Johnson, Jean-Francois, Green, Masi, President Rodrigues

15. Adjournment

There being no further business meeting adjourned at 9:51 PM