



COMMON COUNCIL

REGULAR MEETING

**MONDAY, FEBRUARY 2, 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 # 2333 626 6753

Password: Middletown

or

Dial 408-418-9388

Access Code: Event # 2333 626 6753

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

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. Presentation: Unified Theater**
- 4. Presentation: Black History Month – John Mills**
- 5. Approval of Minutes**
 - A. Common Council Special Meeting (Community Meeting), dated January 8, 2026, at 6:00 PM
- 6. Public Hearing – Opens**
- 7. Public Hearing – Closes**

8. Old Business**A. Motion to Amend Something Previously Adopted**

- i. Approving that Resolution No 10-26, approved January 5, 2026, is amended to clarify the purpose of the City's application to the State of Connecticut to use Local Capital Projects Improvement Program (LoCIP) funds, clarifying that the transfer switch component is integral to generator repair for Police Headquarters, inserting the phrase "/generator for Police Headquarters" so that the NOW, THEREFORE clause, as amended, now reads:

Approving that Mayor Eugene Nocera is authorized to sign and submit an application to the State of Connecticut for a grant in the amount of \$300,000.00 in Local Capital Projects Improvement Program funds, for the procurement and installation of a transfer switch/generator for Police Headquarters; and that a new line item be created in the Capital Improvement Plan entitled "MPD Transfer Switch Install" in the amount of \$300,000.00.

- ii. Amending Resolution No. 193-2025, approved December 1, 2025:

Approving that Resolution No. 193-2025, approved December 1, 2025, is amended as to its Fiscal Impact Statement, changing the source of funds to be used to purchase two (2) vehicles for the City's Public Works Department from the speed camera program revenue to the City of Middletown CNR Fund, so that the Fiscal Impact Statement, as amended, now reads:

FISCAL IMPACT: Funds in the amount of \$30,000 for these needs are available through the Speed Cameras Program City of Middletown CNR Fund.

- B. ORDINANCE No. 02-26: 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 an 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. (TABLED January 5, 2026)

9. 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; TABLED January 5, 2026)
- B. Police: \$575,000 -- Acct. No. 1000-35500-51120; General Fund appropriation to cover salary reserve for Police contract changes FY25-26
- C. Fire: \$350,000 -- Acct. No. 2010-50000-51971-0500-00000-00000-0000; Fire Fund Balance appropriation to cover current overtime deficit and projected overtime for balance of FY25-26
- D. Human Resources: \$7,500 -- Act. No. 1000-05000-55135-0170; General Fund appropriation for UPSEU contract interest arbitration

- E. Board of Education: \$215,000 -- Acct. No. 1000-35100-51200-0000-00000-0000-000; General Fund appropriation for architectural services to replace roofs at Spencer and Wesley Elementary Schools

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

- A. City Clerk's Certificate
- B. Monthly Report -- Finance Department: Transfer Report FY 2025-2026 to January 20, 2026
- C. Appropriation Report -- FY 2025-2026
- D. LoCIP Report: Finance Department, dated January 27, 2026
- E. Human Resources Division: Vacancy Report to January 27, 2026
- F. Board of Education: Acct. No. 2450-33000-59405-x-03025; miscellaneous grants: \$865,233.58
- G. Board of Education Cafeteria/Food Service: Acct. No. 2450-33000-52183-x-x: \$334,943.15
- H. Land Use: Acct. No. 2665-14000-59200-0000-95881-2025-000; State Urban Act Grant to support planning and development of Air Line Trail – Central Connecticut Loop Trail: \$465,000
- I. Public Works: Acct. No. 2344-22000-59200-x-x-2026: local grant from Eversource as payment in lieu of permanent resurfacing and restoration for installation of gas pipelines on several City streets: \$50,000

11. Reports to the Common Council

- A. Baker Tilly Compensation Study
- B. America 250 Project
- C. Christopher Columbus Statue
- D. Route 9
- E. Russell Library/City Hall Feasibility Study Committee
- F. Riverfront Master Plan and Arcade
- G. Middletown Bond Rating

12. Payment of all City bills when properly approved

13. Resolutions, Ordinances, etc.

- A. Approving that, relative to the State of Connecticut's August 11, 2026 Primary Election, given the statutory mandates for in-person early voting as guaranteed by the Connecticut Constitution, and given the specific location and process provisions for in-person early voting as codified in Public Act 23-5, as subsequently amended by Public Act 23-204, the Common Council hereby approves that, since City Hall is the only location in the City of Middletown with established access to the centralized voter registration system (CVRS), and since City Hall also satisfies all other statutory criteria – namely, (1) can be used for the entire early voting period, (2) is accessible to voters with physical disabilities, (3) has parking spaces for handicapped and elderly persons, and (4) has

access to secure ballot storage with the municipal clerk, the Common Council approves that the Common Council Chamber in City Hall, 245 DeKoven Drive in Middletown, Connecticut is hereby designated as the early voting location for the August 11, 2026 Primary Election, which shall be held for seven (7) consecutive days prior to that Primary Election, beginning eight (8) days before the Primary Election and ending two (2) days prior to that Primary Election as prescribed by State statute; that is, August 3, 2026 to August 9, 2026, inclusive, as requested by the registrars of voters of the City of Middletown, Connecticut.

- B. Approving that, relative to the November 3, 2026 General Election, given the statutory mandates for in-person early voting as guaranteed by the Connecticut Constitution, and given the specific location and process provisions for in-person early voting as codified in Public Act 23-5, as subsequently amended by Public Act 23-204, the Common Council hereby approves that, since City Hall is the only location in the City of Middletown with established access to the centralized voter registration system (CVRS), and since City Hall also satisfies all other statutory criteria – namely, (1) can be used for the entire early voting period, (2) is accessible to voters with physical disabilities, (3) has parking spaces for handicapped and elderly persons, and (4) has access to secure ballot storage with the municipal clerk, the Common Council approves that the Common Council Chamber in City Hall, 245 DeKoven Drive in Middletown, Connecticut is hereby designated as the early voting location for the November 3, 2026 General Election, which shall be held for 14 consecutive days prior to that General Election, beginning 15 days before the general election and ending two (2) days prior as prescribed by State statute; that is, October 19, 2026 to November 3, 2026, inclusive, as requested by the registrars of voters of the City of Middletown, Connecticut; and that the City of Middletown registrars of voters are hereby authorized to submit this location -- the Common Council Chamber in City Hall, 245 DeKoven Drive in Middletown, Connecticut -- to the Secretary of State for certification as the City of Middletown's designated in-person, early voting location related to the November 3, 2026 General Election, which shall occur during 14 consecutive days prior to this General Election, beginning 15 days before the General Election and ending two (2) days prior, as prescribed by State statute; that is October 19, 2026 to November 1, 2026, inclusive.
- C. Approving that Middletown Police Department and Middletown Fire Department to enter into contract with Flock Safety for the Flock Safety Drone as First Responder (DFR) program is an all-in-one, fully automated air support system that provides rapid responses to enhance the safety of the communities served by their First Responders at a cost of \$50,000.00 (Fifty Thousand Dollars) per year; that the Middletown Police Department and Middletown Fire Department share the annual contract cost, with \$25,000 being paid by each Department; and that Mayor Eugene Nocera is authorized to sign any and all documents for this Flock Safety Drone as First Responder (DFR) program, subject to review and approval as to content and form by the Office of General Counsel.
- D. Approving that the City enter into an Memorandum of Understanding (MOU) with the RiverCOG who will provide administrative services for the grant funded project to design a multi-use trail from Mile Lane to the Arrigoni Bridge; and that the Mayor is hereby authorized to sign the MOU and any and all documents necessary to effectuate the completion of the project, including any amendments thereto, following review and approval as to content and form by the Office of the General Counsel.
- E. Approving that: (1) the acquisition by the City of Middletown of real property located at Ridgewood Road (Map/Lot 10-0028), a 34.332 acre parcel of real property to be designated as open space, and (2) a Temporary Construction Easement over the roadway extension of Talia's Trail for the purpose of allowing the City to protect the public interest by ensuring completion of required subdivision improvements; and that the Mayor is authorized to sign the *Purchase and Sale Agreement*, the *Temporary Construction Easement*, and any and all documents and/or agreements that may be necessary to effectuate the aforementioned acceptance of the open space parcel and temporary construction easement, including any amendments thereto, following review and approval as to content and form by the Office of the General Counsel.

- F. ORDINANCE: Approving various amendments to Chapter 150 ("Enterprise Zone") of the *Code of Ordinances of the City of Middletown*, including creating a Community Enterprise Zone Board.
- G. Approving a waiver of the formal bidding requirements for the purchase of prefabricated restroom facilities due to the specialized concrete construction offered exclusively by United Concrete; and that the City of Middletown is hereby authorized to purchase prefabricated concrete restroom facilities from United Concrete for installation at Smith Park, Butternut Hollow, and any future municipal locations deemed necessary by the appropriate City department.
- H. Approving and authorizing the Board of Education to commission the architectural study and drawings needed to establish the cost of the roof replacement at Spencer Elementary School.
- I. Approving and authorizing the Board of Education to commission the architectural study and drawings needed to establish the cost of the roof replacement at Wesley Elementary School.
- J. Approving and authorizing Mayor Eugene Nocera to sign and submit an amended application to the State of Connecticut requesting an additional \$100,000 from the Local Capital Projects Improvement Program (LoCIP) funds for the full renovation cost of the work to 169 Cross Street; and that the current line item "City Roof Replacement & Repairs" in the Capital Improvement Plan be amended to reflect the additional \$100,000, increasing the approved amount from \$180,000 to \$280,000.
- K. Approving and authorizing Mayor Eugene Nocera to sign and submit an amended Local Improvement Project (LoCIP) application to the State of Connecticut, requesting that the project amount for purchase of the modular training building be reduced from \$150,000 to \$50,000; and that the current line item "MFD Modular Training Bldg." in the Capital Improvement Plan, be amended, reducing the committed LoCIP amount from \$150,000 to \$50,000.
- L. Approving that Mayor Eugene Nocera is authorized to sign all documents necessary to enter into a contract with Murphy Road Recycling LLC and to provide such additional information as may be required, to execute such other documents as may be required, to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative of City of Middletown; subject to review and approval by the office of General Counsel as to form and content in accordance with the following terms: a contract with Murphy Road Recycling LLC for the receipt of municipal solid waste at their facility on Industrial Park Road a rate of \$115/ton for a period of three (3) years.

14. Mayor's Appointments

15. Adjournment