



COMMON COUNCIL

REGULAR MEETING

**MONDAY, APRIL 6, 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 467 8443

Password: Middletown

or

Dial 408-418-9388

Access Code: Event # 2333 467 8443

*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. Minutes

- A. Common Council Special Meeting (Questions to Directors), dated December 1, 2025 at 6:00 PM
- B. Common Council Regular Meeting, dated December 1, 2025, at 7:00 PM
- C. Common Council Regular Meeting, dated March 2, 2026 at 7:00 PM

4. Public Hearing – Opens

- A. **Proposed Lease Agreements: Mayor requests Council Clerk to read legal notice for proposed lease agreements**
 - i. Approving that Resolution No. 01-26, approved February 2, 2026, involving “The Refuge” and its lease agreement for 1,000 sq. ft. of rentable space at the R.M. Keating Historical Enterprise

Park, 180 Johnson Street is amended as to the term of the lease, associated rental fees, and fiscal impact.

- ii. Approving a 5-year lease agreement with an option for one (1) additional 5 year term with the Wild Rose Studios LLC for 540 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

5. Appropriations: Mayor requests Council Clerk to read appropriation requests and the Certificate of Director of Finance & Revenue Services – NONE

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

- A. City Clerk's Certificate
- B. Monthly Report -- Finance Department: Transfer Report FY 2025-2026 to March 23, 2026
- C. Appropriation Report -- FY 2025-2026
- D. LoCIP Report: Finance Department – **NO REPORT**
- E. Human Resources Division: Vacancy Report, dated March 23, 2026
- F. Technology Services: Acct. No 2135-03500-59200-0000-00000-2026; local grant to expand Middletown Community Wi-Fi; \$130,000
- G. Public Works: Acct. No. 3526-22000-59200-0220-35147; local grant from Eversource as payment in lieu of permanent resurfacing and restoration: \$5,000
- H. Board of Education: Acct. No. 2450-33000-59405-x-03025; miscellaneous grants: \$2,108,553.46
- I. Board of Education Cafeteria/Food Services: Acct. No. 2450-33000-52183-x-x; food services grant: \$278,937.12
- J. Health: Acct. No. 2460-31000-57030-0000-03335-0000-000; local grant for Kids Health & Safety Day event (donor - Renewal by Anderson): \$500
- K. Fire: Acct. No. 2180-50000-59014-0500-03095; local grant to purchase smoke detectors (donor – Liberty Bank): \$3,000
- L. Public Works -- Emergency Purchase Order, dated January 6, 2026, for engineering, consulting, project scoping, and cost estimating services associated with repairs to dam and associated spillway on West Lake Dam: \$78,100
- M. Police: Acct. No. 3085-18000-59200-xs-x-2026; State grant overtime grant from Connecticut Department of Transportation: \$19,854.81

7. Reports to the Common Council

- A. Land Use Department
- B. Baker Tilly Compensation Study
- C. America 250 Project
- D. Route 9
- E. Russell Library/City Hall Feasibility Study Committee
- F. Riverfront Master Plan and Arcade

8. Payment of all City bills when properly approved**9. Resolutions, Ordinances, etc.****A. Motion to Amend Something Previously Approved**

Amending Resolution No. 01-26, approved February 2, 2026:

Approving that Resolution No. 01-26, approved February 2, 2026, involving "The Refuge" and its lease agreement for 1,000 sq. ft. of rentable space at the R.M. Keating Historical Enterprise Park, 180 Johnson Street is amended as to the term of the lease, associated rental fees, and fiscal impact so that, as amended, this resolution now reads:

Approving a 5-year lease agreement with an option for one (1) additional 5 year term 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.

FINANCIAL IMPACT: *The lease will generate a minimum of \$~~16,963.69~~ 20,356.43 over the term of the lease.*

- B. Approving that, pursuant to C.G.S. § 13a-48, the Common Council accepts the dedication of the real property known as Jack English Drive (Map/Lot 27-0320) as a public highway, and authorizes the City of Middletown to acquire such property in the name of the City of Middletown from Cocomo II, LLC for such purpose, in exchange for the City retaining \$145,000 of the \$250,000 cash bond, which sum represents the agreed upon amount needed for the City to complete the public improvements, and the Planning and Zoning Commission's (1) return \$60,000 of the Planning and Zoning Commission's cash bond, plus all accrued interest to date to the Owner in recognition of work already performed, and (2) retention of \$10,000 of the Planning and Zoning Commission's bond and \$35,000 of the Water and Sewer Department's bond to be released to Owner once the Owner has provided proof to the City of Middletown that the Owner has entered into a contract with the 11 private homeowners on Jack English Drive to pay a fee to them in lieu of paving their driveways, together with an attestation from the homeowners that such fee was actually paid to them; and that the Common Council authorizes and approves the Mayor to sign the Purchase and Sale Agreement, and any and all documents and/or agreements necessary to effectuate the aforementioned acceptance of Jack English Drive as a public highway and the transfer of ownership of the private roadway known as Jack English Drive to the City of Middletown, following review and approval as to content and form by the Office of the General Counsel.

- C. Approving that: (1) pursuant to C.G.S. § 13a-49, the Common Council approves the discontinuance of the right of way on the corner of Russell Street and Farm Hill Road as such Property is more specifically shown on the attached survey map as "Limited Property / Right Of Way Survey" prepared by Land Resource Consultants Engineering & Surveying, LLC, dated 1/16/2026 and (2) the Common Council authorizes and approves the Office of the General Counsel to issue written notice to the abutters of the discontinued property, and to record a notice of discontinuance on the land records of the City of Middletown; and that the Mayor is authorized to sign all documents and/or agreements necessary to effectuate the aforementioned discontinuance of the Property following review and approval as to content and form by the Office of the General Counsel.
- D. Approving that the Mayor is authorized to enter into a five-year *License to Access City Property* with Middletown United Fathers, Inc. for the use of a portion of the City-owned property located at Long Hill Road, Map 27, Lot 0117, for the continued operation of a nonprofit community garden and related educational and charitable activities as described in the License Agreement; and that the Mayor is hereby authorized to sign the *License to Access City Property* agreement with Middletown United Fathers, Inc., following review and approval as to content and form by the Office of the General Counsel.
- E. Approving a 5-year lease agreement with an option for one (1) additional 5 year term with the Wild Rose Studios LLC for 540 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 that the Police Department Private Duty fee schedule be increased to the following, effective upon approval:
- Non- Profit Hourly Private Duty Rate -- increase from \$76.50/hr. (no cruiser) and \$89.50/hr. (with cruiser) to \$112.50/hr.; and
 - Private Contractors and City Agencies: Hourly Private Duty Rate -- increase from \$93.00/hr. (with cruiser) to \$125.00/hr. (with cruiser)
- G. Approving the contract with AI Engineers in the amount of \$182,990.00 for engineering services associated with the Mill Street and Russell Street pipe bridges repair or replacement in an effort to eliminate work delays waiving the requirement for Common Council approval on future amendments to this contract that fall within the general scope of work and when there are available funds from the Water and Sewer budgets to cover the additional costs and authorizing the Mayor to sign the contract subject to review and approval by the Office of General Counsel as to content and form.
- H. Approving that the City of Middletown proudly accepts the position of Host Community for Middletown PrideFEST; that the Common Council requests 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 participants; and that the costs and fees, including personnel and subsidiary expenses for the *Showmobile* shall be waived.

10. Mayor's Appointments

11. Adjournment