



COMMON COUNCIL

REGULAR MEETING

**MONDAY, JANUARY 5, 2026
7:00 PM**

Hybrid Meeting

**MUNICIPAL BUILDING
COMMON COUNCIL CHAMBER**

-and-

Remotely via WebEx

[WebEx.com](https://www.webex.com)

Join a Meeting

Event # 2344 694 9770

Password: Middletown

or

Dial 408-418-9388

Access Code: Event # 2344 694 9770

*NOTE: if calling from a phone, please press *3 to activate hand raise function*

REVISED AGENDA

1. Call to Order

A. Pledge of Allegiance

B. Council Clerk Reads the *Call of the Meeting* and Mayor declares call a legal call and meeting a legal meeting

2. Accept/Amend the Agenda

3. Mayor's Appointment of Students to Youth Advisory Services Bureau

4. Approval of Minutes

A. Common Council Special Meeting – Workshop re: FOIA and Code of Ethics, dated January 25, 2024, at 6:00 PM

5. Public Hearings**A. Proposed Lease Agreements: Mayor requests Council Clerk to read legal notice for proposed lease agreements**

- i. Approving a 5-year lease agreement with the Nicholas Puorro - The Refuge for 1,000 sq. ft. of rentable space at the R. M. Keating Historical Enterprise Park, 180 Johnson Street ("Keating Park"); and that the Mayor is hereby authorized to sign all documents necessary to implement the lease subject to review and approval by the office of General Counsel as to form and content.
- ii. Approving a 5-year lease agreement with the Good Vibes Kettle Corn, LLC for 500 sq. ft. of rentable space at the R. M. Keating Historical Enterprise Park, 180 Johnson Street ("Keating Park"); and that the Mayor is hereby authorized to sign all documents necessary to implement the lease subject to review and approval by the office of General Counsel as to form and content.
- iii. Approving a 5-year lease agreement with the K & D Machine Services for 2,000 sq. ft. of rentable space at the R. M. Keating Historical Enterprise Park, 180 Johnson Street ("Keating Park"); and that the Mayor is hereby authorized to sign all documents necessary to implement the lease subject to review and approval by the office of General Counsel as to form and content.
- iv. Approving a 5-year lease agreement with the Koby Nelson for 1,000 sq. ft. of rentable space at the R. M. Keating Historical Enterprise Park, 180 Johnson Street ("Keating Park"); and that the Mayor is hereby authorized to sign all documents necessary to implement the lease subject to review and approval by the office of General Counsel as to form and content.

B. Public Hearing on Proposed Lease Agreements – Opens**C. Public Hearing on Proposed Lease Agreements - Closes****D. Public Hearing on All Other Agenda Items – Opens****E. Public Hearing on All Other Agenda Items – Closes****6. Old Business**

- A. Approving the bid waiver request to allow Kolman Farms to continue accepting the City's leaves for composting for \$50,000 annually for the next two (2) years. *(Tabled December 1, 2025)*

7. Appropriations: Mayor requests Council Clerk to read appropriation requests and the Certificate of Director of Finance

- A. Public Works: \$50,000 -- Acct. No. 1000-22000-53380-0229-00000-0000-000; General Fund appropriation to cover emergency work at 17 Miller Street and at Oddfellow Playhouse Building, 120 Washington Street. *(Tabled December 1, 2025)*
- B. General Counsel: \$155,000 -- Acct. No. 1000-05000-55185-0050; General Fund; for Fair Rent Commission litigation, hearing, and meetings.

8. Department, Committee, Commission Reports and Grant Confirmation Approval

- A. City Clerk's Certificate
- B. Monthly Report -- Finance Department: Transfer Report FY 2025-2026 to December 17, 2025

- C. Appropriation Report -- FY 2025-2026
- D. LoCIP Report: Finance Department, dated December 19, 2025
- E. Human Resources Division: Vacancy Report to December 8, 2025
- F. Recreation & Community Services: Acct. No. 2210-32000-59022-0321-03205-0000-000; local grant to support wages, supplies, advertising, and administrative materials: \$75,000
- G. Youth Services Bureau: Acct. No. 3613-06000-55375-x-x-2026-x; State grant to enhance and supplement programming and services: \$693.68
- H. Board of Education: Acct. No. 2450-33000-59405-x-03025; miscellaneous grants: \$2,602,863.86
- I. Board of Education Cafeteria/Food Service: Acct. No. 2450-33000-52183-x-x: \$334,694.61
- J. Letter re: automated speed enforcement citation from Harrison Solt, received December 23, 2025

9. Reports to the Common Council

- A. Baker Tilly Compensation Study
- B. America 250 Project
- C. Risk Management: Changes to Employee Prescription Coverage
- D. Christopher Columbus Statue
- E. Route 9
- F. Russell Library/City Hall Feasibility Study Committee
- G. Riverfront Master Plan and Arcade
- H. American Rescue Plan

10. Payment of all City bills when properly approved

11. Resolutions, Ordinances, etc.

- A. ~~ORDINANCE: Amending Chapter 99 ("Automated Traffic Enforcement Safety Devices") of the Code of Ordinances of the City of Middletown, adding Section 99-14, Notice and Section 99-15, Automated Traffic Enforcement Safety Device Citation Hearing Officers.~~

SUBSTITUTION – ORDINANCE: Amending Chapter 99 ("Automated Traffic Enforcement Safety Devices") of the *Code of Ordinances of the City of Middletown*, amending various sections of the ordinance, as originally approved, and adding Section 99-14, Notice and Section 99-15, Automated Traffic Enforcement Safety Device Citation Hearing Officers.

- B. ORDINANCE: Amending Chapter 272 ("Taxation") of the *Code of Ordinances of the City of Middletown*, adding Section G to provide that any real property leased to Middletown Youth Soccer shall be exempt from taxation provided that such leased real and personal property are used exclusively and entirely for the purposes of Middletown Youth Soccer, Inc.; that and annual application shall be filed with the Middletown Assessor no later than September 30th each year that

such exemption is requested; and that such real and personal property tax exemption may be removed by the Middletown Assessor as of October 1st of the next Grand List if Middletown Youth Soccer, Inc. (1) fails to submit the completed annual application be exempt for personal property tax exemption, (2) fails to retain its IRS 501(c) or 501(d) non-profit status, or (3) fails to use the leased real or personal property exclusively and entirely for the purposes of Middletown Youth Soccer, Inc.

- C. Approving a 5-year lease agreement with the Nicholas Puorro - The Refuge for 1,000 sq. ft. of rentable space at the R. M. Keating Historical Enterprise Park, 180 Johnson Street ("Keating Park"); and that the Mayor is hereby authorized to sign all documents necessary to implement the lease subject to review and approval by the office of General Counsel as to form and content.
- D. Approving a 5-year lease agreement with the Good Vibes Kettle Corn, LLC for 500 sq. ft. of rentable space at the R. M. Keating Historical Enterprise Park, 180 Johnson Street ("Keating Park"); and that the Mayor is hereby authorized to sign all documents necessary to implement the lease subject to review and approval by the office of General Counsel as to form and content.
- E. Approving a 5-year lease agreement with the K & D Machine Services for 2,000 sq. ft. of rentable space at the R. M. Keating Historical Enterprise Park, 180 Johnson Street ("Keating Park"); and that the Mayor is hereby authorized to sign all documents necessary to implement the lease subject to review and approval by the office of General Counsel as to form and content.
- F. Approving a 5-year lease agreement with the Koby Nelson for 1,000 sq. ft. of rentable space at the R. M. Keating Historical Enterprise Park, 180 Johnson Street ("Keating Park"); and that the Mayor is hereby authorized to sign all documents necessary to implement the lease subject to review and approval by the office of General Counsel as to form and content.
- G. Approving that, together with the Mayor, the Common Council congratulates the sponsoring organizations for organizing an excellent race event which attracts participants from throughout Connecticut; and that the Common Council of the City of Middletown proudly accepts the position of Host Community and co-Sponsor of the Hartford Marathon Foundation Middletown 10K and 5K event, along with the Hartford Marathon Foundation, and sponsoring organizations; that the Common Council does request that the Public Works Department and its Parks Division, Recreation & Community Services Department, Economic & Community Development, Police Department, Fire Department, and Health Department each render all such assistance and support as may be required to ensure the public health and safety of the many race participants and observers; that road closures will occur on segments of High Street, Church Street, Cross Street, Long Lane, Wadsworth Street, Pine Street, William Street, Main Street and Old Church Street in accordance with the directions of the Middletown Police Department and the Connecticut Department of Public Safety; that the City of Middletown shall expend no more than \$10,000 for said event without further councilmanic approval; that the organization receiving funding from the City be requested to file a report to the City indicating the expenses and accomplishments for the City of Middletown; and that the Hartford Marathon Foundation Middletown 10K and 5K is a special event, which will be subject to the provisions of Section 218-10 of the *Middletown Code of Ordinances*.
- H. Approving that that the Common Council of the City of Middletown confirms that, on January 5, 2026, the Public Works Critical Repairs and City Yard and Parks Division Renovation Committee, will be established in the Mayor's appointments.

- I. ~~Approving the addition of the following roads to Schedule A of Ordinance No. 05-20, appropriating \$55,000,000 for the 21st Century Infrastructure Development Bond Program: Miner Street, West Street, Lyceum Road, Coleman Road, Chamberlain Hill Road, Highland Avenue, Chamberlain Road, Chauncey Road, Brooks Road, Round Hill Road, River Road, and Eastern Drive; and that approximately \$735,000 of the bond funds are authorized for the repair, paving, and construction of these roads.~~

SUBSTITUTION: Approving the addition of the following roads to Schedule A of Ordinance No. 05-20, appropriating \$55,000,000 for the *21st Century Infrastructure Development Bond Program*, Miner Street, West Street, Lyceum Road, Coleman Road, Chamberlain Hill Road, Highland Avenue, Chamberlain Road, Chauncey Road, Brooks Road, Round Hill Road, River Road, Eastern Drive, Sachem Drive, and Crystal Lake Drive; and that approximately \$735,000 of the bond funds are authorized for the repair, paving, and construction of these roads.

- J. Approving that the new job description for Scheduling & Office Clerk, Maximus Salary Grade 7, (\$22.98 - \$33.98), 40 hours, AFSCME Local 466, is hereby approved into the Maximus Classification Plan. The classification of this job description and salary for this position shall be effective upon adoption.
- K. Approving that pursuant, to Section 99-15 of the *City of Middletown's Code of Ordinances*, the Mayoral appointments of Richard Paladino, Steven Allinson, Gregory Goodstein, and John Montalbano to serve as Automated Traffic Enforcement Safety Device Citation Hearing Officers are confirmed; that compensation for the aforementioned hearing officers shall be paid from revenues generated by the collection of ATESD citations; and that the stipend to be paid to the Automated Traffic Enforcement Safety Device Citation Hearing Officers shall be \$150.00 per hour per attorney for actual services rendered, including 1 hour of preparation time per hearing date.
- L. Approving that Mayor Eugene Nocera be authorized to sign and submit an application to the State of Connecticut for a grant in the amount of \$300,000 in Local Capital Projects Improvement Program (LoCIP) funds, for the procurement and installation of a transfer switch; and that a new line item be created in the Capital Improvement Plan entitled "MPD Transfer Switch Install" in the amount of \$300,000.

12. Mayor's Appointments

13. Adjournment