



CITY OF BEACON, NEW YORK
COURTROOM
1 MUNICIPAL PLAZA, BEACON,
NY 12508 AND LIVE VIA ZOOM

Mayor Lee Kyriacou
Councilmember Amber J. Grant, At Large
Councilmember George Mansfield, At Large
Councilmember Terry Nelson, Ward 1
Councilmember Air Rhodes, Ward 2
Councilmember Jodi M. McCredo, Ward 3
Councilmember Dan Aymar-Blair, Ward 4
City Administrator Chris White

**October 4, 2021
7:00 PM
City Council Agenda**

Call to Order

Pledge of Allegiance

Roll Call

[City Attorney Discussion of Good Cause Eviction Local Law](#)

Public Comment:

[Notice of Meeting Location October 4, 2021](#)

Presentation

[Presentation of the Proposed 2022 City of Beacon Budget](#)

Reports: City Council and City Administrator

Local Laws and Resolutions:

1. [Resolution No. 131 of 2021 Approving the Appointment of Andi Driza to the Position of Motor Equipment Operator](#)
2. [Resolution No. 132 of 2021 Approving the Appointment of Montos Vakirtzis to the Zoning Board of Appeals](#)
3. [Resolution No. 133 of 2021 Certifying Base Percentages and Proportions for the 2021 Assessment Roll Pursuant to Article 19 of the Real Property Tax Law](#)

Approval of Minutes

[City Council Meeting Minutes September 20, 2021](#)

2nd Opportunity for Public Comments:

Adjournment:

City of Beacon City Council Agenda
10/04/2021

Title:

City Attorney Discussion of Good Cause Eviction Local Law

ATTACHMENTS

Memorandum from the City Attorney's Office Regarding the Housing and Stability and Tenant Protection Act of 2019

Memorandum from the City Attorney's Office Regarding Good Cause Eviction

MEMORANDUM

TO: Mayor Lee Kyriacou and Members of the City of Beacon City Council

FROM: Keane & Beane, P.C.

RE: Housing Stability and Tenant Protection Act of 2019

DATE: October 1, 2021

As a followup to the City Council's discussion on September 27, 2021 regarding the Good Cause Eviction Law and tenant protections regarding eviction, the following list is a non-exclusive list of the Tenant Eviction Protections available under the Housing Stability and Tenant Protection Act of 2019 ("HSTPA"). The law should be read for more specific details and there are a number of articles on the internet that more fully describe the HSTPA. The NYS Bar Association published a three part article explaining the HSTPA, which can be accessed here (note this link connects to Part 3 and contains a link to the other two parts): [NYSBA HSTPA Article](#)

As our limited summary is being made available as a public document, we note the memo is offered only for informational purposes and not as legal advice. Individuals with specific questions as to how this applies to their particular situation should consult an attorney. Our summary is as follows:

- A Tenant/occupant can obtain a discretionary stay for an eviction warrant for up to 1 year (previously 6 months). NY Real Property Actions and Proceeding Law ("RPAPL") §753. In exercising its discretion to stay an eviction, the courts may now consider a number of factors, including health, exacerbation of an ongoing condition, a child's enrollment in school, and any other extenuating circumstance affecting the ability of the applicant or the applicant's family to relocate and maintain quality of life. In determining whether to grant the stay or in setting the length or other terms of the stay, a court is also required to consider any substantial hardship the stay might impose on the landlord and must condition the stay upon rent that becomes due during the stay being paid (payment can be in installments).
- Notice for Eviction Proceedings has been extended to 14 days written notice (previously 3 days) for the collection of rent or possession prior to commencing a summary proceeding and such demand must be in writing and cannot be verbal. NY RPAPL §749.
- Notice of a Petition for Eviction and Petition for Eviction must be served at least 10 days before the court date. NY RPAPL §§732 and 733.

- If rent is paid in full before the court date, the Landlord must accept the payment and the Tenant may remain in possession under the Lease. NY RPAPL §761.
- Tenant can adjourn an Eviction Proceeding for 14 days if the facts are in dispute requiring a trial. NY RPAPL §745.
- Warrant of Eviction must be delivered 14 days prior to any Eviction. NY RPAPL §749.
- If the Tenant pays the Court the full amount owed before the Warrant is executed, the Warrant is vacated. NY RPAPL §749.
- Landlords must limit application fees to \$20.00 and if the Tenant provides a background check or credit check conducted within the past 30 days the fee must be waived. NY Real Property Law ("RPL") §238-a.
- Landlords cannot charge late fees for rent unless the rent is more than 5 days overdue. (Applicable to leases after enactment). NY RPL §238-a.
- Late fees for any lease cannot exceed \$50.00 or 5% of the monthly rent whichever is less. NY RPL §238-a.
- A security deposit cannot exceed 1 month's rent, and no additional security deposit may be obtained for pets or move in expenses. NY GOL § 7-108(1-a).
- A Landlord cannot refuse to rent or offer a lease to a potential tenant on the basis that they have been involved in past or are involved in pending landlord-tenant actions. NY General Obligations Law ("GOL") § 7-108(1-a)(a). NY RPL §227-f.
- If a Tenant vacates before the end of the lease term, the Landlord cannot seek to collect the remainder of the lease unless they can demonstrate a good faith effort to rent the premises at fair market value or the rate agreed upon during the prior tenancy, whichever is lower. NY RPL §227-e.
- A Landlord must provide the Tenant within 14 days of vacating the premises an itemized statement indicating the basis for the amount of the deposit retained and shall return any remaining portion of the deposit to the Tenant. If a Landlord fails to provide the statement and remainder of any deposit within 14 days, the Landlord forfeits any right to retain any portion of the deposit. NY GOL §7-108(1-a).
- Landlord must provide at least 30-days-notice of any increase of rent by 5% or more or if they do not intend to renew the tenancy. NY RPL §§226-c and 232-b.

- A Landlord cannot serve a notice to quit or eviction proceeding notice against a Tenant that has make a good faith complaint about the warranty of habitability, duty to repair or other law to the Landlord. NY RPL §223-b.
- A Landlord that evicts or attempts to evict a Tenant who has occupied the unit for more than 1 month without a Warrant of Eviction or Court Order is subject to a Class A Misdemeanor and up to \$1,000-\$10,000 for each violation. NY RPAPL §768.

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MEMORANDUM

**TO: Mayor Lee Kyriacou and Members of the City Council
of the City of Beacon**

FROM: Keane & Beane, P.C.

RE: Good Cause Eviction Local Law

DATE: October 1, 2021

Prior to the Council's September 27th Workshop, our office provided the Council with an attorney client privileged and not subject to FOIL memorandum regarding legal issues that have been raised concerning the ability of a municipality to adopt a Good Cause Eviction Local Law. At the advice of the City Attorney, the City Council tabled public discussion of this proposed law in order to get advice of counsel during Executive Session. The Council requested we prepare this memorandum that can be distributed to the public, explaining these concerns.

Members of City Council expressed an interest in adopting a Good Cause Eviction Local Law for Beacon similar to those adopted in Albany and Hudson. However, after reviewing the Good Cause Eviction Local Laws adopted, speaking with municipal attorneys and officials at the NYS Conference of Mayors, and researching the authority granted to municipalities to adopt such legislation, it is our opinion that the City does not have the authority to enact a Good Cause Eviction Local Law and would be subject to litigation if adopted. Those reasons are explained in more detail below but can best be summarized as stating the State Legislature has preempted the ability of a municipality to regulate the Landlord/Tenant relationship in this manner. The State Legislature has adopted a statewide regulatory scheme which courts have interpreted prevent a municipality from enacting its own Landlord/Tenant statute. If this were permitted, then each municipality in the State could have its own unique regulatory scheme, some that might protect tenants and others that might grant more rights to landlords. Courts have held that is not permitted.

In response to the desire to enact additional tenant protections for tenants, our office has begun researching other avenues available to the City to enact additional tenant protections and other programs that inform tenants of the existing protections available. Persons interested in the Good Cause Eviction Law can reach out to their State Legislators and voice their opinion regarding the Good Cause Eviction Law proposed as Bill Number S3082/A5573.

General Rule Regarding Preemption

The laws of New York State, including the Municipal Home Rule Law and the New York State Constitution grant the City the authority to adopt laws regarding its jurisdiction provided that they are not preempted by the Constitution or State statute. Both the State and local governments may regulate the same subject matter, however, local laws that (i) permit conduct prohibited by the State; (ii) prohibit conduct permitted by the State; or **(iii) impose restrictions on rights granted by the State are held to be inconsistent with State law and are therefore preempted.**

Zorn v. Howe, 276 A.D.2d 51, 55, 716 N.Y.S.2d 128, 131 (3d Dep't 2000).

(quoting NY Const, Art IX, § 2[c][i], [ii] and Municipal Home Rule Law § 10[1][i], [ii])(emphasis added).

Existing State Law Regulating the Landlord/Tenant Relationship

The State regulates the Landlord/Tenant relationship regarding eviction proceedings pursuant to the NYS Real Property Actions and Proceedings Law ("RPAPL"). A Good Cause Eviction Law would restrict a property owner's right to bring a summary proceeding to recover property pursuant to the RPAPL by requiring property owners to first establish one of the enumerated causes in the Good Cause Eviction Law before proceeding with a summary proceeding to evict their tenant. This preliminary requirement would directly conflict with a property owner's right to bring a summary proceeding in accordance with Article 7 of the RPAPL, which outlines the procedure a property owner must follow in order to evict a tenant to recover their property, as granted by the State. **Therefore, a local law requiring good cause be shown prior to the commencement of an eviction proceeding is inconsistent with State law and is preempted because it imposes restrictions on the rights granted by the State to property owners to recover property.**

Discussion of Court Cases Regarding State Preemption of the Landlord/Tenant Relationship

Courts have determined that the RPAPL Article 7 procedure that governs eviction proceedings is a general State statute that cannot be supplanted by a more stringent local law. Municipal Home Rule Law §10 (1) explicitly provides that a local government has the power to adopt local laws not inconsistent with the provisions of the constitution or not inconsistent with any general law. An attempt to modify the operation of summary proceedings to recover property is an interference with the remedies and procedure provided by the Legislature for the entire state. *Gennis v. Milano*, 135 Misc. 209, 211, 237 N.Y.S. 432, 434 (1st Dep't 1929); *see also Tartaglia v. McLaughlin*, 190 Misc. 266, 77 N.Y.S.2d 31 (Civil Practice Act Article 83, predecessor to RPAPL Article 7, is a general State statute applicable to the civil practice in all courts and the "organization of courts and the procedure to be followed therein are matters exclusively of state concern." *Tartaglia v. McLaughlin*, 190 Misc. 266, 77

N.Y.S.2d 31 (Sup. Ct. Kings Cty. 1947), *aff'd* 273 App. Div. 821, 76 N.Y.S.2d 305 (2d Dep't 1948), *rev'd on other grounds* 297 N.Y. 419 (1948)).¹

The *Tartaglia* and *Gennis* cases offer insight as to how the Courts would review a Good Cause Eviction Law and consider whether the adoption of such Local Law is preempted by State statute. In *Tartaglia*, New York City enacted a local law, during an emergency housing shortage, imposing restrictions on evictions from apartments by requiring that the Temporary City Housing Rent Commission first issue a certificate attesting to the existence of one or more grounds for eviction before evicting a tenant. The Court determined that the local law had the effect of abrogating State law by imposing restrictions upon the rights of landlords to bring actions in the courts to recover possession of dwelling space. The local law in *Tartaglia* is very similar to a Good Cause Eviction Local Law, as it imposed a preliminary requirement to establish grounds for eviction before commencing a summary proceeding in court. Based upon the fact that the court in *Tartaglia* struck down a similar local law enacted during an emergency housing shortage it is unlikely that a court would uphold a Good Cause Eviction Local Law.

In *Gennis*, New York City enacted a local law that amended the Civil Practice Act regarding summary proceedings to abolish the right of landlords to recover possession of premises because of the expiration of a tenant's term except in a few limited instances. The First Department overturned the local law and held that "the attempt to change the operation of 'summary proceedings' (Civil Practice Act, §§1410-1447) is an interference with the remedies and procedures provided by the Legislature for the entire State ... [and] legislation of this type here under consideration has been expressly cited by the Court of Appeals as an example of matters of exclusively state concern..." The local law adopted in *Gennis* is practically interchangeable with a Good Cause Eviction Law. Like a Good Cause Eviction Law, it would prevent landlords from evicting tenants after the expiration of a tenant's term unless certain prerequisites were met. Based upon the court's treatment of the local law in *Gennis*, it is reasonable to expect that a court would find that a Good Cause Eviction Local Law is preempted due to its interference with the operation of summary proceedings.

In considering the validity of a Good Cause Eviction Law, we discussed the potential legal issues with other municipal attorneys and the NYS Conference of Mayors ("NYCOM"). There was a general recognition of the preemption issue. Those parties that believed a Good Cause Eviction Law would withstand a preemption challenge advocated that the Good Cause Eviction Law would *supplement* the existing RPAPL procedure by further limiting the grounds upon which a property owner can bring an eviction summary proceeding.

¹ The Court of Appeals reversed the underlying order regarding the summary proceeding for eviction because the State subsequently adopted legislation legalizing the local laws adopted by New York City regarding the emergency housing requirement to obtain a certificate from the Temporary City Housing Rent Commission.

Arguments that the Good Cause Eviction Law supplements RPAPL §711 by further limiting the grounds on which a landlord can bring a special eviction proceeding by requiring the presence of additional elements before a tenant can be removed is directly in conflict with Article IX, § 2[c][i] and [ii] of the Constitution and Municipal Home Rule Law § 10[1][i] and [ii]). Restrictions on rights granted by the State are held to be inconsistent with State law and are therefore preempted. *Zorn*, 276 A.D.2d at 55. The legislative history does not expressly state that the State Legislature intended to occupy the entire field thereby preempting the adoption of any local laws supplementing the State eviction laws, as cited in *Zorn*. However, the courts have held that the statutory eviction procedure grants property owners the right to bring an eviction proceeding as outlined in Article 7 and any preliminary requirement is preempted because it imposes restrictions upon the rights of property owners granted by the State.

A Good Cause Eviction Law would not supplement the existing RPAPL as was the case in *Zorn*, but would instead place additional restrictions on the procedure available to landowners to commence summary proceedings. In *Zorn*, the City of Ithaca enacted a local law which **expanded** RPAPL §715, which allows a landlord to evict a tenant on the grounds that the tenant is using the property to operate an illegal brothel, to include drug use and possession. The Third Department, in *Zorn*, distinguished the Ithaca local law from the New York City local law adopted in *Tartaglia*, and upheld the Ithaca local law authorizing evictions on the basis of illegal drug use on the property. **“In sharp distinction [of *Tartaglia*], the ordinance at issue here places no impediment upon landowners’ free access to the courts or to the remedies provide in the RPAPL. Rather, it merely supplements the State statutory scheme by providing an additional ground for eviction.”** *Id.* at 131 (emphasis added). In contrast to a Good Cause Eviction Law, the Ithaca local law in *Zorn* did not restrict the rights afforded to landlords by the RPAPL.

Conclusion

In conclusion, based on this analysis, a Good Cause Eviction Law “place[s] an impediment upon landowner’s free access to the courts or to the remedies provided in the RPAPL” as it does not *supplement* the RPAPL by providing additional grounds for eviction (as set forth in the *Zorn* case), but rather, it *limits* the rights granted to landowners in commencing a summary proceeding to recover real property (as set forth in the *Tartaglia* and *Gennis* cases).

Nothing in the City of Beacon’s Charter, Municipal Home Rule Law, Constitution or any other State statute permits the City to enact a local law that preempts RPAPL Article 7. For the reasons outlined above, it is our opinion that the enactment of a Good Cause Eviction Law by the City would be preempted by State statute and

overturned. We understand that Council Members are eager to obtain additional protections for tenants and recommend that any persons interested in the Good Cause Eviction Law encourage adoption of a Good Cause Eviction Law at the State level by State Representatives. The State Legislature is currently reviewing the Good Cause Eviction Bill Number S3082/A5573, in judiciary committee, which would prohibit evictions without good cause for housing accommodations with more than four units if adopted. As requested, we will continue to work with the Council to identify ways the City can further protect Tenant's rights.

ecc: City Administrator Chris White

City of Beacon City Council Agenda
10/04/2021

Title:

Notice of Meeting Location October 4, 2021

ATTACHMENTS

[Notice of Meeting Location October 4, 2021](#)



NOTICE OF PUBLIC MEETING LOCATION

PLEASE TAKE NOTICE that the City of Beacon City Council will be holding the City Council Meeting of October 4, 2021 in the Courtroom at 1 Municipal Plaza, Beacon, NY 12508. The meeting will simultaneously be streamed via Zoom. The public can attend and comment in the Courtroom, or via Zoom at

<https://us02web.zoom.us/j/86344901388?pwd=azIzWmxyUkRTd1JDd2Y1dm9rWkNldz09>

Webinar ID: 863 4490 1388 Passcode: 463449. To the extent internet access is not available, the public can attend and comment via telephone by dialing + 1 929 205 6099 and entering the Webinar ID: 863 4490 1388 Passcode: 463449.

PLEASE TAKE FURTHER NOTICE, that the City Council Meeting of October 4, 2021 at 7:00 pm can be accessed live at <https://www.youtube.com/channel/UCvPpigGwZDeR7WYmw-SuDxg>

City of Beacon City Council Agenda
10/04/2021

Title:

Presentation of the Proposed 2022 City of Beacon Budget

ATTACHMENTS

City of Beacon City Council Agenda
10/04/2021

Title:

Resolution No. 131 of 2021 Approving the Appointment of Andi Driza to the Position of Motor Equipment Operator

ATTACHMENTS

[Resolution No. 131 of 2021 Approving the Appointment of Andi Driza to the Position of Motor Equipment Operator](#)



CITY OF BEACON
CITY COUNCIL
RESOLUTION NO. 131 OF 2021

**RESOLUTION APPROVING THE APPOINTMENT OF ANDI DRIZA TO THE POSITION OF
 MOTOR EQUIPMENT OPERATOR**

WHEREAS, there is currently a vacancy for the position of Motor Equipment Operator in the City of Beacon Highway Department; and

WHEREAS, after an application and interview process, the Superintendent of Streets has recommended appointing Andi Driza, a qualified candidate for the position.

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves the appointment of Andi Driza to the position of Motor Equipment Operator with a start date of October 18, 2021.

Resolution No. <u>131</u> of 2021			Date: <u>October 4, 2021</u>				
Amendments						2/3 Required	
☐ Not on roll call.			On roll call			☐ 3/4 Required	
☐ Motion	Second	Council Member	☐ Yes	No	Abstain	☐ Reason	Absent
		Terry Nelson					
		Jodi McCredo					
		George Mansfield					
		Amber Grant					
		Air Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
		Motion Carried					

City of Beacon City Council Agenda
10/04/2021

Title:

Resolution No. 132 of 2021 Approving the Appointment of Montos Vakirtzis to the Zoning Board of Appeals

ATTACHMENTS

[Resolution No. 132 of 2021 Approving the Appointment of Montos Vakirtzis to the Zoning Board of Appeals](#)



**CITY OF BEACON
CITY COUNCIL**

RESOLUTION NO. 132 OF 2021

**RESOLUTION APPROVING THE APPOINTMENT OF MONTOS VAKIRTZIS TO THE
ZONING BOARD OF APPEALS**

BE IT RESOLVED THAT, the Mayor hereby appoints, with the consent of the City Council, Montos Vakirtzis to the Zoning Board of Appeals to complete a vacated term set to expire on December 31, 2021.

Resolution No. <u>132</u> of 2021			Date: <u>October 4, 2021</u>				
☐ Amendments			☐ On roll call			☐ 2/3 Required	
☐ Not on roll call.						☐ 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Terry Nelson					
		Jodi McCredo					
		George Mansfield					
		Amber Grant					
		Air Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
Motion Carried							

City of Beacon City Council Agenda
10/04/2021

Title:

Resolution No. 133 of 2021 Certifying Base Percentages and Proportions for the 2021 Assessment Roll Pursuant to Article 19 of the Real Property Tax Law

ATTACHMENTS

[Resolution to Certify Base Percentages and Proportions for the 2021 Assessment Roll Pursuant to Article 19 of the Real Property Tax Law](#)



CITY OF BEACON

CITY COUNCIL

RESOLUTION NO. 133 OF 2021

**RESOLUTION TO CERTIFY BASE PERCENTAGES AND PROPORTIONS
FOR THE 2021 ASSESSMENT ROLL PURSUANT TO ARTICLE 19
OF THE REAL PROPERTY TAX LAW**

BE IT RESOLVED; that pursuant to Article 19 of the Real Property Tax Law, the City Council hereby approves and certifies the “Base Percentages, Current Percentages and Current Base Proportions” as set forth in the attached certification form (RP-6701) entitled “Certificate of Base Percentages, Current Percentages and Current Base Proportions Pursuant to Article 19, RPTL” for the levy of taxes on the 2021 City of Beacon assessment roll; and

BE IT FURTHER RESOLVED; that pursuant to Article 19 of the Real Property Tax Law, the City Council hereby approves and certifies the “Adjusted Base Proportions” as set forth in the attached certification form (RP-6703) entitled “Certificate of Adjusted Base Proportions Pursuant to Article 19, RPTL” for the levy of taxes on the 2021 City of Beacon assessment roll; and

BE IT FURTHER RESOLVED, that pursuant to Article 19 of the Real Property Tax Law, the City Council hereby adopts and establishes the Adjusted Base Proportions for the 2021 City of Beacon Assessment Roll as **69.10766%** for Homestead parcels and **30.89234%** for Non-homestead parcels, which are to be used for real property tax purposes; and

BE IT FURTHER RESOLVED, that the City Council hereby authorizes and directs the City Clerk to sign the attached certification forms (Form RP-6701 and Form RP-6703) and deliver same to the New York State Department of Taxation and Finance, Office of Real Property Tax Services.

Resolution No. 133 of 2021			Date: <u>October 4, 2021</u>				
☐ Amendments						☐ 2/3 Required	
☐ Not on roll call.			☐ On roll call			☐ 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Terry Nelson					
		Jodi McCredo					
		George Mansfield					
		Amber Grant					
		Air Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
		Motion Carried					

City of Beacon City Council Agenda
10/04/2021

Title:

City Council Meeting Minutes September 20, 2021

ATTACHMENTS

[City Council Meeting Minutes September 20, 2021](#)

Regular Meeting

These minutes are for the regular meeting of the Beacon City Council. Due to COVID-19 the City Council Meeting was held through video conference and in the Courtroom at 1 Municipal Plaza, Beacon NY 12508. The public was able to attend in-person or through video or telephone and were made aware via the City of Beacon website, beaconny.gov. The video recording of this meeting can be found at <https://vimeo.com/610353874>. Please take notice that the full transcript of this meeting is available upon request at City Hall Suite 1, 1 Municipal Plaza, Beacon NY 12508, or by calling 845 838 5010, or by emailing cityofbeacon@beaconny.gov.

Councilmembers Present

Councilmember Amber Grant, At Large
Councilmember Terry Nelson, Ward One
Councilmember Air Rhodes, Ward Two
Councilmember Jodi McCredo,
Ward Three
Councilmember Dan Aymar-Blair,
Ward Four
Lee Kyriacou, Mayor

Councilmembers Absent

Councilmember George Mansfield, At Large

Also Present:

Chris White, City Administrator
Drew Gamils, City Attorney

Community Segment

Presentation by Jodi Miller, Executive Director of the Dutchess County Commission on Human Rights

Public Hearing

Public Hearing to Consider an Amendment of the Official Map to Remove, Abandon and Discontinue the Unimproved Paper Streets Known as Morse Street, Ryans Avenue and Be Vier Avenue

- Motion to open the Public Hearing by Councilmember McCredo
- Second by Councilmember Grant
- Motion passes 6 – 0

- Motion to Adjourn the Public Hearing until October 18th by Councilmember McCredo
- Second by Councilmember Grant
- Motion passes 6 – 0

Councilmember Rhodes left the meeting after the Public Hearing with an excused absence.

Reports: City Council and City Administrator

Mayoral Certificate of Recognition for the Tioronda Garden Club

Local Laws and Resolutions

1. Resolution No. 126 of 2021 Appointing Affdecrin Vargas as Police Sergeant
 - Motion to pass the resolution by Councilmember Aymar-Blair
 - Second by Councilmember Grant
 - Motion passes 5 - 0
2. Resolution No. 127 of 2021 Ratifying a Memorandum of Agreement Between the City of Beacon and the City of Beacon Firefighters Association, Inc. Local 3490, International Association of Firefighters (IAFF), AFL-CIO (Contract No. 2021-30)
 - Motion to pass the resolution by Councilmember McCredo
 - Second by Councilmember Grant
 - Motion passes 5 - 0
3. Resolution No. 128 of 2021 Authorizing the City of Beacon to Provide to its Professional Fire Department Members the Pension Benefit of Section 384-e of the Retirement and Social Security Law
 - Motion to pass the resolution by Councilmember Nelson
 - Second by Councilmember Aymar-Blair
 - Motion passes 5 - 0
4. Resolution No. 129 of 2021 Authorizing the City Administrator to Sign a Grant Agreement with the Howland Cultural Center
 - Motion to pass the resolution by Councilmember Grant
 - Second by Councilmember Aymar-Blair
 - Motion passes 5 - 0
5. Resolution No. 130 of 2021 Authorizing the City Administrator to Sign a Grant Agreement with the Beacon Historical Society

- Motion to pass the resolution by Councilmember Grant
- Second by Councilmember Aymar-Blair
- Motion passes 5 - 0

Approval of Minutes

City Council Meeting Minutes September 7, 2021

- Motion to approve the Minutes by Councilmember McCredo
- Second by Councilmember Aymar-Blair
- Motion passes 5 – 0

Adjournment

- Motion to adjourn the City Council Meeting by Councilmember McCredo
- Second by Councilmember Grant
- Motion passes 5 – 0