COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508
AND LIVE VIA ZOOM

Mayor Lee Kyriacou
Councilmember Amber Grant, At Large
Councilmember Paloma Wake, At Large
Councilmember Lastar Gorton, Ward 1
Councilmember Zack Smith, Ward 2
Councilmember Sergei Krasikov, Ward 3
Councilmember Carolyn Glauda, Ward 4
City Administrator Ben Swanson

October 19, 2026
7:00 PM
City Council Agenda

Call to Order

Pledge of Allegiance

Roll Call

Presentation of the Proposed 2027 Operating Budget

Proposed 2027 Budget: Highway Department

Proposed 2027 Budget: Water and Sewer Department

Proposed 2027 Budget: Wastewater Treatment Plant

Public Comment

Public Hearings

Public Hearing for a Proposed Local Law Concerning Penalties for Violations of the City's Zoning, Fire Prevention, and Building Codes

Public Hearing for a Proposed Local Law Concerning Short-Term Rentals

Workshop

Certification of Base Proportions for the 2026 Assessment

Settlement of Prospect Realty Syndicate Inc. Tax Certiorari

Settlement of 487 Main Street LLC Tax Certiorari

Appointment of David Murphy to the Position of Mechanical Equipment Operator

Appointment of Mary Timm to the Position of Senior Typist

Authorization for City of Beacon Bond Issuances

Discussion of City of Beacon Flock Automatic License Plate Readers

Reports: Mayor, City Council, and City Administrator

Local Laws and Resolutions

1. Resolution No. 82 - Appointing David Murphy to the Position of Motor Equipment Operator
2. Resolution No. 83 - Appointing Mary Timm to the Position of Senior Typist
3. Resolution No. 84 - Certifying Base Proportions for the 2026 Assessment
4. Resolution No. 85 - Authorizing Settlement of Prospect Realty Syndicate Inc. Tax Certiorari
5. Resolution No. 86 - Authorizing Settlement of 487 Main Street LLC Tax Certiorari
6. Resolution No. 87- Authorizing a Bond Issuance for the Construction of Mount Beacon Water Storage Tank
7. Resolution No. 88 - Authorizing a Bond Issuance for the Purchase of a Track Loader for the Highway Department
8. Resolution No. 89 - Authorizing a Bond Issuance for the Purchase of a Utility Maintenance Truck
9. Resolution No. 90 - Authorizing a Bond Issuance for the Construction of High Lift Pump No. 4
10. Resolution No. 91 - Authorizing a Bond Issuance for the Purchase and Installation of Liquid Waste Screening Equipment at the Wastewater Treatment Plant
11. Resolution No. 92 - Adopting Local Law No. 5 of 2026 Concerning Penalties for Violations of the City's Zoning, Fire Prevention, and Building Codes
12. Resolution No. 93 - Setting a Public Hearing for the 2027 Proposed Budget

Approval of Minutes

1. October 5, 2026 Minutes

Public Comment - Second Opportunity

Executive Session

1. Executive Session: Real Property

Announcement of Next Meeting: November 2, 2026 at 7:00 p.m.

Adjournment

City of Beacon City Council Agenda
10/19/2026

Title:

Proposed 2027 Budget: Highway Department

ATTACHMENTS

Proposed 2027 Budget: Highway Department Slide Deck



2027 Proposed Budget

Michael Manzi

Superintendent of Streets

October 19, 2026

Department Responsibilities



Highway Dept Plowing Roads



Annual Street Milling

Maintain and repair City infrastructure (except water/ sewer)

- Storm basins and stormwater system (MS4 inspections)
- Street lights, signage, garbage receptacles, street trees, benches
- Bridges and culverts

Manage and clean buildings, grounds, and vehicles

- City Hall, Highway Garage, Transfer Station, Memorial Bldg., Visitor Center, WWTP Admin Bldg., Firehouse
- City parks, recreational facilities, and other properties
- Vehicle fleet and equipment

Care for all streets, sidewalks, and parking lots

- 55 Miles of City streets (plowing, milling, paving, street sweeping, pothole/sink hole repairs)
- Public sidewalks, ADA ramps, and parking lots (maintaining, repairing, snow blowing, shoveling)
- Road shoulders (mowing, trimming, tree care)

Oversee sanitation, recycling, and brush/ leaf removal

- Perform sanitation audits, report all replacement carts
- Pick up bagged leaves, grass clippings and brush
- Perform bulk leaf pickup

Support public events and quality-of-life initiatives

Department Staffing

Budgeted for 23 full-time employees (FTEs):

- Superintendent of Streets (1)
- Administrative assistant (1)
- Highway Division staff (12)
- Parks employees (2)
- Transfer Station staff (2)
- Public Buildings workers (2)
- Automotive Mechanics (3)

- The Department is augmented with seasonal parks staff and a part-time worker at the Transfer Station. There are no proposed staffing increases or reductions proposed for 2027.



The Mayor stopping by to show support during a snowstorm.

2026 Accomplishments

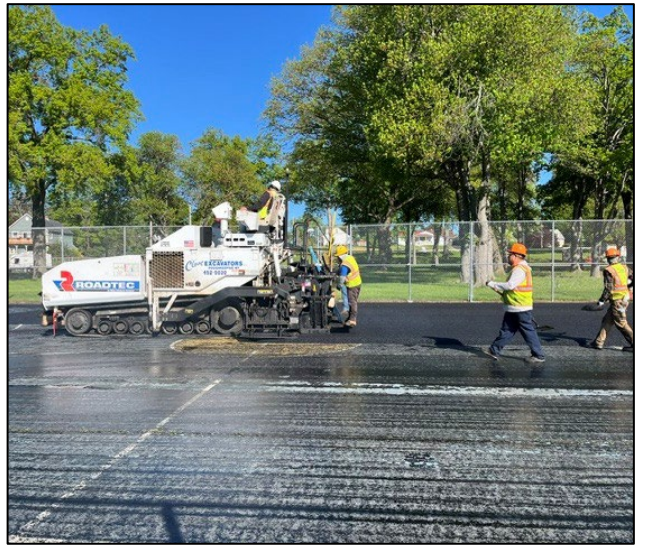
- Mill and Pave of Fishkill Ave
- Renovated women’s locker room in Police Department
- Supported blacktopping of Memorial Park basketball court
- Solar panel install on highway garage
- Resurfaced and restriped Church St. and Cliff St. Lots
- Milling and paving of 13 city streets
- Installed 33 new ADA compliant curb ramps
- Installed new sidewalk on Wolcott Ave from South Ave park to BHA Highrise
- Completion of old file review at Transfer St. (city clerk & HR)



Renovated women's locker room

Other Activities

- Planting of 13 new trees
- Seal coated and restriped highway garage lot
- Renovation of communications for PD
- Renovation of Suite 1 Window Area



Memorial Park Basketball Court

2027 Initiatives

- Milling and Paving of Roads
- Milling, Paving and Restripe of Henry St Lots
- ADA curb ramps
- Deploy salt brine system for Winter 2028
- Memorial Building ADA Entrance (Teller Ave)
- Additional Veteran Banners
- Continued maintenance of city infrastructure



New Front End Loader Purchased Under 2026 Capital



Fishkill Ave Milling Spring 2026

Significant Proposed Budget Changes

Regular Salaries Increases (per 2024 MOA with CSEA)

- Public Buildings- $74k to $78k
- Highway- $1.277 million to $1.353 million
- Park- $167k to $175k

- Snow - Equipment
  - $25,500 increase to purchase two new snowplows

Thank you!



Wolcott Avenue Historic Marker
Refurbished 2025

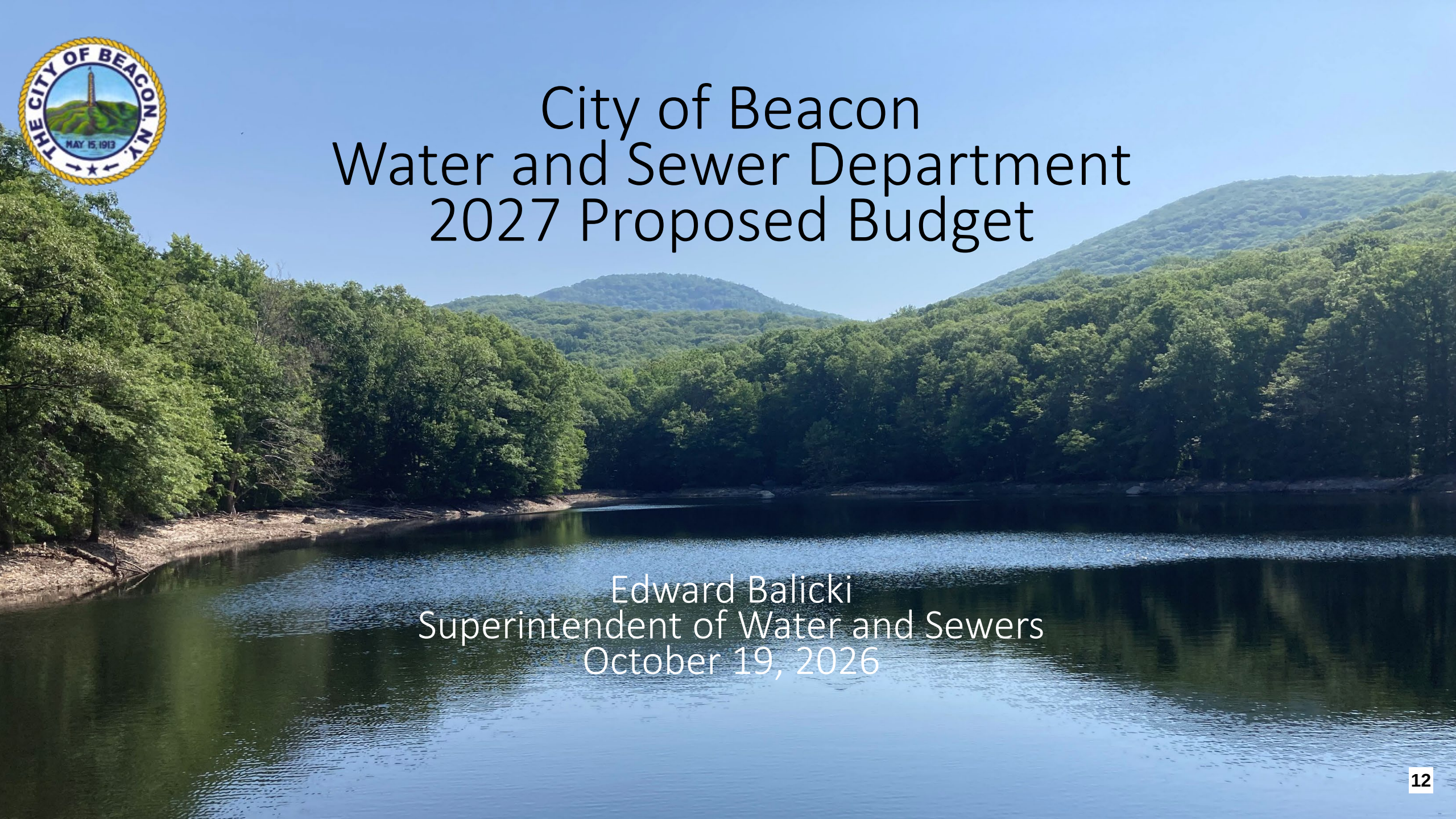
City of Beacon City Council Agenda
10/19/2026

Title:

Proposed 2027 Budget: Water and Sewer Department

ATTACHMENTS

Proposed 2027 Budget: Water and Sewer Department Slide Deck



City of Beacon
Water and Sewer Department
2027 Proposed Budget

Edward Balicki
Superintendent of Water and Sewers
October 19, 2026

Department Responsibilities:



Sanitary Sewer main repair Talbot Ave



Backhoe Repainting and New Doors

Provide safe potable water and maintain critical infrastructure for supply and distribution:

- Water Treatment Plant at 470 Liberty Street
- Three reservoirs (Cargill, Mt. Beacon, and Melzingah), two municipal wells, and three water storage tanks (Fairview, Howland and Mt. Beacon)
- Transmission and distribution piping (55 miles) and Helen Ct. Booster Station
- Fire hydrants (580), water valves (1,500), and water meters (4,500+)
- Manholes (1,300) and easements for water and sewer infrastructure
- Regulatory compliance, including inspections, reporting, and sampling

Maintain infrastructure for collection of wastewater

- Extensive network of sanitary sewer mains (50 miles+)
- Pump stations (5) at West Main St, Fishkill Ave, Monell Place, Church St, and Fairways Lane

Department Staffing:

Water Filtration Plant :

- Superintendent of Water and Sewers (1)
- Chief Water Plant Operator (1)
- Water Plant Operator (1)
- Staffed one shift 7 days/week, 365 days/year

Water and Sewer Staffing (“Road Crew”):

- Working Supervisor (1)
- Heavy Equipment Operators (2)
- Water and Sewer Maintenance Mechanics (2)
- Water and Sewer Maintenance Helpers (4)
- Staffed Monday thru Friday/ Emergency calls
- Seasonal Staff support for Summer projects (2)



Water main repair East Main @ Spring Street



Water main repair 10” transmission main

2026 Accomplishments:

- Completed Drinking Water Well #1 Investigation. Bid for pump replacement is being prepared.
- Awarded $2million for the Melzingah Rehabilitation Project
- Manhole repair at Main Street/ Teller Avenue
- Purchased two new vehicles. Vac Truck and new Operators Truck
- Completed installation of new turbidity meters and controllers



New turbidity meters and controllers



Pumping Test of Well #1

Other Activities:

- Annual cleaning and preparation of City pool (w/ Rec)
- Reinforced stone shoring along Riverfront Park (w/ Rec)
- Annual snow plowing and removal (w/ Highway)
- Annual milling and paving (w/Highway)
- Emergency water main leak repairs
- Hydrant and valve maintenance
- Sanitary sewer maintenance
- Reservoir inspection and maintenance
- US EPA Lead Service Line Inventory (LSL)

Water Conservation Initiatives

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
January	2.388	2.505	2.786	2.583	2.354	2.273	2.11	2.503	2.208	2.214	2.317
February	2.553	2.598	2.667	2.606	2.559	2.302	2.12	2.399	2.23	2.453	2.368
March	2.612	2.611	2.479	2.486	2.521	2.325	2.1	2.278	2.107	2.244	2.32
April	2.544	2.637	2.479	2.536	2.31	2.327	2.19	2.265	2.136	2.204	2.351
May	2.653	2.645	2.405	2.508	2.387	2.343	2.39	2.278	2.255	2.261	2.283
June	2.577	2.654	2.492	2.52	2.356	2.482	2.392	2.402	2.368	2.425	2.337
July	2.667	2.844	2.538	2.616	2.627	2.324	2.35	2.572	2.175	2.386	2.378
August	2.656	2.832	2.519	2.359	2.37	2.295	2.376	2.658	2.115	2.298	2.401
September	2.525	2.809	2.429	2.326	2.363	2.174	2.275	2.268	2.074	2.239	2.312
October	2.547	2.577	2.316	2.218	2.259	2.062	2.317	2.105	1.915	2.143	2.167
November	2.316	2.549	2.346	2.292	2.214	2.043	2.314	2.04	1.965	2.09	2.137
December	2.361	2.657	2.316	2.266	2.1	2.024	2.31	2.107	2.063	2.068	2.253
	2.53325	2.659833	2.481	2.443	2.368333	2.247833	2.270333	2.322917	2.13425	2.252083	2.302

As demonstrated in the 2026 budget presentation from 2015 to 2025, average water distribution declined by 400,000 gallons/day (15% reduction).

****

Conservation is a result of; improved annual leak detection, rehabilitation of reservoirs, and continued modernization of the Water Treatment Plant (including automated valving, new control sensors, best management practices, and fully operational SCADA system with remote site communications)

****

The water saved represents 55 additional days of water based on average flows

2027 Projects and Initiatives

- Construction of new Mt Beacon Water Storage Tank
- Rehabilitation of Melzingah Reservoir Dam (Depending on grant funding award)
- Engineering design of Cargill Reservoir Water Main
- Survey and engineering for Water Main Replacement Projects
- Bi-Annual Safety Inspection of the Reservoirs
- Lead Service Line Inventory Continuation



Melzingah Reservoir Dam



Cargill Reservoir

Significant Proposed Budget Changes

- Regular Salaries: Increase by

  Per contractual obligations in MOA with Union signed August 2025

- Engineering for Bi-Annual Safety Inspections of the Reservoirs

  NYSDEC Compliance Schedule

- Increase in Materials and Supplies to increase overall spare parts inventory.









Thank You,
Questions?

City of Beacon City Council Agenda
10/19/2026

Title:

Proposed 2027 Budget: Wastewater Treatment Plant

ATTACHMENTS

Proposed 2027 Budget: Wastewater Treatment Plant Slide Deck

CITY OF BEACON WWTP

2027 Budget Proposal
October 19, 2026

What we do

Protecting Public Health and the Hudson River- The first responsibility of our wastewater treatment plant is to protect public health. Just as importantly, the work we do every day helps protect the Hudson River and the environment around us. It's work that most residents never see, but it directly contributes to their health, the condition of our river, and the quality of life in Beacon.

- Wastewater Treatment Plant treats an average of ***3.5 million gallons of wastewater every day — more than 1.2 billion gallons each year***.
- Our job is to remove pollutants and return properly treated water to the Hudson River.
- Dedicated staff keeps the plant running, maintains the equipment, monitors treatment performance around the clock 365 days to ensure we're doing the job right**.**

Beacon WWTP Effluent



Hudson River Water



Budget Goals for 2027

The 2027 budget provides a responsible, forward-looking plan to meet regulatory requirements, protect public health, and maintain essential services.

- A key goal for 2027 is to reduce operating costs, and with recent investments in the new dewatering centrifuges and aeration blowers, we are now in our strongest position to do so.
- These upgrades give us the opportunity to lower two of our largest expenses—solids hauling and energy—while continuing to improve efficiency and support our employees.



Pumps systems for Centrifuges



Centrifuges



Aeration Blowers

WWTP Staffing

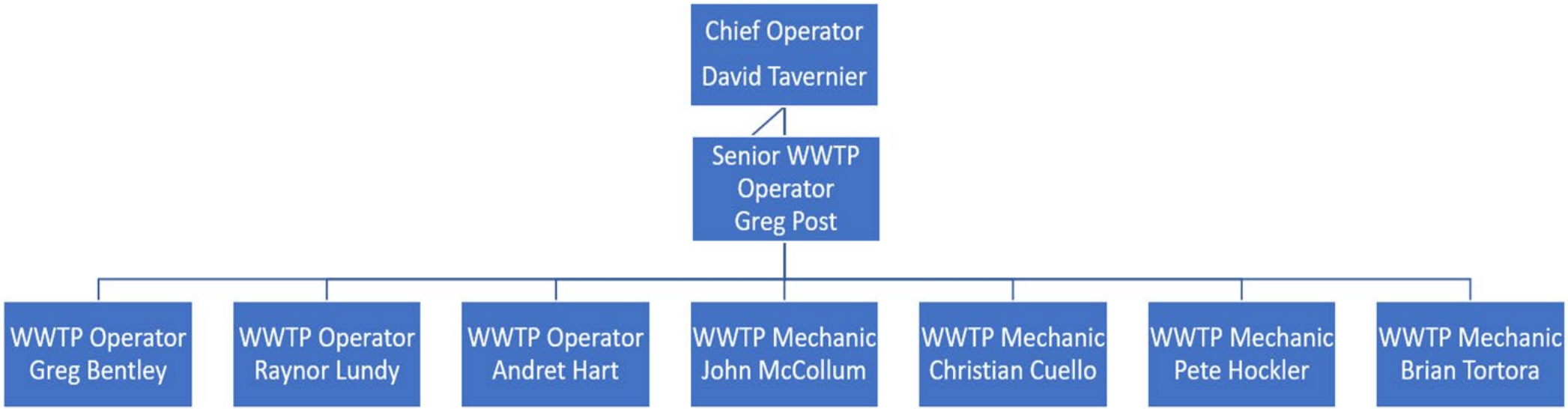
The City of Beacon WWTP operates 2 shifts M-F, and 1 shift Sat-Sun, 365 days a year.

Our current staffing:

- 1 Chief WWTP Operator
- 1 Senior WWTP Operator
- 3 WWTP Operators
- 4 WWTP Mechanics
- Senior Maintenance Mechanic (Vacant)
- Mechanic Helper (Vacant)



2026 Organizational Chart



Significant Proposed Budget Changes

Increases-

Processed solids hauling

- With the required renewal of our three-year contract, the per-ton hauling rate increased by about 40%, resulting in an expected 2027 budget of approximately $950,000.

Software and support systems

- With our new physical infrastructure now in place, the next step is to integrate these systems through SCADA and computer-based controls for improved monitoring, coordination, and automation.
- This budget increase of $20,000 will help connect and optimize the major infrastructure improvements completed over the past five years. This is a one-time cost.

Reductions-

Chemicals

- By improving our treatment processes and investing in new dewatering technology, we were able to eliminate the use of our most expensive chemical. In addition, infrastructure repairs reduced chlorine usage by approximately 30%.
- Overall, the reduction is 28% compared to the 2026 adopted budget.

Proposals for cost savings

Overtime- With the implementation of our new dewatering upgrade, we anticipate a meaningful reduction in overtime by aiming to streamline our daily operations.

- Currently, our schedule runs from 6 AM to 9 PM M-F, largely in part to the constraints of our dewatering capabilities. However, the enhanced efficiency of the centrifuge technology is expected to accelerate solids processing, potentially allowing us to conclude operations much earlier in the workday. We are currently in the process of piloting this scheduling reduction.

Hauling costs-

- The new centrifuge produces a drier solids cake, reducing the amount of material that must be hauled and disposed of. Our goal is to lower overall tonnage which would reduce hauling costs, currently our largest operating expense.

Revenues Overview

Hauler Revenue Overview

- Revenues are down this year due to construction related interruption of hauler services. We expect a revenue increase in 2027 now that we are back to 100% capacity.

Goal to increase revenue in 2027

- Continue to identify and attract new compatible liquid waste treatment customers. We currently have additional reserve capacity available under our leachate permit, and we aim to maximize our daily utilization—similar to how we've optimized our septic hauling operations. This process takes time and is approved through State Department of Environmental Protection.



8130 WATER POLLUTION CONTROL									
G8130-100401	SUPERINTENDENT SALARY	97,819	95,227	99,512	101,343	104,488	104,488	76,356	109,190
G8130-101000	REGULAR SALARIES	656,232	715,238	692,183	638,375	793,223	793,223	485,351	762,616
G8130-103100	TEMPORARY POSITION								
G8130-105000	OVERTIME	111,814	97,000	152,000	148,726	115,000	115,000	113,172	150,000
G8130-105200	SICK LEAVE BONUS	311	1,200	2,000	2,000	3,000	3,000	2,000	2,000
G8130-112500	MEALS	1,655	2,000	2,000	2,240	2,000	2,000	1,883	2,000
G8130-119000	CLOTHING ALLOWANCE	5,200	6,500	6,500	-	6,500	6,500	-	5,850
G8130-120000	HEALTH BUYOUT	2,500	2,500	2,500	2,500	2,500	2,500	417	-
G8130-190000	SEVERANCE/RETIREMENT PAY								
G8130-250000	PURCHASE EQUIPMENT	60,873	78,000	77,000	34,239	60,000	58,500	71,687	55,000
G8130-410900	CHEMICALS	171,029	188,000	188,000	140,538	198,000	183,000	87,258	135,000
G8130-410901	CARBON MEDIA/ODOR CONTROL								40,000
G8130-411000	CLEANING SUPPLIES	-	500	500	385	500	500	226	600
G8130-412680	GAS/OIL FOR HEAT	5,987	8,100	8,100	5,966	8,340	8,340	5,356	8,838
G8130-412802	FLOWERS & LANDSCAPING	-	2,000	2,000	104	1,000	1,000	-	500
G8130-413000	GAS & DIESEL	4,685	4,736	4,736	2,160	3,201	3,201	1,632	3,262
G8130-414500	LAB SUPPLIES	1,878	4,800	4,800	4,537	4,800	4,800	959	5,000
G8130-415400	TOOLS	3,664	4,900	6,230	5,923	1,400	1,400	-	3,000
G8130-416000	MATERIALS & SUPPLIES	13,647	13,000	13,111	2,977	13,000	14,500	9,127	13,500
G8130-416300	PAINTS	-	500	59	-	500	500	-	500
G8130-417500	SAFETY SUPPLIES	208	9,550	9,550	940	4,500	4,500	629	4,500
G8130-417700	SANITARY AND PAPER SUPPLI	2,865	5,040	5,040	3,298	3,000	3,000	2,561	3,100
G8130-422065	WPC ELECTRIC	219,256	235,000	235,000	260,992	246,750	240,750	128,296	211,689

2027 CITY OF BEACON PROPOSED BUDGET

SEWER FUND EXPENSE (G)		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET	2026 YTD ACTUAL	2027 PROPOSED BUDGET
G8130-423000	TELEPHONES	4,863	4,500	4,500	5,248	5,000	5,000	2,732	5,000
G8130-423001	CELL PHONES	1,915	1,572	1,572	1,917	1,572	1,572	1,277	1,920
G8130-441300	CHEMICAL ANALYSIS/LAB WOR	33,970	41,000	41,000	36,668	40,000	40,000	23,684	38,000
G8130-441500	SOFTWARE & SUPPORT	5,840	11,300	11,300	7,965	2,800	13,000	800	23,000
G8130-443200	TRAINING	963	2,000	2,000	307	5,750	5,750	605	2,000
G8130-444100	PROFESSIONAL LICENSE FEES	15,500	16,000	16,000	1,950	16,000	16,000	15,614	16,000
G8130-445100	MAINTENANCE OF EQUIPMENT	14,877	45,000	45,097	38,903	40,000	34,840	16,766	55,000
G8130-446006	PRINTING BILLS	988	1,800	1,800	1,788	1,000	1,160	2,588	2,000
G8130-446600	REFUSE REMOVAL	695,892	732,870	738,870	708,866	725,000	886,000	430,638	950,000
G8130-447200	REPAIR OF EQUIPMENT	179,235	160,000	164,903	131,531	115,000	127,500	74,936	105,000
G8130-447211	PROJECTS	1,808	20,000	9,000	5,996	10,000	7,300	-	10,000
G8130-447300	REPAIR OF REAL PROPERTY	6,076	5,000	5,000	-	4,000	4,000	-	15,000
G8130-454000	ENGINEERS	5,392	50,000	50,000	23,937	35,000	35,000	18,044	20,000
G8130-462000	TRAVEL	5	500	500	-	500	500	-	
G8130-465000	POSTAGE	5,813	5,400	5,400	6,105	6,000	6,000	4,845	6,200
G8130-820000	SOCIAL SECURITY	63,095	70,354	73,187	64,701	78,543	78,543	49,155	78,922
TOTAL WATER POLLUTION CONTROL		**2,395,855**	**2,641,087**	**2,680,950**	**2,393,125**	**2,657,867**	**2,812,867**	**1,628,594**	**2,844,187**



Every gallon we treat represents a responsibility fulfilled - to our residents, to the Hudson River, and to the generations who will depend on both.

Thank you for your continued support in helping us maintain these efforts and achieve the same results throughout 2027.

City of Beacon City Council Agenda
10/19/2026

Title:

Public Hearing for a Proposed Local Law Concerning Penalties for Violations of the City's Zoning, Fire Prevention, and Building Codes

ATTACHMENTS

Proposed Local Law Concerning Penalties for Violations of the City's Zoning, Fire Prevention, and Building Codes

City of Beacon Planning Board Memorandum Regarding a Proposed Local Law Concerning Violations of the City's Zoning, Fire Prevention, and Building Codes (Oct 16, 2026)

City of Beacon Planning Board Memorandum Regarding a Proposed Local Law Concerning Violations of the City's Zoning, Fire Prevention, and Building Codes (Oct 5, 2026)

PROPOSED LOCAL LAW NO. ____ OF 2026

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW AMENDING THE BEACON CITY CODE CONCERNING ZONING AND BUILDING ENFORCEMENT PENALTIES

A LOCAL LAW to amend the Beacon City Code concerning penalties for violations of the City's Zoning Code and Fire Prevention and Building Code.

BE IT ENACTED by the City Council of the City of Beacon as Follows:

Section 1. Chapter 1 of the Beacon City Code, Section 1-3 entitled "General Penalty," Subsection C is hereby amended as follows:

§ 1-3 **General Penalty.**

...

C. ~~Where~~ Any owner, lessee, contractor, corporation, architect, builder, engineer, surveyor, agent, employee, or other natural or non-natural person, or the agent or employee of any of them, who commits a violation of Chapter 119, Fire Prevention and Building Code, Uniform, or Chapter 223, Zoning, shall, ~~is found~~ upon conviction by a court of competent jurisdiction, be guilty of a violation under this Code (and not pursuant to the Penal Law of the State of New York), and the court must impose a fine ~~of not less than $25 per day from the compliance date set forth in the Building Department's order to remedy~~as follows:

(1) First offense, by a fine not less than $500, not to exceed $1,000, or by imprisonment not exceeding 15 days, or both. The penalty for a corporate offender's first offense, by fine not less than $2,500, not to exceed $5,000, or any higher amount not exceeding double the amount of the corporation's gain from the commission of the offense. Each day that any such violation shall continue or exist shall constitute a separate and distinct offense hereunder.

(2) For a second offense within five years after a conviction of a first offense, by a fine not less than $1,500, not to exceed $2,500, or by imprisonment not exceeding 15 days, or both. The penalty for a corporate offender's second offense, by fine not less than $7,500, not to exceed $15,000, or any higher

amount not exceeding double the amount of the corporation's gain from the commission of the offense. Each day that any such violation shall continue or exist shall constitute a separate and distinct offense hereunder.

(3) For a third offense within five years after a conviction of a second offense, which took place within three years after a conviction of the first offense, by a fine not less than $4,000, not to exceed $6,000, or by imprisonment not exceeding 15 days, or both. The penalty for a corporate offender's third offense, by fine not less than $25,000, not to exceed $50,000, or any higher amount not exceeding double the amount of the corporation's gain from the commission of the offense. Each day that any such violation shall continue or exist shall constitute a separate and distinct offense hereunder.

(4) In addition to those penalties prescribed above, any person who violates any provision of this chapter shall be liable to a civil penalty not to exceed $50,000. The civil penalty provided by this subsection shall be recoverable in an action instituted in the name of the City of Beacon.

(5) The Building Inspector may, upon prior written notice and an opportunity to be heard, revoke a certificate of occupancy for a building or structure which is occupied or utilized in violation of Chapter 223. The Building Inspector may revoke a certificate of occupancy for some or all areas of the building or structure being occupied or utilized in violation of Chapter 223. A determination to revoke a building or structures certificate of occupancy shall be reviewable by the Zoning Board of Appeals in accordance with Article V of Chapter 223 and Sections 81-A and 82-B of the N.Y. General City Law. Any person or entity which continues to occupy or utilize a building or structure which does not have a certificate of occupancy shall, in addition to any other penalties and fines which may be applicable, be subject to a fine no less than $1,000, not to exceed $2,500, for each and every day that such violation continues, recoverable by suit brought by the City of Beacon and to be retained by it.

(6) A civil action may also be commenced in the name of the City of Beacon seeking to disgorge profits realized by any person, entity, or business who violates any provision of Chapter 119, Fire Prevention and Building Code, Uniform, or Chapter 223, Zoning.

(7) Any violation of Chapter 119, Fire Prevention and Building Code, Uniform, or Chapter 223, Zoning, may also be enjoined pursuant to law.

(8) The remedies provided for herein shall be cumulative and shall be in addition to any other remedies provided by law.

...

DRAFT

Section 2. Chapter 64 of the Beacon City Code concerning the issuance of summonses, Section 64-2 entitled "Authorization" is hereby amended as follows:

§ 64-2 **Authorization.**

The Building Inspector, Deputy Building Inspector and Code Enforcement Officer of the City of Beacon are authorized to issue summonses returnable ~~within 10 days~~ in the City Court for any violation of any provision of the City of Beacon Zoning Ordinance and the Beacon Code of Ordinances. The term "summons," as used herein, shall include an appearance ticket within the meaning of § 150.10 of the Criminal Procedure Law of New York State.

Section 3. Chapter 223 of the Beacon City Code concerning penalties for violations of the Beacon Zoning Code, Article V – Administration and Enforcement, Section 223-53 entitled "Penalties for offenses; additional remedies," Subsection B is hereby amended as follows:

§ 223-53 **Penalties for offenses; additional remedies.**

...

B. Violations and penalties. A violation of any provision of this chapter is an offense, punishable as provided for in § 1-3, General penalty. ~~When a person has received written notice from the Building Inspector or has been served with a summons and complaint in an action to enjoin continuance of any violation, each day in excess of 10 days thereafter that he shall continue to be guilty of such violation shall constitute an additional, separate and distinct offense.~~

...

Section 4. Ratification, Readoption and Confirmation.

Except as specifically modified by the amendments contained herein, Chapters 1, 64, and 223 of the Beacon City Code are otherwise to remain in full force and effect and are otherwise ratified, readopted and confirmed.

Section 5. Numbering for Codification.

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word "Local Law" shall be changed to "Chapter," "Section" or other appropriate word as

required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 6. Severability.

If any clause, sentence, paragraph, subdivision, section or part of this chapter or the application thereof to any person, individual, corporation, firm, partnership, entity or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part of this chapter, or in its application to the person, individual, corporation, firm, partnership, entity or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 6. Effective date.

This local law shall take effect immediately upon filing with the Office of the Secretary of State of the State of New York.

DRAFT

City of Beacon
Planning Board
One Municipal Plaza, Suite 1
Beacon, NY 12508
Phone: 845-838-5002

John Gunn, Chair

October 16, 2026

Mayor Lee Kyriacou
Beacon City Council Members
1 Municipal Plaza
Beacon, NY 12508

Subject: City Council Referral of Local Laws Concerning Short-Term Rentals and Zoning and Building Enforcement Penalties

On referral from the City Council, the City of Beacon Planning Board reviewed two proposed Local Laws concerning amendments to the City's Short-Term Rental Regulations and Zoning and Building Enforcement Penalties. The proposed Local Laws were discussed during the October 14, 2026 Planning Board meeting. The Zoning and Building Enforcement Penalties Local Law was also discussed during the Board's September meeting. City Planning Consultant Natalie Quinn and Planning Board Attorney Jennifer Gray summarized the proposed amendments, with additional clarification provided by the City Building Inspector.

Following discussion, the Planning Board offers the following comments for the City Council's consideration:

1. Local Law Concerning Short-Term Rentals

- Primary Residence Requirement: The Board discussed the proposed elimination of the 100-day annual limitation on short-term rentals of entire dwelling units and the continued reliance on the primary-residence requirement. The Board recommends that Council consider whether the definition of "primary residence" provides sufficient clarity and flexibility, particularly for property owners who occupy their Beacon residence for a substantial portion of the year but may maintain another residence elsewhere. The Board also encourages the City to ensure that the primary-residence requirement can be effectively verified and enforced.
- Housing Availability and Neighborhood Character: The Board recognizes the need to balance the benefits of short-term rentals, including supplemental income for homeowners and accommodations for visitors, with the City's goals of protecting long-term housing availability and neighborhood character. The Board generally supports regulations that allow homeowners and small-scale operators to benefit from short-term rentals while discouraging the acquisition of residential properties primarily for commercial short-term rental operations.
- Accessory Apartments: The Board expressed support for maintaining restrictions on the use of accessory apartments as short-term rentals, recognizing that accessory apartments are intended to contribute to the City's long-term housing supply and housing affordability goals. The Board encourages Council to maintain this objective when

City of Beacon
Planning Board
One Municipal Plaza, Suite 1
Beacon, NY 12508
Phone: 845-838-5002

John Gunn, Chair

considering the proposed legacy provisions for existing accessory-apartment short-term rentals.

- Enforcement and Safety: The Board emphasized the importance of effective enforcement, property maintenance, and fire and life safety standards. The Board encourages the City to continue utilizing available monitoring and enforcement tools to identify unpermitted short-term rentals and ensure compliance with applicable regulations.

2. Local Law Concerning Zoning and Building Enforcement Penalties

The Board previously reviewed and commented on an earlier version of this proposed Local Law during its September 2026 meeting. Following review of the additional amendments referred by Council, the Board offers the following supplemental comments:

- Calculation of Financial Penalties: The Board recommends that Council consider revising the provisions allowing penalties based on double the financial gain from a violation to also account for financial losses or expenses avoided as a result of the violation. This would help ensure that the penalties adequately address the potential financial benefits associated with noncompliance.
- Commercial Versus Personal Violations: The Board recommends that Council consider whether the distinction between individual and corporate offenders should instead, or additionally, reflect the underlying purpose of the property ownership or activity. In particular, the Board discussed whether higher penalties should apply to violations associated with commercial, business, or investment activities, regardless of whether the property is held by an individual or corporate entity, as distinguished from violations associated with personal residential use.

The Planning Board appreciates the opportunity to review and comment on these proposed Local Laws and respectfully submits these recommendations for the City Council's consideration.

Sincerely,

John Gunn
Planning Board Chair

JG/mp

City of Beacon
Planning Board
One Municipal Plaza, Suite 1
Beacon, NY 12508
Phone: 845-838-5002

John Gunn, Chair

October 5, 2026

Mayor Lee Kyriacou
Beacon City Council Members
1 Municipal Plaza
Beacon, NY 12508

Subject: City Council Referral of Local Law Amending Chapter 1 of the City of Beacon Code concerning penalties for violations of the City Zoning Code and Fire Prevention and Building Code

On referral from the City Council, the City of Beacon Planning Board reviewed the proposed Local Law concerning an amendment to the City Code governing penalties for violations of the City Zoning Code and Fire Prevention and Building Code. The proposed Local Law was reviewed during the September 9, 2026 Planning Board meeting. City Attorney, Jennifer Gray, summarized the proposed local law with the Planning Board.

After discussing the proposed local law, the Planning Board members provided the following comments:

- Consider eliminating the distinction between individual and corporate offenders. Consider that corporate entities may change over time but the principals-in-charge may remain the same. Consider whether it is legally permissible to impose fines on persons in a managerial position in the corporation. For cumulative fines assessed for subsequent offenses consider revising the language to make it a material factor as to whether the same individual is involved behind the "corporate veil."
- Consider providing guidelines for the Court to consider in setting a penalty amount including preventing the defendant from benefiting or gaining financially from the conduct that led to the offense.
- Consider whether Section 1-3.C(4) is duplicative of other penalties provided and consider providing standards for the imposition of this penalty.

Sincerely,

John Gunn

John Gunn
Planning Board Chair

JG/mp

City of Beacon City Council Agenda
10/19/2026

Title:

Public Hearing for a Proposed Local Law Concerning Short-Term Rentals

ATTACHMENTS

Proposed Local Law Concerning Short-Term Rentals

Updated Memorandum to City Council re Short-Term Rental Law Decision Tree

City of Beacon Planning Board Memorandum Regarding a Proposed Local Law Concerning Short Term Rentals (Oct 16, 2026)

Dutchess County Planning Memorandum Regarding a Proposed Local Law Concerning Short Term Rentals

CITY COUNCIL
CITY OF BEACON

LOCAL LAW NO. ___ OF 2026

A LOCAL LAW TO AMEND CHAPTER 223 OF THE BEACON CITY CODE CONCERNING SHORT-TERM RENTALS

A LOCAL LAW to amend Chapter 223, Zoning, of the Beacon City Code, concerning short-term rentals.

BE IT ENACTED by the City Council of the City of Beacon as follows:

Section 1. Chapter 223 of the Beacon City Code, Article III – General Regulations, Section 223-26.5 entitled "Short-term rentals," is hereby amended as follows:

§ 223-26.5. Short-term rentals.

A. Findings. The City Council of the City of Beacon has determined it is in the best interest of the City and its residents to regulate short-term rentals. The City Council recognizes the benefits of short-term rentals to allow homeowners to supplement their income to defray the cost of housing and to provide lodging for visitors to the City. However, in order to protect the health, safety and welfare of the City and its residents, it is necessary to restrict the rental of dwelling units for terms shorter than 30 consecutive days, a practice which is growing in popularity with the advent of internet and social media-based programs that connect property owners and persons seeking short-term rentals. In addition, studies have shown that short-term rentals are linked to increases in rent and housing costs because rental units are taken off the market and used as short-term rentals. Units are going to short-term renters rather than to permanent residents which results in a decrease in available housing stock within the City of Beacon. By this section, the City Council seeks to allow short-term rentals in dwelling units located in single-family homes, two-family homes, ~~accessory apartments~~ and multifamily dwellings. The City Council recognizes that the impacts of short-term rentals may be different in multifamily dwellings compared to short-term rentals in single-family and two-family homes. The impacts may be more acute in multifamily dwellings due to the shared style of community living, the proximity of dwelling units to one another, and use of shared community space. To address these concerns the City Council has adopted more stringent enforcement requirements for short-term rental units in multifamily dwellings. The City Council believes that the restrictions and requirements imposed herein further the City's goals and objectives and promote the protection of the health, safety and welfare of the City and its residents.

B. Definitions. As used in this section, the following words shall have the meanings indicated:

BOOKING SERVICE

Any offering, solicitation, marketing, reservation and/or payment service provided by a person, as defined herein, that facilitates a short-term rental transaction between an owner or tenant and a prospective guest of a short-term rental, and for which such person providing the offer, solicitation, marketing, reservation and/or payment service collects or receives, directly or indirectly through an agent or intermediary, a fee in connection with the offering, solicitation, marketing, reservation and/or payment services provided of the short-term rental from users of a short-term rental.

DWELLING UNIT

A building, or portion thereof, providing complete housekeeping facilities for one family.

GUEST

Any person who rents, leases, or otherwise occupies a short-term rental for less than 30 consecutive days and pays a fee to the owner, tenant or Booking Service in order to occupy said short-term rental.

OCCUPIED PRIMARY RESIDENCE

A dwelling unit used by the owner or tenant as his or her or their primary residence. All owners of the business entity must use the premises as his or her or their primary residence. When a property is titled in the name of a trustee, the property shall be considered an occupied primary residence if the grantor or grantee is the occupant of the property.

OWNER

Any individual or individuals, partnership or corporation or other organization in possession of and having a fee interest in the real property. The term "owner" shall include a corporation, limited-liability company, partnership, association, trustee, or other business entity or nonbusiness forms of ownership.

PERSON

Any person, individual, corporation, governmental entity, partnership, association, trustee or other legal entity.

PRIMARY RESIDENCE

The primary location that a person inhabits and resides most of the year.

SHORT-TERM RENTAL

An entire dwelling unit, or a room or group of rooms within a dwelling unit, made

~~available to rent, lease or otherwise assigned for an occupancy of less than 30 consecutive days. The term "short-term rental" does not include dormitories, hotel or motel rooms, bed-and-breakfast inns or lodging houses, as permitted and regulated by the City of Beacon Zoning Ordinance.~~

~~**TENANT**~~

~~Any person holding a written lease to occupy, use and possess the whole or part of any building or real property, either alone or with others.~~

~~**C.**~~**B.** Permit required. It shall be unlawful to use, establish, maintain, operate, occupy, rent or lease any property as a short-term rental without first having obtained a short-term rental permit.

~~**D.**~~**C.** Any dwelling unit, or room(s) therein, located in a one-family home, two-family home, ~~accessory apartment,~~ or multifamily dwelling may be used as short-term rentals subject to the requirements set forth in this section. Short-term rentals shall be permitted in all zoning districts within the City of Beacon. Pursuant to § 223-24.1G an accessory apartment shall not be utilized for short-term rentals.

~~**E.**~~**D.** Permit application.

(1) An application for a short-term rental permit shall be filed and a short-term rental permit shall be obtained before the dwelling unit, or a room or group of rooms within a dwelling unit is advertised for short-term rental, and, if the spaces are not advertised, then such permit shall be obtained before said space is leased or rented.

(2) Issuance of a short-term rental permit requires submission of an application to the Building Department and payment of the processing fee set forth in the City fee schedule.

(3) If a tenant seeks a short-term rental permit, the tenant's application shall be signed by the landlord.

(4) The form and content of the permit applications shall be as determined from time to time by the Building Department and shall contain such information and materials as the Building Department deems necessary to determine the sufficiency of the application. Such application ~~shall~~ may contain, at a minimum:

(a) Proof of receipt of New York State STAR Credit or STAR property tax exemption for the short-term rental property;

(b) Copy of utility bill in the applicant's name;

(c) Property address; total number of rooms; location; number of persons.

[1] The property address;

[2] The total number of dwelling units located within the building;

[3] The total number of bedrooms and bathrooms inside the dwelling unit;

[4] The total number of rooms proposed for short-term rental use;

[5] The location of each such dwelling unit or individual bedroom within the building; and

[6] The number of persons to be accommodated in each room available for short-term rental use;

(d) A signed and notarized certification in a form acceptable to the Clerk by the applicant attesting to the fact that:

[1] The applicant resides at the property and it is the applicant's primary residence;

[2] That the property is fit for human habitation and safe;

[3] That the applicant will comply with all of the conditions and restrictions of the permit;

[4] That no portion of the area used for short-term rentals will utilize a cellar or attic, or any portion thereof, as habitable space unless it meets the requirements of the International Fire, Residential and Building Codes or successor law;

[5] That the property is in compliance with all the provisions of this article, the applicable provisions of the City Code, the International Series of Codes and the New York State Code Supplement; and

[6] The required building permits and certificates of occupancy are in place for all existing structures on the property if applicable;

(e) Proof of short-term rental insurance with minimum liability coverage in the amount of $300,000.00 for third party claims arising out of property damage or bodily injury. Such insurance shall be issued by an insurer admitted in New York State or by insurance maintained by a Booking Service that provides equal or greater coverage;

~~(e)~~**(f)** Such other information as the City may require to prove the property is an occupied primary residence and safe for renters; and

~~(f)~~**(g)** If an applicant plans to rent the entire dwelling unit, the short-term rental application shall include the name and contact information of a responsible person with the right to enter and maintain possession of the dwelling. Such responsible person must be available 24 hours a day to respond in person to tenant and neighborhood concerns and be capable of

responding in person within two hours of notification from the City.

(5) All permits issued pursuant to this section shall be for a period of two years and shall be renewable for subsequent two-year terms upon application, conformance with this section and payment of the permit fee.

(6) If the information submitted as part of the permit application changes at any time after submittal of the application, it is the responsibility of the owner to submit such changes to the Building Department in writing within 30 days of the occurrence of such change. Failure to do so shall be deemed a violation of this section.

(7) A short-term rental permit shall be nontransferable to another person.

(8) Prior to the issuance of the short-term rental permit, the applicant shall comply with Article XIII of Chapter 199, Room Occupancy Tax, and provide proof of issuance of a Certificate of Authority, including the payment of any unpaid accommodation taxes.

~~F.~~**E.** Inspection. The property shall be inspected by the Building Department at the time of the initial application and prior to any permit renewal, to determine whether the property remains in compliance with the section and all other applicable provisions of the City Code, the International Series of Codes and New York State Code Supplement. If the Building Inspector determines that the short-term rental space is not in compliance, the owner shall cease use of the dwelling unit as a short-term rental until all noncomplying elements have been corrected and the owner shall apply for reinspection with the Building Department, subject to an additional fee as set forth in the City Fee Schedule.

~~G.~~**F.** Occupied primary residence. It shall be unlawful to use, establish, maintain operate, occupy, rent or lease any property as a short-term rental if the property is not an occupied primary residence. The property used as a short-term rental shall be the primary residence of the owner, tenant, grantor or grantee at all times during the term of the permit.

~~H.~~**G.** All short-term rentals shall comply with the following standards:

(1) If a property owner or tenant is renting out the entire dwelling unit, the property owner must engage the services of an agent with the right to enter and maintain possession of the dwelling. This agent must be available 24 hours a day to respond to tenant and neighborhood concerns and be capable of responding within two hours of notification from the City.

(2) No owner shall offer or use any part of the property as a short-term rental not approved for residential use, including but not limited to, vehicles parked on the property, a storage shed, recreation room, trailer, garage, or any temporary structure such as a tent.

(3) A short-term rental property shall not be rented for any other purpose, commercial or otherwise, not expressly permitted under this section, such as concerts or weddings.

~~**(4)** Short-term rental of an entire dwelling unit is limited to 100 days in any one calendar year. A rental day shall be deemed to mean any day that the property is occupied for rental overnight. Upon request, the property owner or tenant shall provide:~~

~~**(a)** A statement from any/all short-term rental website platforms used to advertise the short-term rental; such letter shall be provided on the company's letterhead and shall indicate the number of rentals for the entire dwelling unit that occurred within the year; and~~

~~**(b)** A certified letter indicating the number of days the entire dwelling unit was rented within the year through any short-term rental website or other means.~~

~~**(5)**~~**(4)** If a property owner advertises their rental, the short-term rental permit number must be included in the listing.

~~**(6)**~~**(5)** All guests are subject to the provisions of the Code of the City of Beacon. The property owner or tenant is responsible for informing each guest of these provisions.

(6) A conspicuously posted evacuation diagram identifying all means of egress from the short-term rental and the building in which it is located.

(7) A conspicuously posted list of emergency phone numbers for police, fire, and poison control.

~~**(7)**~~**(8)** A working fire-extinguisher which is readily accessible by a guest in the short-term rental.

~~**I.**~~**H.** Presumptive evidence. The presence or existence of the following shall create a rebuttable presumption that a property is being utilized as a short-term rental:

(1) The property is offered for lease or rent on a short-term rental website, including but not limited to Airbnb, HomeAway, VRBO and similar websites; or

(2) The property is offered for lease or rent by the use of any other advertising mechanism for a period of less than 30 days.

~~**J.**~~**I.** A list of all short-term rental units located in the City of Beacon shall be maintained on the City's website, and a hard copy shall be available for review in the City Building Department. Such list shall be updated every six months.

~~**K.**~~**J.** Revocation of a permit.

DRAFT

(1) The grounds upon which a permit can be revoked shall include but shall not be limited to:

(a) The permit was issued in error, or issued in whole or in part as a result of a false, untrue, or misleading statement on the permit application or other document submitted for filing, including but not limited to the schematic or certification;

(b) A short-term rental permit has been issued and the owner or tenant fails to continue to occupy the premises as ~~his, her or~~ their primary residence;

(c) Use of the property as a short-term rental creates a hazard or public nuisance, threat to public safety or other condition which negatively impacts the use and/or enjoyment of surrounding properties, or threatens the peace and good order, or quality of life in the surrounding community;

(d) Failure to comply or violating the conditions of the permit;

(e) Failure to comply or violating any federal, state, or local law, regulation or rule.

(f) Short-term rental permits for dwelling units located in multifamily buildings may be revoked if the Police Department or Building Inspector receives three substantiated written complaints in a twelve-month period concerning the use of the premises as a short-term rental. A written complaint can be substantiated by the Building Inspector of the Police Department if it is a complaint regarding the violation of a City law or ordinance and the complaint is supported by other evidence, including a police report, photograph, or video.

(2) Any permit issued pursuant to this section may be revoked or suspended by the Building Inspector, after written notice to the owner. Written notice shall be served by registered or certified mail, return receipt requested, and by regular mail, to the applicant at the address shown on the application. The notice shall describe the reasons why the City is revoking the permit.

~~**L.**~~**K.** Appeals.

(1) Upon the denial, suspension or revocation of a permit, the applicant may, within 15 business days from the date of the written notice, file a request for a hearing before the Zoning Board of Appeals. Such request shall be filed with the Zoning Board of Appeals' Secretary. Notice of the date, place and time of the hearing shall be given in writing by mail to the applicant at the address shown on the application. In the event that demand for a hearing is not made within the prescribed time or in the event that the applicant does not timely appear for the hearing, the Building Inspector's decision shall be final and conclusive.

(2) The hearing shall commence no later than 30 days after the date on which the

DRAFT

request was filed.

(3) The applicant shall be given an opportunity to present evidence why such denial of application, or such suspension or revocation of the permit, shall be modified or withdrawn. The Building Inspector or his or her designated agent may also present evidence. Upon consideration of the evidence presented, the Zoning Board of Appeals shall sustain, modify or reverse the decision of the Building Inspector or his or her designated agent.

(4) In the event the applicant is not satisfied with the decision of the Zoning Board of Appeals, such aggrieved party may file an Article 78 proceeding under the New York Civil Practice Law and Rules. The Article 78 proceeding must be filed within 30 days of the filing of the Zoning Board of Appeals' decision with the City Clerk of the City of Beacon and service of the same upon the applicant.

L. Requirements for Booking Services.

(1) It shall be unlawful for any person to engage in Booking Services for a short-term rental in the City of Beacon which does not have a valid permit required by this Section.

(2) Any person engaging in Booking Services shall require the short-term rental permit holder to provide a copy of the permit before letting accepting any reservation or payment from a guest, tenant, or owner for such Booking Services.

(3) Any person engaging in Booking Services shall provide all prospective guests of a short-term rental with the permit number prior to acceptance of any reservation or payment of the short-term rental.

(4) In addition to any other civil or criminal penalties and remedies available to the City of Beacon under law or equity, the City Attorney's office shall be authorized to enforce this Subsection ~~LM~~ in the name of the City of Beacon to enjoin and enforce the provisions hereunder.

M. Violations. A violation of any provision of this chapter is an offense, punishable as provided for in § 1-3, General penalty. When a person has received written notice from the Building Inspector or has been served with a summons and complaint in an action to enjoin continuance of any violation, each day in excess of 10 days thereafter that he shall continue to be guilty of such violation shall constitute an additional, separate and distinct offense.

N. Short-term rentals in an accessory apartment. The City Council recognizes that short-term rentals can enable property owners and tenants to supplement their income by utilizing an accessory apartment as a short-term rental. However, the usage of an accessory apartment as a short-term rental conflicts with the very

DRAFT

purpose of accessory apartments. Specifically, accessory apartments are intended to increase the City's supply of long-term housing, however, short-term rentals by their very nature provide temporary housing accommodations for guests. Recognizing this conflict, the City Council hereby establishes a limited scope legacy structure for the continued use of preexisting accessory apartments as short-terms rental, as follows:

(1) Short-term rentals shall not be permitted in an accessory apartment unless the following requirements are satisfied:

(a) The accessory apartment was utilized as a short-term rental on or before September 1, 2026;

(b) A short-term rental permit was issued for the accessory apartment on or before December 31, 2026; and

(c) The holder of the short-term rental permit for the accessory apartment complies with Article XIII of Chapter 199 of the City Code, Room Occupancy Tax, including the payment of any unpaid Room Occupancy Taxes on or before December 31, 2026.

(2) A short-term rental permit for an accessory apartment may be renewed provided that the application for renewal is submitted by no later than thirty (30) of the expiration of the permit.

Section 2. Chapter 223 of the Beacon City, Article IV – Definitions and Word Usage, Section 223-62 entitled "Word usage" is hereby amended as follows:

§ 223-62 **Word usage.**

All words used in the present tense include the future tense; all words in the singular number include the plural number and vice versa; the word "person" includes persons, individuals, corporations, governmental entities, partnerships, associations, trustees and all other legal entities; the words "lot," "plot," "parcel," "tract of land" and "premises" shall one include the other; the word "premises" shall include land and buildings thereon; the word "building" shall include "structure" and vice versa; "occupied" or "used" shall be considered as though followed by the words "or intended, arranged or designed to be used or occupied," unless the natural construction of the wording indicates otherwise. The word "shall" is mandatory and not directory. Unless otherwise specified, all distances shall be measured horizontally. The word "City" means the City of Beacon; the term "City Council" means the City Council of said City; the term "City Clerk" means the City Clerk of said City; the term "Building Inspector" means the Commissioner of Public Safety of said City or his designated agent; the term "Board of Appeals" means the Zoning Board of Appeals of said City; the term "City Development Plan" means the plan adopted by the Planning Board pursuant to § 28-a of Article 3 of the General City Law (Chapter 21 of the Consolidated Laws) of New York State.

Section 3. Chapter 223 of the Beacon City Code, Article VI – Definitions and Word Usage, Section 223-63 entitled "Definitions" amended to add the following definitions as follows:

§ 223-63 **Definitions.**

For the purposes of this chapter, certain words and terms used herein are defined as follows:

...

BOOKING SERVICE

Any offering, solicitation, marketing, reservation and/or payment service provided by a person, as defined herein, that facilitates a short-term rental transaction between an owner or tenant and a prospective guest of a short-term rental, and for which such person providing the offer, solicitation, marketing, reservation and/or payment service collects or receives, directly or indirectly through an agent or intermediary, a fee in connection with the offering, solicitation, marketing, reservation and/or payment services provided of the short-term rental from users of a short-term rental.

...

GUEST

For the purposes of Section 223-26.5 only, any person who rents, leases, or otherwise occupies a short-term rental for less than 30 consecutive days and pays a fee to the owner, tenant or Booking Service in order to occupy said short-term rental.

...

PRIMARY RESIDENCE

The primary location that a person inhabits and resides most of the year.

...

TENANT

Any person holding a written lease to occupy, use and possess the whole or part of any building or real property, either alone or with others.

...

Section 4. Ratification, Readoption and Confirmation.

Except as specifically modified by the amendments contained herein, Chapter 223 of the Beacon City Code is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 5. Numbering for Codification.

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word "Local Law" shall be changed to "Chapter," "Section" or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 6. Severability.

If any clause, sentence, paragraph, subdivision, section or part of this chapter or the application thereof to any person, individual, corporation, firm, partnership, entity or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part of this chapter, or in its application to the person, individual, corporation, firm, partnership, entity or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 7. Effective date.

This local law shall take effect immediately upon filing with the Office of the Secretary of State of the State of New York.

DRAFT

KEANE & BEANE P.C.
ATTORNEYS AT LAW

- **Westchester**
  445 Hamilton Avenue
  Suite 1500
  White Plains, NY 10601
  Phone 914.946.4777
- **Long Island**
  534 Broadhollow Road
  Suite 460
  Melville, NY 11747
  Phone 631.776.5910
- **Mid-Hudson**
  200 Westage Business Center
  Suite 120
  Fishkill, NY 12524
  Phone 845.896.0120
- **New York City**
  60 East 42nd Street
  Suite 810
  New York, NY 10165
  Phone 646.794.5747

MEMORANDUM

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

FROM: **Keane & Beane, P.C.**

RE: **Short-Term Rental Local Law - Decision Tree for Updates**

DATE: **September 8, 2026**

At the July 20, 2026, and August 17, 2026 meetings of the City Council of the City of Beacon (the "City Council"), the City Council discussed amendments to the City of Beacon (the "City") regulation of short-term rentals ("STRs") pursuant to Beacon City Code § 223-26.5 (the "STR Law"). This memorandum outlines questions the City Council considered in our office's memorandum dated July 17, 2026, and the decisions made by the City Council concerning the STR Law. The City Council's decisions pertaining to each question are incorporated into the attached proposed local law. For background information, the City Council is respectfully referred to our office's July 17, 2026, memorandum.

I. DECISION TREE

1. **Question**: Should STRs be entirely banned in the City? N.Y. Real Property Law § 447-c(1)(d) expressly authorizes municipalities to prohibit STRs.

   - **Answer:** No. STRs should not be entirely banned. Accordingly, the STR law does not need to be revised with respect to this item.

   Discussion: The City Administration has also suggested that the City Council may want to address enforcement issues that will certainly arise from a ban. For example, additional budgeting for the hiring of additional code enforcement officers, additional budgeting to address illegal STRs in City Court, procurement of additional third-party services to identify illegal STRs.

2. **Question**: Where should STRs be permitted?

   - **Answer:** STRs may continue to be allowed in all zoning districts. Accordingly, the STR law does not need to be revised with respect to this item.

3. **Question**: Should the number of STRs be limited?

- **Answer:** No. The number of STR permits which can be issued should not be capped. Accordingly, the STR law does not need to be revised with respect to this item.

4. **Question**: Should the owner-occupied requirement be eliminated?

   - **Answer:** No. The owner-occupied requirement should remain in effect.

5. **Question**: Whether to increase the penalty for violations of the City's STR law.

   - **Answer:** Yes. The penalty for violations of the City's STR law should be increased. Accordingly, our office has prepared and submitted herewith a separate local law amending Chapter 1 of the City Code to increase all penalties of violations of the City's Zoning Code, Chapter 223 of the City Code. As the STR local law expressly references the penalties set forth in Chapter 1 of the City Code, no revisions to STR law are necessary to incorporate this change.

6. **Question**: Whether to amend the Law to require short-term rental marketplaces to include only permitted STRs.

   - **Answer:** Yes. The City Council desires to amend the STR law to require STR marketplaces to only market STRs which have been issued a permit. The draft STR law has incorporated such language.

cc: Ben Swanson, City Administrator
Natalie Quinn, City Planner
Bryan Murphy, Building Inspector

City of Beacon
Planning Board
One Municipal Plaza, Suite 1
Beacon, NY 12508
Phone: 845-838-5002

John Gunn, Chair

October 16, 2026

Mayor Lee Kyriacou
Beacon City Council Members
1 Municipal Plaza
Beacon, NY 12508

Subject: City Council Referral of Local Laws Concerning Short-Term Rentals and Zoning and Building Enforcement Penalties

On referral from the City Council, the City of Beacon Planning Board reviewed two proposed Local Laws concerning amendments to the City's Short-Term Rental Regulations and Zoning and Building Enforcement Penalties. The proposed Local Laws were discussed during the October 14, 2026 Planning Board meeting. The Zoning and Building Enforcement Penalties Local Law was also discussed during the Board's September meeting. City Planning Consultant Natalie Quinn and Planning Board Attorney Jennifer Gray summarized the proposed amendments, with additional clarification provided by the City Building Inspector.

Following discussion, the Planning Board offers the following comments for the City Council's consideration:

1. Local Law Concerning Short-Term Rentals

- Primary Residence Requirement: The Board discussed the proposed elimination of the 100-day annual limitation on short-term rentals of entire dwelling units and the continued reliance on the primary-residence requirement. The Board recommends that Council consider whether the definition of "primary residence" provides sufficient clarity and flexibility, particularly for property owners who occupy their Beacon residence for a substantial portion of the year but may maintain another residence elsewhere. The Board also encourages the City to ensure that the primary-residence requirement can be effectively verified and enforced.
- Housing Availability and Neighborhood Character: The Board recognizes the need to balance the benefits of short-term rentals, including supplemental income for homeowners and accommodations for visitors, with the City's goals of protecting long-term housing availability and neighborhood character. The Board generally supports regulations that allow homeowners and small-scale operators to benefit from short-term rentals while discouraging the acquisition of residential properties primarily for commercial short-term rental operations.
- Accessory Apartments: The Board expressed support for maintaining restrictions on the use of accessory apartments as short-term rentals, recognizing that accessory apartments are intended to contribute to the City's long-term housing supply and housing affordability goals. The Board encourages Council to maintain this objective when

City of Beacon
Planning Board
One Municipal Plaza, Suite 1
Beacon, NY 12508
Phone: 845-838-5002

John Gunn, Chair

considering the proposed legacy provisions for existing accessory-apartment short-term rentals.

- Enforcement and Safety: The Board emphasized the importance of effective enforcement, property maintenance, and fire and life safety standards. The Board encourages the City to continue utilizing available monitoring and enforcement tools to identify unpermitted short-term rentals and ensure compliance with applicable regulations.

2. Local Law Concerning Zoning and Building Enforcement Penalties

The Board previously reviewed and commented on an earlier version of this proposed Local Law during its September 2026 meeting. Following review of the additional amendments referred by Council, the Board offers the following supplemental comments:

- Calculation of Financial Penalties: The Board recommends that Council consider revising the provisions allowing penalties based on double the financial gain from a violation to also account for financial losses or expenses avoided as a result of the violation. This would help ensure that the penalties adequately address the potential financial benefits associated with noncompliance.
- Commercial Versus Personal Violations: The Board recommends that Council consider whether the distinction between individual and corporate offenders should instead, or additionally, reflect the underlying purpose of the property ownership or activity. In particular, the Board discussed whether higher penalties should apply to violations associated with commercial, business, or investment activities, regardless of whether the property is held by an individual or corporate entity, as distinguished from violations associated with personal residential use.

The Planning Board appreciates the opportunity to review and comment on these proposed Local Laws and respectfully submits these recommendations for the City Council's consideration.

Sincerely,

John Gunn
Planning Board Chair

JG/mp

DUTCHESS COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT	GML 239 REFERRAL RESPONSE
To: City of Beacon, Municipal Board **Project Name**: Proposed Local Law Concerning Short-Term Rentals **Action**: Zoning Amendments **Applicant**: City of Beacon City Council **Property Address**: **Lot Number(s)**:	**Referral #**: ZR26-217 **Date Received**: 10/13/2026 **Date Requested**: 10/19/2026 **Date Issued**: 10/19/2026
Reviewer: Dozier, Emily	**Signed:** Emily A. Dozier

The Dutchess County Department of Planning & Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m) based on the materials submitted.

ACTION
The City Council seeks to amend City Code §223-26.5 regarding short-term rentals (STRs) to restrict them from accessory apartments, ensure that only STRs with a local permit are included in marketplaces/booking services, require payment of room occupancy taxes, require liability insurance and other safety measures, and make additional edits to the code.

COMMENTS
We support the City's active regulation of STRs and its acknowledgement of their potential impacts on the local housing supply. Overall, the local law is consistent with best practices. Our specific comments are below:

- J(1)(f) Revocation of a permit: The Council could consider if this regulation, currently applied only to STRs in multifamily buildings, should instead apply to all STRs.

- L. Requirements for Booking Services: subparts (2) and (3) refer to 'Book Services' rather than Booking Services; subpart (4) refers to Subsection M, rather than L.

- We understand that the Council is not currently considering a cap on STRs. We suggest that the Council continue to monitor STRs within the context of the local housing supply and hotel options, and revisit whether a cap is needed in the future.

RECOMMENDATION

The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.

Title:

Certification of Base Proportions for the 2026 Assessment

ATTACHMENTS

Keane & Beane, P.C. Memorandum Concerning 2026 Adjusted Base Proportions

KEANE & BEANE P.C.
ATTORNEYS AT LAW

- **Westchester**
  445 Hamilton Avenue
  Suite 1500
  White Plains, NY 10601
  Phone 914.946.4777
- **Long Island**
  534 Broadhollow Road
  Suite 460
  Melville, NY 11747
  Phone 631.776.5910
- **Mid-Hudson**
  200 Westage Business Center
  Suite 120
  Fishkill, NY 12524
  Phone 845.896.0120
- **New York City**
  60 East 42nd Street
  New York, NY 10165
  Phone 646.794.5747

MEMORANDUM

TO: Beacon City Council

FROM: Judson K. Siebert

RE: Annual Resolution/2026 -
Adoption of Adjusted Base Proportions
Homestead/Non-Homestead Taxes

DATE: October 14, 2026

I submit this Memorandum concerning the City Council's adoption of adjusted base proportions ("ABP's") for upcoming tax levy purposes. The ABP's are computed, set, and then utilized, to determine how real property taxes levied within the City will be apportioned between homestead and non-homestead (commercial) parcels.

The City Council must adopt ABP's each year because the City of Beacon utilizes the homestead/non-homestead tax option for local assessment and taxation. ABP's are applied to tax levies and apportion the overall amount of real property taxes collected within the City between homestead and non-homestead (commercial) parcels.

ABP's have been computed for the 2026 City of Beacon Assessment Roll. These computations are made based upon New York State criteria, and the 2026 ABP's to be adopted by the City Council have been reached in consultation with the New York State Department of Taxation & Finance.

Accordingly, I have attached a proposed Resolution approving the 2026 ABP's for adoption by the City Council. The Resolution is accompanied by required computations (on standard NYS forms), which are to be certified by the City Clerk upon adoption of the attached Resolution.

Adjusted Base Proportions

The City of Beacon implemented the use of a homestead/non-homestead tax structure when it conducted City-wide assessment revaluations in 1988 and 2007. The New York Real Property Tax Law authorizes the use of this taxing option, which

is available as a means of encouraging assessing jurisdictions to administer annual revaluation programs. This option is designed to avoid – as can often occur when revaluations occur – a sudden shift of the overall tax burden from commercial to residential properties.

When these dual tax rates were first employed by the City, the base proportions represented the share of all real property taxes levied from residential (homestead) and commercial (non-homestead) properties in the year before new assessments from the revaluation were applied for tax collection purposes. In the years that followed, the City has made, as required, annual adjustments to this allocation (through adoption of ABP's) based upon the addition and removal of properties from its assessment roll and the rate of market value appreciation in the two property classes.

ABP's are computed annually through a series of NYS-mandated calculations. They are reviewed by City Assessor Kathy Martin with oversight from NYS before their presentation to the City Council.

Again, the ABP's to be approved will be applied to the City's overall tax levy (the total amount of taxes to be levied) to determine the share that will be carried by homestead and non-homestead properties, respectively (72.39298% homestead/27.60702% non-homestead). In this way, the ABP's fix the tax rates to be charged to each property class.

For reference purposes, the 2025 ABP's equaled 72.02966% (homestead) and 27.97034% (non-homestead). The 2026 shift toward the homestead class is principally due to the overall appreciation of residential values versus the appreciation of commercial property values between 2025 and 2026.

The Attached Resolution

The City Council is required to adopt a Resolution approving the use of these ABP's for the upcoming tax levy. For this reason, the City Council should adopt the attached Resolution at its October 19, 2026 meeting.

cc: Benjamin Swanson
Kathy Martin
Nicholas M. Ward-Willis, Esq.
Christian A.L. Gates, Esq.

RP-6701

NEW YORK STATE OFFICE OF REAL PROPERTY SERVICES
16 SHERIDAN AVENUE, ALBANY, NY 12210-2714

10/14/26

CERTIFICATE OF BASE PERCENTAGES, CURRENT PERCENTAGES AND
CURRENT BASE PROPORTIONS PURSUANT TO ARTICLE 19, RPTL, FOR THE
LEVY OF TAXES ON TH 2026 ASSESSMENT ROLL

Approved Assessing Unit: City of Beacon, 130200
Name of Portion: City of Beacon, 130200

DETERMINATION OF BASE PERCENTAGES

Section I

Class	(A) 1991 Taxable Assessed Value	(B) 1995 Class Equalization Rate	(C) Estimated Market Value A/(B/100)	(D) Base Percentages (C/sum of C)
Homestead	217,426,298	53.72	404,739,944	76.7080
Nonhomestea	59,052,189	48.05	122,897,376	23.2920
Total	276,478,487		527,637,320	100.0000

DETERMINATION OF CURRENT PERCENTAGES

Section II

Class	(E) 2025 Taxable Assessed Value including Special Franchise	(F) 2025 Class Equalization Rate	(G) Estimated Market Value E/(F/100)	(H) Current Percentages (G/sum of G)
Homestead	1,820,830,719	100.00	1,820,830,719	80.33579
Nonhomestea	445,694,113	100.00	445,694,113	19.66421
Total	2,266,524,832		2,266,524,832	100.00000

DETERMINATION OF CURRENT BASE PROPORTIONS

Section III

Class	(I) Local Base Proportion for the 1992 Assessment Roll	(J) Updated Local Base Proportion I*(H/D)	(K) Prospective Current Base Proportion Part (J) Prorated to 100.00 (J/sum of J)	(L) Adusted Base Proportion used for Prior Tax Levy	(M) % difference between prior Adjusted Base Proportion and Prospective Current Base Proportion ((K/L)-1*100)	(N) Maximum Current Base Proportion (L*1.05)	(O) Current Base Proportions
							73.31581
Homestead	68.89	72.14807	73.31184	72.02966	1.78		73.31184
Nonhomestea	31.11	26.26451	26.68816	27.97034	-4.58		26.68816
							26.68419
Total	100.00	98.41258	100.00000	100.00000			100.00000

Ratio
CBPH to CPH
0.912567567

CERTIFICATION

I, the clerk of the legislative body of the approved assessing unit identified above, hereby certify that the legislative body determined on _____ base percentages, current percentages, and current base proportions as set forth herein for the assessment roll and portion as identified above.

_____
signature

_____
title

_____
date

RP-6703

NEW YORK STATE OFFICE OF REAL PROPERTY SERVICES
16 SHERIDAN AVENUE, ALBANY, NY 12210-2714

10/14/26

CERTIFICATE OF ADJUSTED BASE PROPORTIONS PURSUANT TO ARTICLE 19, RPTL
FOR THE **2026** ASSESSMENT ROLL

Approved Assessing Unit: City of Beacon, 130200
Name of Portion: City of Beacon, 130200
Reference Roll: **2025** **2026**

Section I — DETERMINATION OF PORTION CLASS NET CHANGE IN ASSESSED VALUE DUE TO PHYSICAL AND QUAN
EQUALIZATION CHANGES AND COMPUTATION OF CLASS CHANGE IN LEVEL OF ASSESSMENT FACTOR

Class	(A) Total Assessed Value on the Reference Roll Excluding SpecialFranchise and Wholly Exmt	(B) Total Assessed Value of Physical and Quantity Increases between the Reference Roll and Levy Roll	(C) Total Assessed Value of Physical and Quantity Decreases between the Reference Roll and Levy Roll	(D) Net Assessed Value of Physical and Quantity Changes (B-C)	(E) Surviving Total Assessed Value on the Reference Roll (A-C)
Homestead	1,868,444,550	23,839,900	2,422,400	21,417,500	1,866,022,150
Nonhomestead	406,874,527	23,554,500	6,141,092	17,413,408	400,733,435

Class	(F) Total Assessed Value of Equalization Increases between the Reference Roll and Levy Roll	(G) Total Assessed Value of Equalization Decreases between the Reference Roll and Levy Roll	(H) Net Equalization Changes (F-G)	(I) Change in Level of Assessment Factor (H/E)+1	
Homestead	95,767,050	2,422,300	93,344,750	1.05002	1.05132
Nonhomestead	18,256,459	6,141,092	12,115,367	1.03023	1.03032

Section II — COMPUTATION OF PORTION CLASS ADJUSTMENT FACTOR

Class	(J) Taxable Assessed Value on the Levy Roll Excludiing SpecialFranchise	(K) Taxable Assessed Value on the Levy Roll at the Reference Roll Level of Assessment (J/I)	(L) Assessed Value of Special Franchise on the Levy Roll at the Reference Roll Level of Assmnt	(M) Total Taxable Assessed Value on the Levy Roll at the Reference Roll Level of Assessment (K+L)	(N) Taxable Assessed Value on the Reference Roll	(O) Class Adjustment Factor (M/N)	
Homestead	1,937,787,644	1,845,470,935	0	1,845,470,935	1,820,830,719	1.01353	1.03927
Nonhomestead	440,334,894	427,412,926	45,796,169	473,209,095	445,694,113	1.06174	1.06165

Section III — COMPUTATION OF ADJUSTED BASE PROPORTIONS

Class	(P) Current Base Proportions	(Q) Current Base Proportions adjusted for Physical and Quantity Changes (P*O)	(R) Adjusted Base Proportions (Q/sum of Q)	
Homestead	73.31184	74.30393	72.39298	72.86507
Nonhomestead	26.68816	28.33576	27.60702	27.10316
Total	100.00000	102.63968	100.00000	

CERTIFICATION

0

I, the clerk of the legislative body of the approved assessing unit identified above, hereby certify that the legislative body determined on _____ base percentages, current percentages, and current base proportions as set forth herein for the assessment roll and portion as identified above.

_____
signature

_____
title

_____
date

CITY OF BEACON

CITY COUNCIL

RESOLUTION NO. ___ OF 2026

RESOLUTION TO CERTIFY BASE PERCENTAGES AND PROPORTIONS FOR THE CITY OF BEACON 2026 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 dated 09/22/26) entitled "Certificate of Base Percentages, Current Percentages and Current Base Proportions Pursuant to Article 19, RPTL" for the levy of taxes on the 2026 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 dated 09/22/26) entitled "Certificate of Adjusted Base Proportions Pursuant to Article 19, RPTL" for the levy of taxes on the 2026 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 2026 City of Beacon Assessment Roll as **72.39298%** for Homestead parcels and **27.60702%** 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 both dated 09/22/26) and deliver same to the New York State Department of Taxation and Finance, Office of Real Property Tax Services.

City of Beacon City Council Agenda
10/19/2026

Title:

Settlement of Prospect Realty Syndicate Inc. Tax Certiorari

ATTACHMENTS

Draft Resolution Authorizing Settlement of Prospect Realty Syndicate Inc. Tax Certiorari

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 85 OF 2026

APPROVING MTR. OF PROSPECT REALTY SYNDICATE INC. v. CITY OF BEACON (SUP. CT DUTCHESS CO. INDEX NOS. 53398/25 & 53296/26) – SETTLEMENT OF 2025 AND 2026 TAX CERTIORARI PROCEEDINGS

WHEREAS, tax certiorari proceedings, titled *Prospect Realty Syndicate Inc. v. City of Beacon, et al.* (Sup. Ct. Dutchess Co. Index Nos. 53398/25 & 53296/26), are pending before the Supreme Court, Dutchess County (Hon. James V. Brands, J.S.C., presiding); and

WHEREAS, these proceedings challenge the 2025 and 2026 assessments of property located at 798 Wolcott Avenue and identified as Parcel No. 6054-13-220480 on the City of Beacon 2025 and 2026 Assessment Rolls; and

WHEREAS, a proposed settlement of these proceedings has been reached by and between Petitioner Prospect Realty Syndicate Inc. and the City of Beacon; and

WHEREAS, the City of Beacon has obtained the advice and assistance of its counsel, Keane & Beane, P.C., with respect to the proposed settlement terms and has duly considered same; and

WHEREAS, under the settlement terms, the City will be liable for a City tax refund in the amount of Five Hundred Fifty-Eight and 08/100 ($558.08) Dollars.

NOW, THEREFORE, BE IT RESOLVED, that the City Council accepts the settlement of this proceeding so that the following adjustment is made to the real property tax assessment of the above-described tax parcels:

Year	Assessment	Revised Assessment	Reduction
2025	$800,000	$736,000	$64,000
2026	$800,000	$736,000	$64,000

BE IT FURTHER RESOLVED, that counsel for the City of Beacon, Keane & Beane, P.C., together with the City Administration, is hereby authorized to undertake such actions as are necessary to confirm and effectuate this settlement, including execution of the Consent Order and Judgment incorporating the settlement terms.

Resolution No. 85 of 2026		**Date: October 19, 2026**					
☐ **Amendments**						☐ **2/3 Required**	
☐ **On roll call**						☐ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Bennett Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					

City of Beacon City Council Agenda
10/19/2026

Title:

Settlement of 487 Main Street LLC Tax Certiorari

ATTACHMENTS

Draft Resolution Authorizing Settlement of 487 Main Street LLC Tax Certiorari

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 86 OF 2026

APPROVING MTR. OF 478 MAIN STREET LLC v. CITY OF BEACON (SUP. CT DUTCHESS CO. INDEX NOS. 52803/24 & 52803/24, ET SEQ.) – SETTLEMENT OF 2024 THROUGH 2026 TAX CERTIORARI PROCEEDINGS

WHEREAS, tax certiorari proceedings titled *478 Main Street LLC v. City of Beacon*, (Sup. Ct. Dutchess Co. Index Nos. 52803/24, et seq.), are pending before the Supreme Court, Dutchess County (Hon. James V. Brands, J.S.C., presiding); and

WHEREAS, these proceedings challenge the 2024 through 2026 assessments of real property located at 478 Main Street and identified as Parcel No. 6054-37-100374 on the 2024 through 2026 Assessment Rolls of the City of Beacon; and

WHEREAS, a proposed settlement has been reached by and between Petitioner 478 Main Street LLC and the City of Beacon, providing for a disposition of this litigation; and

WHEREAS, the City of Beacon has obtained the advice and assistance of its counsel, Keane & Beane, P.C., with respect to the proposed settlement terms and has duly considered same; and

WHEREAS, under the settlement terms, the City will be liable for a City tax refund in the amount of Three Thousand Three Hundred Nineteen and 70/100 ($3,319.70) Dollars.

NOW, THEREFORE, BE IT RESOLVED, that the City Council accepts the settlement of this proceeding so that the following adjustments are made to the real property tax assessment of the above-described tax parcel:

Year	Assessment	Revised Assessment	Reduction
2024	$1,300,000	$1,137,500	$162,500
2025	$1,400,000	$1,190,000	$210,000
2026	$1,450,000	$1,190,000	$260,000

BE IT FURTHER RESOLVED, that counsel for the City of Beacon, Keane & Beane, P.C., together with the City Administration, is hereby authorized to undertake such action as necessary to confirm and effectuate this settlement, including execution of the Consent Judgment incorporating the settlement terms.

Resolution No. 86 of 2026		**Date: October 19, 2026**					
☐ **Amendments**						☐ **2/3 Required**	
☐ **On roll call**						☐ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Bennett Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					

City of Beacon City Council Agenda
10/19/2026

Title:

Appointment of David Murphy to the Position of Mechanical Equipment Operator

ATTACHMENTS

Highway Superintendent Memorandum for the Appointment of David Murphy to the Position of Mechanical Equipment Operator

CITY OF BEACON

Highway Department
Michael Manzi, Superintendent of Streets
30 Camp Beacon Road
Beacon, New York 12508
845-831-0932 - Office
845-831-3994 - Fax

www.cityofbeacon.org

October 14, 2026

To: Ben Swanson

From: Michael Manzi

Re: MEO

Date: October 14, 2026

Please be advised that numerous interviews have been conducted for the vacant Motor Equipment Operator positions in the Highway Dept. David Murphy who was previously employed for 7 years as a HMEO within the Highway Dept. and was a huge asset to the team, has a wealth of knowledge in the landscape and construction field. During Dave's previous employment with the city, he showed that he is a hardworking, reliable and knowledgeable individual who takes a lot of pride in his work for the city he was born and raised in. At this time, I would like to recommend the hiring of David Murphy for the MEO position as he carries a CDL, has the experience and is more than capable of filling the position.

Sincerely,

Michael Manzi
Superintendent of Streets

City of Beacon City Council Agenda
10/19/2026

Title:

Appointment of Mary Timm to the Position of Senior Typist

ATTACHMENTS

Chief of Police Memorandum for the Appointment of Mary Timm to the Position of Senior Typist For the Police Department

CHIEF OF POLICE
THOMAS FIGLIA

CITY OF BEACON
POLICE DEPARTMENT

1 MUNICIPAL PLAZA, SUITE 3
BEACON, NY 12508
(845)831-4111
FAX: (845)838-5092

NEW YORK STATE
ACCREDITED AGENCY

October 15, 2026

Mayor Kyriacou and Beacon City Council:

I am writing to endorse the hiring of Mary Timm for the position of Senior Typist with the Beacon Police Department. This position is a full-time, non-sworn position in the department which is primarily tasked with processing Freedom of Information Requests and Handicapped Parking Permits, forwarding reports to various governmental and non-governmental requestors, and purchasing for the Detective Division. The position was vacated through retirement in September.

Ms. Timm has previously held the Civil Service title of Senior Typist with the Beacon City School District. Both before and after that, Ms. Timm also worked as an administrative assistant in the accounting and healthcare fields. She passed the background check required for our non-sworn employees and given her previous experience and qualifications, I believe she will be an asset to our department. Thank you for your consideration.

Respectfully,

Thomas Figlia

Chief of Police

City of Beacon City Council Agenda
10/19/2026

Title:

Authorization for City of Beacon Bond Issuances

ATTACHMENTS

Draft Resolution Authorizing a Bond Issuance for the Purchase and Installation of Liquid Waste Screening Equipment at the Wastewater Treatment Plant

Draft Resolution Authorizing a Bond Issuance for the Purchase of a Track Loader for the Highway Department

Draft Resolution Authorizing a Bond Issuance for the Purchase of a Utility Maintenance Truck

Draft Resolution Authorizing a Bond Issuance for the Construction of High Lift Pump No. 4

Draft Resolution Authorizing a Bond Issuance for the Construction of Mount Beacon Water Storage Tank

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 91 OF 2026

AUTHORIZING THE ISSUANCE OF $252,000 AGGREGATE PRINCIPAL AMOUNT SERIAL BONDS OF THE CITY OF BEACON, COUNTY OF DUTCHESS, STATE OF NEW YORK, PURSUANT TO THE LOCAL FINANCE LAW, TO FINANCE THE COSTS OF THE PURCHASE AND INSTALLATION OF LIQUID WASTE SCREENING EQUIPMENT AT THE WASTEWATER TREATMENT PLANT, IN AND FOR THE CITY.

WHEREAS, the capital project hereinafter described has been determined to be a Type II Action pursuant to 6 NYCRR Part 617.5 (c)(1) and (2) of the regulations of the New York State Department of Environmental Conservation promulgated pursuant to the State Environmental Quality Review Act, the implementation of which as proposed, such regulations provide, will not result in any significant adverse environmental impact; and

WHEREAS, the City Council of the City of Beacon (the "City"), a municipal corporation of the State of New York, located in the County of Dutchess, hereby determines that it is in the public interest of the City to authorize the financing of the costs of the purchase and installation of liquid waste screening equipment at the wastewater treatment plant, in and for the City, as well as original furnishings, machinery, equipment, apparatus, appurtenances, and incidental improvements and expenses in connection therewith (the "Project"), at a total estimated cost not to exceed $252,000, all in accordance with the Local Finance Law;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Beacon, in the County of Dutchess, State of New York, as follows:

Section 1. There is hereby authorized to be issued serial bonds of the City, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, in the aggregate principal amount of $252,000 to finance the costs of the Project at a total estimated cost of $252,000 all in accordance with the Local Finance Law.

Section 2. The City Council of the City has ascertained and hereby states that (a) the estimated maximum cost of the Project will not exceed $252,000; (b) no money has heretofore been authorized to be applied to the payment of the costs of the Project; (c) the City Council of the City plans to finance the costs of the Project from the proceeds of the serial bonds as authorized herein, and/or of bond anticipation notes issued in anticipation of the issuance of such serial bonds, except to the extent of Federal or State aid received by the City, which shall reduce the principal amount of such serial bonds or bond anticipation notes pro tanto; (d) the maximum maturity of the serial bonds authorized herein shall be in excess of five (5) years; and (e) on or before the expenditure of moneys to pay for any costs made in connection with the Project for which proceeds of such obligations are to be applied to reimburse the City, the City Council of the City took "official action" for federal income tax purposes to authorize the capital financing of such expenditure.

Section 3. It is hereby determined that the Project is a specific object or purpose as described in subdivision 4 of paragraph a of Section 11.00 of the Local Finance Law and that the period of probable usefulness of the Project is forty (40) years. The serial bonds authorized herein shall have a maximum

maturity of the forty (40) years computed from the earlier of (a) the date of the first issue of such serial bonds, or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds.

Section 4. Subject to the terms and conditions of this bond ordinance and the Local Finance Law, including the provisions of Sections 21.00, 30.00, 50.00 and 56.00 to 60.00, inclusive, the power to authorize serial bonds as authorized herein, and bond anticipation notes issued in anticipation of the issuance of such serial bonds, including renewals thereof, the power to prescribe the terms, form and contents of such serial bonds and such bond anticipation notes, and the power to sell, issue and deliver such serial bonds and such bond anticipation notes, are hereby delegated to the City Administrator, as the chief fiscal officer of the City. The City Administrator is hereby authorized to execute, on behalf of the City, all serial bonds issued pursuant to this bond ordinance, and all bond anticipation notes issued in anticipation of the issuance of such serial bonds, and the City Clerk is hereby authorized to impress the seal of the City (or to have imprinted a facsimile thereof) to or on all such serial bonds and all such bond anticipation notes and to attest such seal. Each interest coupon, if any, representing interest payable on such serial bonds shall be authenticated by the manual or facsimile signature of the City Administrator.

Section 5. The faith and credit of the City is hereby and shall be irrevocably pledged for the punctual payment of the principal of and interest on all obligations authorized and issued pursuant to this bond ordinance as the same shall become due. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds becoming due and payable in such year. To the extent not paid from other sources, there shall annually be levied on all the taxable real property of said City, a tax sufficient to pay the principal of and interest on such bonds as the same become due and payable.

Section 6. When this bond ordinance takes effect, the City Clerk shall cause the same, or a summary thereof, to be published together with a notice in substantially the form prescribed by Section 81.00 of the Local Finance Law in The Poughkeepsie Journal, a newspaper having a general circulation in the City. The validity of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if such obligations are authorized for an object or purpose for which the City is not authorized to expend money, or the provisions of law, which should have been complied with as of the date of publication of this bond ordinance, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Section 7. Prior to the issuance of any obligations authorized herein, the City Council of the City shall comply with all applicable provisions prescribed in Article 8 of the Environmental Conservation Law, all regulations promulgated thereunder by the New York State Department of Environmental Conservation, and all applicable Federal laws and regulations in connection with environmental quality review relating to the Project (collectively, the "environmental compliance proceedings"). In the event that any of the environmental compliance proceedings are not completed, or require amendment or modification subsequent to the date of adoption of this bond ordinance, the City Council of the City will re-adopt, amend or modify this bond ordinance prior to the issuance of any obligations authorized herein upon the advice of bond counsel. It is hereby determined by the City Council of the City that the Project will not have a significant impact on the environment.

Section 8. The City hereby declares its intention to issue the serial bonds authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds (collectively, the "obligations"), to finance the costs of the Project. The City covenants for the benefit of the holders of such obligations that it will not make any use of the proceeds of such obligations, any funds reasonably expected to be used to pay the principal of or interest on such obligations or any other funds of the City, and will not make any use of the Project, which would cause the interest on such obligations to become subject to Federal income taxation under the Internal Revenue Code of 1986, as amended (the "Code") (except for the federal alternative minimum tax imposed by the Code), or subject the City to any penalties under section 148 of the Code, and that it will not take any action or omit to take any action with respect to such obligations, the proceeds thereof or the Project financed thereby, if such action or omission would cause the interest on such obligations to become subject to Federal income taxation under the Code (except for the federal alternative minimum tax imposed by the Code), or subject the City to any penalties under section 148 of the Code. The foregoing covenants shall remain in full force and effect notwithstanding the defeasance of any serial bonds authorized and issued under this bond ordinance or any other provisions hereof until the date which is sixty (60) days after the final maturity date or earlier prior redemption date thereof. The proceeds of any obligations authorized herein may be applied to reimburse the expenditures or commitments of the City made in connection with the Project on or after a date which is not more than sixty (60) days prior to the date of adoption of this bond ordinance.

Section 9. For the benefit of the holders and beneficial owners from time to time of the serial bonds authorized herein, and of the bond anticipation notes issued in anticipation of the issuance of such serial bonds, the City agrees, in accordance with and as an obligated person with respect to such obligations under, Rule 15c2-12, as amended (the "Rule"), promulgated by the Securities Exchange Commission pursuant to the Securities Exchange Act of 1934, to provide or cause to be provided such financial information and operating data, financial statements and notices, in such manner as may be required for purposes of the Rule. In order to describe and specify certain terms of the City's continuing disclosure agreement for that purpose, and thereby to implement that agreement, including provisions for enforcement, amendment and termination, the City Administrator is authorized and directed to sign and deliver, in the name and on behalf of the City, the commitment authorized by subsection 6(c) of the Rule (the "Commitment") to be placed on file with the City Clerk, which shall constitute the continuing disclosure agreement made by the City for the benefit of holders and beneficial owners of the obligations authorized herein in accordance with the Rule, with any changes or amendments that are not inconsistent with this bond ordinance and not substantially adverse to the City and that are approved by the City Administrator on behalf of the City, all of which shall be conclusively evidenced by the signing of the Commitment or amendments thereto. The agreement formed collectively by this paragraph and the Commitment shall be the City's continuing disclosure agreement for purposes of the Rule, and its performance shall be subject to the availability of funds and their annual appropriation to meet costs the City would be required to incur to perform thereunder. The City Administrator is further authorized and directed to establish procedures in order to ensure compliance by the City with its continuing disclosure agreement, including the timely provision of information and notices. Prior to making any filing in accordance with the agreement or providing notice of the occurrence of any material event, the City Administrator shall consult with, as appropriate, the City Attorney and bond counsel or other qualified independent special counsel to the City and shall be entitled to rely upon any legal advice provided by the City Attorney or such bond counsel or other qualified independent special counsel in determining whether a filing should be made.

Section 10. This bond ordinance shall take effect immediately pursuant to Section 9.06 of the City Charter.

Resolution No. 91 of 2026		**Date: October 19, 2026**					
☐ **Amendments**						☐ **2/3 Required**	
☐ **On roll call**						☐ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Bennett Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 88 OF 2026

AUTHORIZING THE ISSUANCE OF UP TO $340,000 AGGREGATE PRINCIPAL AMOUNT SERIAL BONDS OF THE CITY OF BEACON, COUNTY OF DUTCHESS, STATE OF NEW YORK, PURSUANT TO THE LOCAL FINANCE LAW, TO FINANCE THE COST OF THE PURCHASE OF A TRACK LOADER FOR THE HIGHWAY DEPARTMENT, FOR THE CITY.

WHEREAS, the capital project hereinafter described has been determined to be an Type II Action pursuant to the regulations of the New York State Department of Environmental Conservation promulgated pursuant to the State Environmental Quality Review Act, the implementation of which as proposed, it has been determined, as such, will not result in any significant adverse environmental impact; and

WHEREAS, the City Council of the City of Beacon (the "City"), a municipal corporation of the State of New York, located in the County of Dutchess, hereby determines that it is in the public interest of the City to authorize the financing of the cost of the purchase of a track loader for the Highway Department, for the City, including incidental equipment and expenses in connection therewith (the "Project"), at a total estimated cost not to exceed $340,000, all in accordance with the Local Finance Law;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Beacon, in the County of Dutchess, State of New York, as follows:

Section 1. There is hereby authorized to be issued serial bonds of the City, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, in the aggregate principal amount not to exceed $340,000 to finance the costs of the Project at a total estimated cost not to exceed $340,000 all in accordance with the Local Finance Law.

Section 2. The City Council of the City has ascertained and hereby states that (a) the estimated maximum cost of the Project will not exceed $340,000; (b) no money has heretofore been authorized to be applied to the payment of the costs of the Project; (c) the City Council of the City plans to finance the costs of the Project from the proceeds of the serial bonds as authorized herein, and/or of bond anticipation notes issued in anticipation of the issuance of such serial bonds, except to the extent of Federal or State aid received by the City, which shall reduce the principal amount of such serial bonds or bond anticipation notes *pro tanto;* (d) the maximum maturity of the serial bonds authorized herein shall be in excess of five (5) years; and (e) on or before the expenditure of moneys to pay for any costs made in connection with the Project for which proceeds of such obligations are to be applied to reimburse the City, the City Council of the City took "official action" for federal income tax purposes to authorize the capital financing of such expenditure.

Section 3. It is hereby determined that the Project is a specific object or purpose as described in subdivision 28 of paragraph a of Section 11.00 of the Local Finance Law and that the period of probable usefulness of the Project is fifteen (15) years. The serial bonds authorized herein shall have a maximum maturity of the fifteen (15) years computed from the earlier of (a) the date of the first issue of such serial bonds, or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds.

Section 4. Subject to the terms and conditions of this bond ordinance and the Local Finance Law, including the provisions of Sections 21.00, 30.00, 50.00 and 56.00 to 60.00, inclusive, the power to authorize serial bonds as authorized herein, and bond anticipation notes issued in anticipation of the issuance of such serial bonds, including renewals thereof, the power to prescribe the terms, form and contents of such serial bonds and such bond anticipation notes, and the power to sell, issue and deliver such serial bonds and such bond anticipation notes, are hereby delegated to the City Administrator, as the chief fiscal officer of the City. The City Administrator is hereby authorized to execute, on behalf of the City, all serial bonds issued pursuant to this bond ordinance, and all bond anticipation notes issued in anticipation of the issuance of such serial bonds, and the City Clerk is hereby authorized to impress the seal of the City (or to have imprinted a facsimile thereof) to or on all such serial bonds and all such bond anticipation notes and to attest such seal. Each interest coupon, if any, representing interest payable on such serial bonds shall be authenticated by the manual or facsimile signature of the City Administrator.

Section 5. The faith and credit of the City is hereby and shall be irrevocably pledged for the punctual payment of the principal of and interest on all obligations authorized and issued pursuant to this bond ordinance as the same shall become due. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds becoming due and payable in such year. To the extent not paid from other sources, there shall annually be levied on all the taxable real property of said City, a tax sufficient to pay the principal of and interest on such bonds as the same become due and payable.

Section 6. When this bond ordinance takes effect, the City Clerk shall cause the same, or a summary thereof, to be published together with a notice in substantially the form prescribed by Section 81.00 of the Local Finance Law in The Poughkeepsie Journal, a newspaper having a general circulation in the City. The validity of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if such obligations are authorized for an object or purpose for which the City is not authorized to expend money, or the provisions of law, which should have been complied with as of the date of publication of this bond ordinance, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Section 7. Prior to the issuance of any obligations authorized herein, the City Council of the City shall comply with all applicable provisions prescribed in Article 8 of the Environmental Conservation Law, all regulations promulgated thereunder by the New York State Department of Environmental Conservation, and all applicable Federal laws and regulations in connection with environmental quality review relating to the Project (collectively, the "environmental compliance proceedings"). In the event that any of the environmental compliance proceedings are not completed, or require amendment or modification subsequent to the date of adoption of this bond ordinance, the City Council of the City will re-adopt, amend or modify this bond ordinance prior to the issuance of any obligations authorized herein upon the advice of bond counsel. It has heretofore been determined by the City Council of the City that the Project will not have a significant impact on the environment.

Section 8. The City hereby declares its intention to issue the serial bonds authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds (collectively, the "obligations"), to finance the costs of the Project. The City covenants for the benefit of the holders of such obligations that it will not make any use of the proceeds of such obligations, any funds reasonably expected to be used to pay the principal of or interest on such obligations or any other

funds of the City, and will not make any use of the Project, which would cause the interest on such obligations to become subject to Federal income taxation under the Internal Revenue Code of 1986, as amended (the "Code") (except for the federal alternative minimum tax imposed by the Code), or subject the City to any penalties under section 148 of the Code, and that it will not take any action or omit to take any action with respect to such obligations, the proceeds thereof or the Project financed thereby, if such action or omission would cause the interest on such obligations to become subject to Federal income taxation under the Code (except for the federal alternative minimum tax imposed by the Code), or subject the City to any penalties under section 148 of the Code. The foregoing covenants shall remain in full force and effect notwithstanding the defeasance of any serial bonds authorized and issued under this bond ordinance or any other provisions hereof until the date which is sixty (60) days after the final maturity date or earlier prior redemption date thereof. The proceeds of any obligations authorized herein may be applied to reimburse the expenditures or commitments of the City made in connection with the Project on or after a date which is not more than sixty (60) days prior to the date of adoption of this bond ordinance.

Section 9. For the benefit of the holders and beneficial owners from time to time of the serial bonds authorized herein, and of the bond anticipation notes issued in anticipation of the issuance of such serial bonds, the City agrees, in accordance with and as an obligated person with respect to such obligations under, Rule 15c2-12, as amended (the "Rule"), promulgated by the Securities Exchange Commission pursuant to the Securities Exchange Act of 1934, to provide or cause to be provided such financial information and operating data, financial statements and notices, in such manner as may be required for purposes of the Rule. In order to describe and specify certain terms of the City's continuing disclosure agreement for that purpose, and thereby to implement that agreement, including provisions for enforcement, amendment and termination, the City Administrator is authorized and directed to sign and deliver, in the name and on behalf of the City, the commitment authorized by subsection 6(c) of the Rule (the "Commitment") to be placed on file with the City Clerk, which shall constitute the continuing disclosure agreement made by the City for the benefit of holders and beneficial owners of the obligations authorized herein in accordance with the Rule, with any changes or amendments that are not inconsistent with this bond ordinance and not substantially adverse to the City and that are approved by the City Administrator on behalf of the City, all of which shall be conclusively evidenced by the signing of the Commitment or amendments thereto. The agreement formed collectively by this paragraph and the Commitment shall be the City's continuing disclosure agreement for purposes of the Rule, and its performance shall be subject to the availability of funds and their annual appropriation to meet costs the City would be required to incur to perform thereunder. The City Administrator is further authorized and directed to establish procedures in order to ensure compliance by the City with its continuing disclosure agreement, including the timely provision of information and notices. Prior to making any filing in accordance with the agreement or providing notice of the occurrence of any material event, the City Administrator shall consult with, as appropriate, the City Attorney and bond counsel or other qualified independent special counsel to the City and shall be entitled to rely upon any legal advice provided by the City Attorney or such bond counsel or other qualified independent special counsel in determining whether a filing should be made.

Section 10. This bond ordinance is subject to a permissive referendum and will take effect upon its adoption by the City Council of the City and the expiration of the period prescribed in Article 9 of the City Charter during which petitions for a permissive referendum may be submitted and filed with the City Clerk.

Resolution No. 88 of 2026		**Date: October 19, 2026**					
☐ **Amendments**						☐ **2/3 Required**	
☐ **On roll call**						☐ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Bennett Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 89 OF 2026

AUTHORIZING THE ISSUANCE OF UP TO $350,000 AGGREGATE PRINCIPAL AMOUNT SERIAL BONDS OF THE CITY OF BEACON, COUNTY OF DUTCHESS, STATE OF NEW YORK, PURSUANT TO THE LOCAL FINANCE LAW, TO FINANCE THE COST OF THE PURCHASE OF A UTILITY MAINTENANCE TRUCK, FOR THE CITY.

WHEREAS, the capital project hereinafter described has been determined to be an Type II Action pursuant to the regulations of the New York State Department of Environmental Conservation promulgated pursuant to the State Environmental Quality Review Act, the implementation of which as proposed, it has been determined, as such, will not result in any significant adverse environmental impact; and

WHEREAS, the City Council of the City of Beacon (the "City"), a municipal corporation of the State of New York, located in the County of Dutchess, hereby determines that it is in the public interest of the City to authorize the financing of the cost of the purchase of a utility maintenance truck, for the City, including incidental equipment and expenses in connection therewith (the "Project"), at a total estimated cost not to exceed $350,000, all in accordance with the Local Finance Law;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Beacon, in the County of Dutchess, State of New York, as follows:

Section 1. There is hereby authorized to be issued serial bonds of the City, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, in the aggregate principal amount not to exceed $350,000 to finance the costs of the Project at a total estimated cost not to exceed $350,000 all in accordance with the Local Finance Law.

Section 2. The City Council of the City has ascertained and hereby states that (a) the estimated maximum cost of the Project will not exceed $350,000; (b) no money has heretofore been authorized to be applied to the payment of the costs of the Project; (c) the City Council of the City plans to finance the costs of the Project from the proceeds of the serial bonds as authorized herein, and/or of bond anticipation notes issued in anticipation of the issuance of such serial bonds, except to the extent of Federal or State aid received by the City, which shall reduce the principal amount of such serial bonds or bond anticipation notes pro tanto; (d) the maximum maturity of the serial bonds authorized herein shall be in excess of five (5) years; and (e) on or before the expenditure of moneys to pay for any costs made in connection with the Project for which proceeds of such obligations are to be applied to reimburse the City, the City Council of the City took "official action" for federal income tax purposes to authorize the capital financing of such expenditure.

Section 3. It is hereby determined that the Project is a specific object or purpose as described in subdivision 28 of paragraph a of Section 11.00 of the Local Finance Law and that the period of probable usefulness of the Project is fifteen (15) years. The serial bonds authorized herein shall have a maximum maturity of the fifteen (15) years computed from the earlier of (a) the date of the first issue of such serial bonds, or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds.

Section 4. Subject to the terms and conditions of this bond ordinance and the Local Finance Law, including the provisions of Sections 21.00, 30.00, 50.00 and 56.00 to 60.00, inclusive, the power to authorize serial bonds as authorized herein, and bond anticipation notes issued in anticipation of the issuance of such serial bonds, including renewals thereof, the power to prescribe the terms, form and contents of such serial bonds and such bond anticipation notes, and the power to sell, issue and deliver such serial bonds and such bond anticipation notes, are hereby delegated to the City Administrator, as the chief fiscal officer of the City. The City Administrator is hereby authorized to execute, on behalf of the City, all serial bonds issued pursuant to this bond ordinance, and all bond anticipation notes issued in anticipation of the issuance of such serial bonds, and the City Clerk is hereby authorized to impress the seal of the City (or to have imprinted a facsimile thereof) to or on all such serial bonds and all such bond anticipation notes and to attest such seal. Each interest coupon, if any, representing interest payable on such serial bonds shall be authenticated by the manual or facsimile signature of the City Administrator.

Section 5. The faith and credit of the City is hereby and shall be irrevocably pledged for the punctual payment of the principal of and interest on all obligations authorized and issued pursuant to this bond ordinance as the same shall become due. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds becoming due and payable in such year. To the extent not paid from other sources, there shall annually be levied on all the taxable real property of said City, a tax sufficient to pay the principal of and interest on such bonds as the same become due and payable.

Section 6. When this bond ordinance takes effect, the City Clerk shall cause the same, or a summary thereof, to be published together with a notice in substantially the form prescribed by Section 81.00 of the Local Finance Law in The Poughkeepsie Journal, a newspaper having a general circulation in the City. The validity of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if such obligations are authorized for an object or purpose for which the City is not authorized to expend money, or the provisions of law, which should have been complied with as of the date of publication of this bond ordinance, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Section 7. Prior to the issuance of any obligations authorized herein, the City Council of the City shall comply with all applicable provisions prescribed in Article 8 of the Environmental Conservation Law, all regulations promulgated thereunder by the New York State Department of Environmental Conservation, and all applicable Federal laws and regulations in connection with environmental quality review relating to the Project (collectively, the "environmental compliance proceedings"). In the event that any of the environmental compliance proceedings are not completed, or require amendment or modification subsequent to the date of adoption of this bond ordinance, the City Council of the City will re-adopt, amend or modify this bond ordinance prior to the issuance of any obligations authorized herein upon the advice of bond counsel. It has heretofore been determined by the City Council of the City that the Project will not have a significant impact on the environment.

Section 8. The City hereby declares its intention to issue the serial bonds authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds (collectively, the "obligations"), to finance the costs of the Project. The City covenants for the benefit of the holders of such obligations that it will not make any use of the proceeds of such obligations, any funds reasonably expected to be used to pay the principal of or interest on such obligations or any other

funds of the City, and will not make any use of the Project, which would cause the interest on such obligations to become subject to Federal income taxation under the Internal Revenue Code of 1986, as amended (the "Code") (except for the federal alternative minimum tax imposed by the Code), or subject the City to any penalties under section 148 of the Code, and that it will not take any action or omit to take any action with respect to such obligations, the proceeds thereof or the Project financed thereby, if such action or omission would cause the interest on such obligations to become subject to Federal income taxation under the Code (except for the federal alternative minimum tax imposed by the Code), or subject the City to any penalties under section 148 of the Code. The foregoing covenants shall remain in full force and effect notwithstanding the defeasance of any serial bonds authorized and issued under this bond ordinance or any other provisions hereof until the date which is sixty (60) days after the final maturity date or earlier prior redemption date thereof. The proceeds of any obligations authorized herein may be applied to reimburse the expenditures or commitments of the City made in connection with the Project on or after a date which is not more than sixty (60) days prior to the date of adoption of this bond ordinance.

Section 9. For the benefit of the holders and beneficial owners from time to time of the serial bonds authorized herein, and of the bond anticipation notes issued in anticipation of the issuance of such serial bonds, the City agrees, in accordance with and as an obligated person with respect to such obligations under, Rule 15c2-12, as amended (the "Rule"), promulgated by the Securities Exchange Commission pursuant to the Securities Exchange Act of 1934, to provide or cause to be provided such financial information and operating data, financial statements and notices, in such manner as may be required for purposes of the Rule. In order to describe and specify certain terms of the City's continuing disclosure agreement for that purpose, and thereby to implement that agreement, including provisions for enforcement, amendment and termination, the City Administrator is authorized and directed to sign and deliver, in the name and on behalf of the City, the commitment authorized by subsection 6(c) of the Rule (the "Commitment") to be placed on file with the City Clerk, which shall constitute the continuing disclosure agreement made by the City for the benefit of holders and beneficial owners of the obligations authorized herein in accordance with the Rule, with any changes or amendments that are not inconsistent with this bond ordinance and not substantially adverse to the City and that are approved by the City Administrator on behalf of the City, all of which shall be conclusively evidenced by the signing of the Commitment or amendments thereto. The agreement formed collectively by this paragraph and the Commitment shall be the City's continuing disclosure agreement for purposes of the Rule, and its performance shall be subject to the availability of funds and their annual appropriation to meet costs the City would be required to incur to perform thereunder. The City Administrator is further authorized and directed to establish procedures in order to ensure compliance by the City with its continuing disclosure agreement, including the timely provision of information and notices. Prior to making any filing in accordance with the agreement or providing notice of the occurrence of any material event, the City Administrator shall consult with, as appropriate, the City Attorney and bond counsel or other qualified independent special counsel to the City and shall be entitled to rely upon any legal advice provided by the City Attorney or such bond counsel or other qualified independent special counsel in determining whether a filing should be made.

Section 10. This bond ordinance is subject to a permissive referendum and will take effect upon its adoption by the City Council of the City and the expiration of the period prescribed in Article 9 of the City Charter during which petitions for a permissive referendum may be submitted and filed with the City Clerk.

Resolution No. 89 of 2026		**Date: October 19, 2026**					
☐ **Amendments**						☐ **2/3 Required**	
☐ **On roll call**						☐ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Bennett Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 90 OF 2026

AUTHORIZING THE ISSUANCE OF $250,000 AGGREGATE PRINCIPAL AMOUNT SERIAL BONDS OF THE CITY OF BEACON, COUNTY OF DUTCHESS, STATE OF NEW YORK, PURSUANT TO THE LOCAL FINANCE LAW, TO FINANCE THE COSTS OF THE CONSTRUCTION OF HIGH LIFT PUMP #4, IN AND FOR THE CITY.

WHEREAS, the capital project hereinafter described has been determined to be a Type II Action pursuant to 6 NYCRR Part 617.5 (c)(1) and (2) of the regulations of the New York State Department of Environmental Conservation promulgated pursuant to the State Environmental Quality Review Act, the implementation of which as proposed, such regulations provide, will not result in any significant adverse environmental impact; and

WHEREAS, the City Council of the City of Beacon (the "City"), a municipal corporation of the State of New York, located in the County of Dutchess, hereby determines that it is in the public interest of the City to authorize the financing of the costs of the construction of high lift pump #4, in and for the City, as well as original furnishings, machinery, equipment, apparatus, appurtenances, and incidental improvements and expenses in connection therewith (the "Project"), at a total estimated cost not to exceed $250,000, all in accordance with the Local Finance Law;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Beacon, in the County of Dutchess, State of New York, as follows:

Section 1. There is hereby authorized to be issued serial bonds of the City, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, in the aggregate principal amount of $250,000 to finance the costs of the Project at a total estimated cost of $250,000 all in accordance with the Local Finance Law.

Section 2. The City Council of the City has ascertained and hereby states that (a) the estimated maximum cost of the Project will not exceed $250,000; (b) no money has heretofore been authorized to be applied to the payment of the costs of the Project; (c) the City Council of the City plans to finance the costs of the Project from the proceeds of the serial bonds as authorized herein, and/or of bond anticipation notes issued in anticipation of the issuance of such serial bonds, except to the extent of Federal or State aid received by the City, which shall reduce the principal amount of such serial bonds or bond anticipation notes pro tanto; (d) the maximum maturity of the serial bonds authorized herein shall be in excess of five (5) years; and (e) on or before the expenditure of moneys to pay for any costs made in connection with the Project for which proceeds of such obligations are to be applied to reimburse the City, the City Council of the City took "official action" for federal income tax purposes to authorize the capital financing of such expenditure.

Section 3. It is hereby determined that the Project is a specific object or purpose as described in subdivision 1 of paragraph a of Section 11.00 of the Local Finance Law and that the period of probable usefulness of the Project is forty (40) years. The serial bonds authorized herein shall have a maximum maturity of the forty (40) years computed from the earlier of (a) the date of the first issue of such serial

bonds, or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds.

Section 4. Subject to the terms and conditions of this bond ordinance and the Local Finance Law, including the provisions of Sections 21.00, 30.00, 50.00 and 56.00 to 60.00, inclusive, the power to authorize serial bonds as authorized herein, and bond anticipation notes issued in anticipation of the issuance of such serial bonds, including renewals thereof, the power to prescribe the terms, form and contents of such serial bonds and such bond anticipation notes, and the power to sell, issue and deliver such serial bonds and such bond anticipation notes, are hereby delegated to the City Administrator, as the chief fiscal officer of the City. The City Administrator is hereby authorized to execute, on behalf of the City, all serial bonds issued pursuant to this bond ordinance, and all bond anticipation notes issued in anticipation of the issuance of such serial bonds, and the City Clerk is hereby authorized to impress the seal of the City (or to have imprinted a facsimile thereof) to or on all such serial bonds and all such bond anticipation notes and to attest such seal. Each interest coupon, if any, representing interest payable on such serial bonds shall be authenticated by the manual or facsimile signature of the City Administrator.

Section 5. The faith and credit of the City is hereby and shall be irrevocably pledged for the punctual payment of the principal of and interest on all obligations authorized and issued pursuant to this bond ordinance as the same shall become due. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds becoming due and payable in such year. To the extent not paid from other sources, there shall annually be levied on all the taxable real property of said City, a tax sufficient to pay the principal of and interest on such bonds as the same become due and payable.

Section 6. When this bond ordinance takes effect, the City Clerk shall cause the same, or a summary thereof, to be published together with a notice in substantially the form prescribed by Section 81.00 of the Local Finance Law in The Poughkeepsie Journal, a newspaper having a general circulation in the City. The validity of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if such obligations are authorized for an object or purpose for which the City is not authorized to expend money, or the provisions of law, which should have been complied with as of the date of publication of this bond ordinance, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Section 7. Prior to the issuance of any obligations authorized herein, the City Council of the City shall comply with all applicable provisions prescribed in Article 8 of the Environmental Conservation Law, all regulations promulgated thereunder by the New York State Department of Environmental Conservation, and all applicable Federal laws and regulations in connection with environmental quality review relating to the Project (collectively, the "environmental compliance proceedings"). In the event that any of the environmental compliance proceedings are not completed, or require amendment or modification subsequent to the date of adoption of this bond ordinance, the City Council of the City will re-adopt, amend or modify this bond ordinance prior to the issuance of any obligations authorized herein upon the advice of bond counsel. It is hereby determined by the City Council of the City that the Project will not have a significant impact on the environment.

Section 8. The City hereby declares its intention to issue the serial bonds authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds (collectively, the

"obligations"), to finance the costs of the Project. The City covenants for the benefit of the holders of such obligations that it will not make any use of the proceeds of such obligations, any funds reasonably expected to be used to pay the principal of or interest on such obligations or any other funds of the City, and will not make any use of the Project, which would cause the interest on such obligations to become subject to Federal income taxation under the Internal Revenue Code of 1986, as amended (the "Code") (except for the federal alternative minimum tax imposed by the Code), or subject the City to any penalties under section 148 of the Code, and that it will not take any action or omit to take any action with respect to such obligations, the proceeds thereof or the Project financed thereby, if such action or omission would cause the interest on such obligations to become subject to Federal income taxation under the Code (except for the federal alternative minimum tax imposed by the Code), or subject the City to any penalties under section 148 of the Code. The foregoing covenants shall remain in full force and effect notwithstanding the defeasance of any serial bonds authorized and issued under this bond ordinance or any other provisions hereof until the date which is sixty (60) days after the final maturity date or earlier prior redemption date thereof. The proceeds of any obligations authorized herein may be applied to reimburse the expenditures or commitments of the City made in connection with the Project on or after a date which is not more than sixty (60) days prior to the date of adoption of this bond ordinance.

Section 9. For the benefit of the holders and beneficial owners from time to time of the serial bonds authorized herein, and of the bond anticipation notes issued in anticipation of the issuance of such serial bonds, the City agrees, in accordance with and as an obligated person with respect to such obligations under, Rule 15c2-12, as amended (the "Rule"), promulgated by the Securities Exchange Commission pursuant to the Securities Exchange Act of 1934, to provide or cause to be provided such financial information and operating data, financial statements and notices, in such manner as may be required for purposes of the Rule. In order to describe and specify certain terms of the City's continuing disclosure agreement for that purpose, and thereby to implement that agreement, including provisions for enforcement, amendment and termination, the City Administrator is authorized and directed to sign and deliver, in the name and on behalf of the City, the commitment authorized by subsection 6(c) of the Rule (the "Commitment") to be placed on file with the City Clerk, which shall constitute the continuing disclosure agreement made by the City for the benefit of holders and beneficial owners of the obligations authorized herein in accordance with the Rule, with any changes or amendments that are not inconsistent with this bond ordinance and not substantially adverse to the City and that are approved by the City Administrator on behalf of the City, all of which shall be conclusively evidenced by the signing of the Commitment or amendments thereto. The agreement formed collectively by this paragraph and the Commitment shall be the City's continuing disclosure agreement for purposes of the Rule, and its performance shall be subject to the availability of funds and their annual appropriation to meet costs the City would be required to incur to perform thereunder. The City Administrator is further authorized and directed to establish procedures in order to ensure compliance by the City with its continuing disclosure agreement, including the timely provision of information and notices. Prior to making any filing in accordance with the agreement or providing notice of the occurrence of any material event, the City Administrator shall consult with, as appropriate, the City Attorney and bond counsel or other qualified independent special counsel to the City and shall be entitled to rely upon any legal advice provided by the City Attorney or such bond counsel or other qualified independent special counsel in determining whether a filing should be made.

Section 10. This bond ordinance shall take effect immediately pursuant to Section 9.06 of the City Charter.

Resolution No. 90 of 2026			**Date: October 19, 2026**				
☐ Amendments						**☐ 2/3 Required**	
☐ On roll call						**☐ 3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Bennett Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 87 OF 2026

AUTHORIZING THE ISSUANCE OF AN ADDITIONAL $1,900,000 BONDS OF THE CITY BEACON, COUNTY OF DUTCHESS, STATE OF NEW YORK, PURSUANT TO THE LOCAL FINANCE LAW, TO FINANCE THE ADDITIONAL COSTS OF THE CONSTRUCTION OF MOUNT BEACON WATER STORAGE TANK, IN AND FOR THE CITY.

WHEREAS, the capital project hereinafter described has been determined to be an Unlisted Action pursuant to the regulations of the New York State Department of Environmental Conservation promulgated pursuant to the State Environmental Quality Review Act, the implementation of which as proposed, it has been determined, as such, will not result in any significant adverse environmental impact, all as set forth in the City Council's reasoned elaboration contained in Resolution No. 61 adopted on June 17, 2024 whereby the Council made a determination that the Mount Beacon Water Storage Tank construction project, including the issuance of serial bonds, would not have a significant adverse environmental impact and therefore a Negative Declaration was adopted; and

WHEREAS, the City Council of the City of Beacon (the "City"), a municipal corporation of the State of New York, located in the County of Dutchess, hereby determines that it is in the public interest of the City to authorize the financing of the cost of the additional costs of the construction of Mount Beacon water storage tank, in and for the City, as well as original furnishings, equipment, machinery, apparatus, appurtenances, and incidental improvements and expenses in connection therewith (the "Project"), at a total estimated cost not to exceed $3,500,000, all in accordance with the Local Finance Law;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Beacon, in the County of Dutchess, State of New York, as follows:

Section 1. There is hereby authorized to be issued additional serial bonds of the City, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, in the aggregate principal amount not to exceed $1,900,000 to finance the costs of the Project at a total estimated cost not to exceed $3,500,000 all in accordance with the Local Finance Law.

Section 2. The plan for the financing of such $3,500,000 maximum estimated cost is as follows:

a) By the issuance of the $1,600,000 bonds of said City heretofore authorized to be issued therefor pursuant to a bond ordinance dated February 2, 2026; and
b) By the issuance of the additional $1,900,000 bonds of said City herein authorized.

Section 3. The City Council of the City has ascertained and hereby states that (a) the estimated maximum cost of the Project will not exceed $3,500,000; (b) no money has heretofore been authorized to be applied to the payment of the costs of the Project; (c) the City Council of the City plans to finance the costs of the Project from the proceeds of the serial bonds as authorized herein, and/or of bond anticipation notes issued in anticipation of the issuance of such serial bonds, except to the extent of Federal or State aid received by the City, which shall reduce the principal amount of such serial bonds or bond anticipation notes pro tanto; (d) the maximum maturity of the serial bonds authorized herein shall be in excess of five (5) years; and (e) on or before the expenditure of moneys to pay for any costs made in connection with the Project for which proceeds of such

obligations are to be applied to reimburse the City, the City Council of the City took "official action" for federal income tax purposes to authorize the capital financing of such expenditure.

Section 4. It is hereby determined that the Project is a specific object or purpose as described in subdivision 1 of paragraph a of Section 11.00 of the Local Finance Law and that the period of probable usefulness of the Project is forty (40) years. The serial bonds authorized herein shall have a maximum maturity of the forty (40) years computed from the earlier of (a) the date of the first issue of such serial bonds, or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds.

Section 5. Subject to the terms and conditions of this bond ordinance and the Local Finance Law, including the provisions of Sections 21.00, 30.00, 50.00 and 56.00 to 60.00, inclusive, the power to authorize serial bonds as authorized herein, and bond anticipation notes issued in anticipation of the issuance of such serial bonds, including renewals thereof, the power to prescribe the terms, form and contents of such serial bonds and such bond anticipation notes, and the power to sell, issue and deliver such serial bonds and such bond anticipation notes, are hereby delegated to the City Administrator, as the chief fiscal officer of the City. The City Administrator is hereby authorized to execute, on behalf of the City, all serial bonds issued pursuant to this bond ordinance, and all bond anticipation notes issued in anticipation of the issuance of such serial bonds, and the City Clerk is hereby authorized to impress the seal of the City (or to have imprinted a facsimile thereof) to or on all such serial bonds and all such bond anticipation notes and to attest such seal. Each interest coupon, if any, representing interest payable on such serial bonds shall be authenticated by the manual or facsimile signature of the City Administrator.

Section 6. The faith and credit of the City is hereby and shall be irrevocably pledged for the punctual payment of the principal of and interest on all obligations authorized and issued pursuant to this bond ordinance as the same shall become due. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds becoming due and payable in such year. To the extent not paid from other sources, there shall annually be levied on all the taxable real property of said City, a tax sufficient to pay the principal of and interest on such bonds as the same become due and payable.

Section 7. When this bond ordinance takes effect, the City Clerk shall cause the same, or a summary thereof, to be published together with a notice in substantially the form prescribed by Section 81.00 of the Local Finance Law in The Poughkeepsie Journal, a newspaper having a general circulation in the City. The validity of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if such obligations are authorized for an object or purpose for which the City is not authorized to expend money, or the provisions of law, which should have been complied with as of the date of publication of this bond ordinance, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Section 8. Prior to the issuance of any obligations authorized herein, the City Council of the City shall comply with all applicable provisions prescribed in Article 8 of the Environmental Conservation Law, all regulations promulgated thereunder by the New York State Department of Environmental Conservation, and all applicable Federal laws and regulations in connection with environmental quality review relating to the Project (collectively, the "environmental compliance proceedings"). In the event that any of the environmental compliance proceedings are not completed, or require amendment or modification subsequent to the date of adoption of this bond

ordinance, the City Council of the City will re-adopt, amend or modify this bond ordinance prior to the issuance of any obligations authorized herein upon the advice of bond counsel. It has heretofore been determined by the City Council of the City that the Project will not have a significant impact on the environment.

Section 9. The City hereby declares its intention to issue the serial bonds authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds (collectively, the "obligations"), to finance the costs of the Project. The City covenants for the benefit of the holders of such obligations that it will not make any use of the proceeds of such obligations, any funds reasonably expected to be used to pay the principal of or interest on such obligations or any other funds of the City, and will not make any use of the Project, which would cause the interest on such obligations to become subject to Federal income taxation under the Internal Revenue Code of 1986, as amended (the "Code") (except for the federal alternative minimum tax imposed by the Code), or subject the City to any penalties under section 148 of the Code, and that it will not take any action or omit to take any action with respect to such obligations, the proceeds thereof or the Project financed thereby, if such action or omission would cause the interest on such obligations to become subject to Federal income taxation under the Code (except for the federal alternative minimum tax imposed by the Code), or subject the City to any penalties under section 148 of the Code. The foregoing covenants shall remain in full force and effect notwithstanding the defeasance of any serial bonds authorized and issued under this bond ordinance or any other provisions hereof until the date which is sixty (60) days after the final maturity date or earlier prior redemption date thereof. The proceeds of any obligations authorized herein may be applied to reimburse the expenditures or commitments of the City made in connection with the Project on or after a date which is not more than sixty (60) days prior to the date of adoption of this bond ordinance.

Section 10. For the benefit of the holders and beneficial owners from time to time of the serial bonds authorized herein, and of the bond anticipation notes issued in anticipation of the issuance of such serial bonds, the City agrees, in accordance with and as an obligated person with respect to such obligations under, Rule 15c2-12, as amended (the "Rule"), promulgated by the Securities Exchange Commission pursuant to the Securities Exchange Act of 1934, to provide or cause to be provided such financial information and operating data, financial statements and notices, in such manner as may be required for purposes of the Rule. In order to describe and specify certain terms of the City's continuing disclosure agreement for that purpose, and thereby to implement that agreement, including provisions for enforcement, amendment and termination, the City Administrator is authorized and directed to sign and deliver, in the name and on behalf of the City, the commitment authorized by subsection 6(c) of the Rule (the "Commitment") to be placed on file with the City Clerk, which shall constitute the continuing disclosure agreement made by the City for the benefit of holders and beneficial owners of the obligations authorized herein in accordance with the Rule, with any changes or amendments that are not inconsistent with this bond ordinance and not substantially adverse to the City and that are approved by the City Administrator on behalf of the City, all of which shall be conclusively evidenced by the signing of the Commitment or amendments thereto. The agreement formed collectively by this paragraph and the Commitment shall be the City's continuing disclosure agreement for purposes of the Rule, and its performance shall be subject to the availability of funds and their annual appropriation to meet costs the City would be required to incur to perform thereunder. The City Administrator is further authorized and directed to establish procedures in order to ensure compliance by the City with its continuing disclosure agreement, including the timely provision of information and notices. Prior to making any filing in accordance with the agreement or providing notice of the occurrence of any material event, the City Administrator shall consult with, as appropriate, the City Attorney and bond counsel or other qualified independent special counsel to the City and shall be entitled to rely upon any

legal advice provided by the City Attorney or such bond counsel or other qualified independent special counsel in determining whether a filing should be made.

Section 11. This bond ordinance is subject to a permissive referendum and will take effect upon its adoption by the City Council of the City and the expiration of the period prescribed in Article 9 of the City Charter during which petitions for a permissive referendum

Resolution No. 87 of 2026		**Date: October 19, 2026**					
☐ **Amendments**						☐ **2/3 Required**	
☐ **On roll call**						☐ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Bennett Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					

City of Beacon City Council Agenda
10/19/2026

Title:

Discussion of City of Beacon Flock Automatic License Plate Readers

ATTACHMENTS

City of Beacon Police Department Flock FAQ's

City of Beacon Police Department Flock Slide Deck (Sept. 21, 2026)

CHIEF OF POLICE
THOMAS FIGLIA

CITY OF BEACON
POLICE DEPARTMENT
1 MUNICIPAL PLAZA, SUITE 3
BEACON, NY 12508
(845)831-4111
FAX: (845)838-5092

NEW YORK STATE
ACCREDITED AGENCY

Recently, it has come to the Police Department's attention that there are concerns from some in the community about the use of Flock Safety Automatic License Plate Readers ("ALPRs") throughout the City and in surrounding communities. The concerns raised have ranged from reasonable discussions about the appropriate balance between privacy rights and security in society, to false claims such as those stating that these devices have never been used to solve a violent crime. It is the goal of the City of Beacon Police Department to be transparent with the public about our operations to the maximum extent possible, without compromising our ability to safely and effectively carry out our public safety duties. As part of that commitment to transparency, we have prepared this explanation of how we do, and do not, utilize these devices, as well as how the data created by their usage is maintained.

What is "FLOCK"?

The City of Beacon has a contract with Flock Safety to provide automatic license plate readers (ALPRs) in various locations in the City. These license plate readers capture still images (not video) of vehicles and their license plates as the pass the cameras on public streets. Two things then happen. First, if the license plate is on a hot list as a stolen vehicle or belonging to a wanted person, Flock will generate an alert which then has to be independently confirmed by running the plate in the New York DMV/National Criminal Information Center data base "EJustice" (which is used every day on every traffic stops by virtually every New York police agency) to confirm the accuracy of the "hit" before any police action is taken to stop the vehicle. Second, Flock creates a 30-day database of vehicles that passed the ALPR, which can be searched a number of ways such as by plate number, partial plate number, vehicle description, notable vehicle features or a combination of those fields. It cannot be searched by drivers or driver descriptions, such as gender or race. It does not have facial recognition capabilities.

Why is Flock better than regular video cameras?

It is not necessarily "better" than regular video cameras but the ability to access a database that allows searching for combinations of partial information is critical in criminal investigations. Victims and witnesses often remember partial details of vehicles involved in crime and rarely remember accurate or full license plate numbers. These ALPRs provide vital

data which gives us the ability to quickly turn partial recollections into real evidence and usable information about a suspect's vehicle.

What does the Beacon Police Department use Flock cameras for?

Our Department uses Flock data for official law enforcement investigations only. Use of any police department database for unofficial or unauthorized purposes is strictly prohibited by Department policy. The Department shares and, in turn, receives access to hotlists and 30-day data from other cooperating police agencies. The data resulting from the operation of these ALPRs belongs to us and is not sold by the Beacon Police Department or by Flock, who is prevented from doing so by our contract with the company.

What does the Beacon Police Department *not* use Flock for?

The Beacon Police Department does not use Flock data for immigration enforcement and does not have access to data from, nor share its data with, Immigration and Customs Enforcement ("ICE"). The Beacon Police Department does not sell Flock data, nor is Flock permitted to sell data collected by Beacon's ALPRs. We do not have access to search any data that is more than 30-days old, which is automatically deleted. The only way for our Department to retain any older data is to download specific data prior to the 30-day deletion, which must be done as part of a specific investigation. As a practical matter, given the volume of vehicular traffic passing each camera daily, there is too much data to be able to download it all and circumvent the 30-day retention. Even if the Department requests longer retention, Flock will not retain any data from our cameras for longer than 30-days. Flock is not used to track any individual's movements, nor is it used to track individual vehicles unless that vehicle is related to a criminal investigation or if there is reasonable cause to believe that individual is a danger to themselves or others and such information is needed to confirm the individual's location at the time of a crime or apprehend them.

What happens to the Data?

As noted, the Beacon Police Department owns our data generated by the operation of these cameras. It is automatically erased after 30 days unless individually downloaded by the Department as related to a specific law enforcement investigation.

What are some specific examples of Beacon Police Department's use of Flock cameras?

Prior to Flock ALPRs being installed in Beacon, our detectives worked with Westchester County authorities to access data from their Flock ALPRs. The evidence gathered was crucial in proving a case where, on March 11, 2022, a taxi driver drove a woman back from NYC and sexually assaulted her inside her home in Beacon.

On June 2, 2023, after responding to a call that young men were seen displaying a handgun in a vehicle in Tompkin's Terrace, officers used a vehicle description and Flock ALPR data to determine that the vehicle had recently left the City on Rt. 9D. The vehicle was quickly located, an illegal handgun was recovered, and suspects were arrested.

On August 29, 2024, the Beacon Police Department received a hotlist hit for a vehicle entering the city. The driver was wanted in New Jersey for a serious domestic violence assault. The vehicle and the driver were located and he was arrested and turned over to authorities in New Jersey.

On September 21, 2024, a suspect spray-painted large graffiti on the side of two buildings on Main St. Video footage showed the suspect entering a getaway vehicle but did not reveal the vehicle's license plate. Flock ALPR data showed the same vehicle leaving the city and through that the getaway driver and the primary suspect were able to be identified and arrested.

On the same day, Flock ALPRs were used to identify the details of a vehicle that was operated by suspect who was using forged cash at a business on Main St. The vehicle was located by patrol and the suspect arrested.

On December 12, 2024, the Department received a hotlist hit for a stolen vehicle entering the city. Members then began checking for the vehicle and located it in the parking lot of Loft's on Leornard St. After a short foot pursuit, the driver of the stolen vehicle was arrested and the vehicle was recovered for the owner.

On February 17, 2025, after a victim was stabbed on Main St., officers used his description of the suspect's vehicle and Flock ALPR data to find that vehicle's license plate number, which led to the suspect's address and to his quick arrest for the crime.

On March 25, 2025, Flock ALPR data was used to determine that a murder suspect's vehicle tended to hit a certain camera every day at a certain time. This allowed the Beacon Police Department to peacefully arrest this individual on a planned traffic stop instead of needing to execute a high-risk arrest at his home, which would have created greater danger to both the officers, the suspect, and the suspect's family.

On April 9, 2025, an elderly male was assaulted inside Family Dollar. He was able to provide a vehicle description, but not license plate to responding officers. Using Flock ALPRs, officers were able to view an image of the vehicle fleeing the scene and obtain its plate number

therefore identifying its owner, who our investigation confirmed was the perpetrator of the assault.

On August 15, 2025, our detectives assisted City of Poughkeepsie Police with identifying shooting suspects using Flock. Using our ALPR data, they were able to locate surveillance camera footage and identify the occupants of a vehicle that fled from a Poughkeepsie shooting. During the course of that investigation, it was also revealed that while fleeing from the crime in Poughkeepsie, one of the suspects violated an order of protection in Beacon, for which he was separately charged.

On September 9, 2025, a bicyclist was struck and injured on Fishkill Ave. by a hit-and-run driver. Officers recovered vehicle parts and, utilizing Flock's vehicle description search function, were able to identify the vehicle leaving the city after the accident. The driver was then located, identified, and charged.

In September of 2025, the Department received a call from an individual who stated that his girlfriend was distraught and had threatened to jump off the bridge. A Flock hit confirmed the vehicle had been heading toward the Newburgh-Beacon Bridge and the vehicle was quickly located parked on Rock Hill Rd., a short distance from the bridge with the distraught woman still inside. She was transported for mental health assistance.

In December of 2025 the Department received a call from a father stating his son sent him a message telling him that he was going to kill himself. Investigation revealed that he had gone out on the bridge but turned around and Flock data confirmed that his vehicle was probably still in the city. Officers canvassed the area of the last Flock hit and found the vehicle, then located the male in the area, lying in a shed, still distraught. He was then transported for mental health assistance.

On December 24, 2025, a bicyclist was struck and injured on Rt. 9D by a hit-and-run driver. A partial vehicle description was given and the vehicle was able to be identified using the Flock ALPRs. The suspect was located and charged for the incident.

Have City of Beacon Flock license plate readers ever been used to help prove someone *didn't* commit a crime?

Yes. Recently, during a currently active investigation, the Department received a tip about an individual who may have been a suspect in a serious crime. The individual was interviewed and Flock ALPR data was used to help confirm an alibi and quickly clear that individual from further suspicion.

Have the City of Beacon's Flock License Plate Readers been hacked?

Recently there was a news story about Flock Safety's Phantom Pan/Tilt/Zoom cameras being hacked, being controlled by unauthorized users and having data erased. While that issue was addressed, the City of Beacon has not ever deployed any Flock Phantom Cameras. We only use the Automatic License Plate Reader system. Our system does not pan, tilt, zoom or record video. The system is fixed and records only still photos.

What do we see when we search for a plate or vehicle?

We can see an image of the vehicle and the immediate area around it, a larger image of the license plate and an estimated point on the map of where the photo was taken. They are not video cameras. They do not pan, tilt or zoom in. The resolution is not such that we can do things like read your cell phone. Below is an actual example of what we see. In this case the large truck with the trailer attached was the suspect vehicle.

flock safety

Report ID: fc1f99a8-3201-41a3-8ae8-744d0fa2e9ff [redacted]

Investigative Summary

License Plate Read

License Plate Detection

Organization name	Created by	Date created	Search reason
Beacon City NY PD	Brian Lawrence	[redacted]	HIT N RUN







License Plate Detection Details

License plate	[redacted]
Body, Make, Color	licensePlate
Local Date/time captured	[redacted]
Organization name	Beacon City NY PD

What Is Flock?

The City of Beacon has a contract with Flock Safety to provide automatic license plate readers (ALPRs) in various locations in the City. These license plate readers capture images of vehicles and their license plates as they pass the cameras on public streets.

Many municipalities have been criticized for a lack of transparency when contracting for ALPRs. In Beacon, this was done very publicly.



highlandscurrent.org/2023/02/17/beacon-installs-license-plate-readers/

Home | About The Current | Contact | Advertise in The Current | Editorial Standards | Become a Member

The HIGHLANDS Current

SUPPORT LOCAL NEWS | ADVERTISE | FREE UPDATES | September 16, 2026

Home | Philipstown | Beacon | Arts | Sports | Obits | Advertise | Reader Guide | Support Our Work

NEWS: BEACON NEWS

Beacon Installs License-Plate Readers

by Jeff Simms
February 17, 2023 | Why you can trust The Current

Listen to this article
3 min

Cameras to record vehicle data at entries to city

The City of Beacon is installing license-plate reading cameras at four locations entering the city, with three of the cameras likely to be operational by next week.

The City Council last month approved spending $21,400 on a two-year agreement with the Flock Group, an Atlanta-based firm, for the solar-powered license plate readers (LPRs).

Police Chief Sands Frost said Wednesday (Feb. 15) that the cameras, which will record

TRENDING NOW

Homeowner Says No to Trail Entrance

Cold Spring Crowds are Back

Savage Wonder Closes Shop

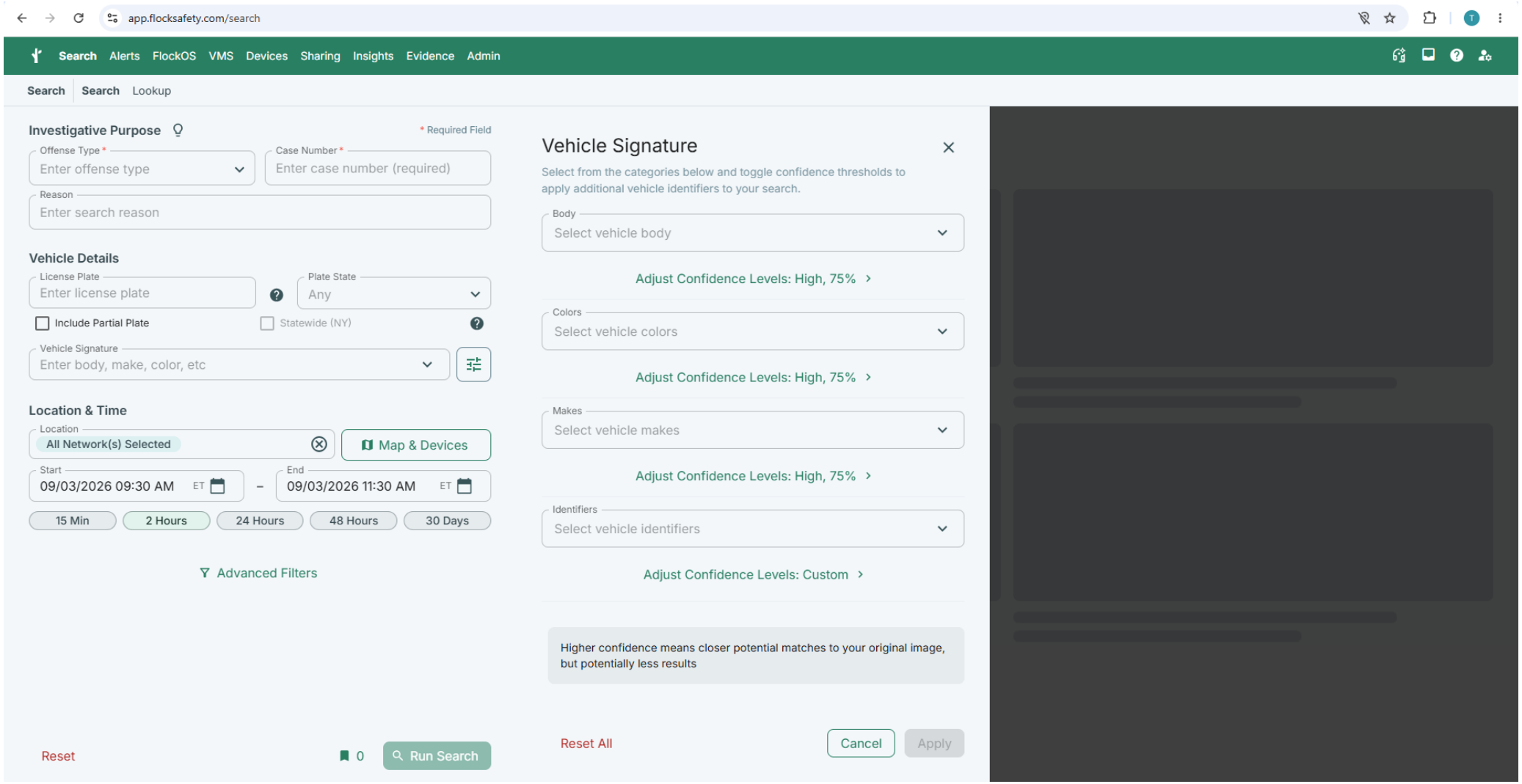
Sheriff's Deputy Case Sealed

What Is Flock?

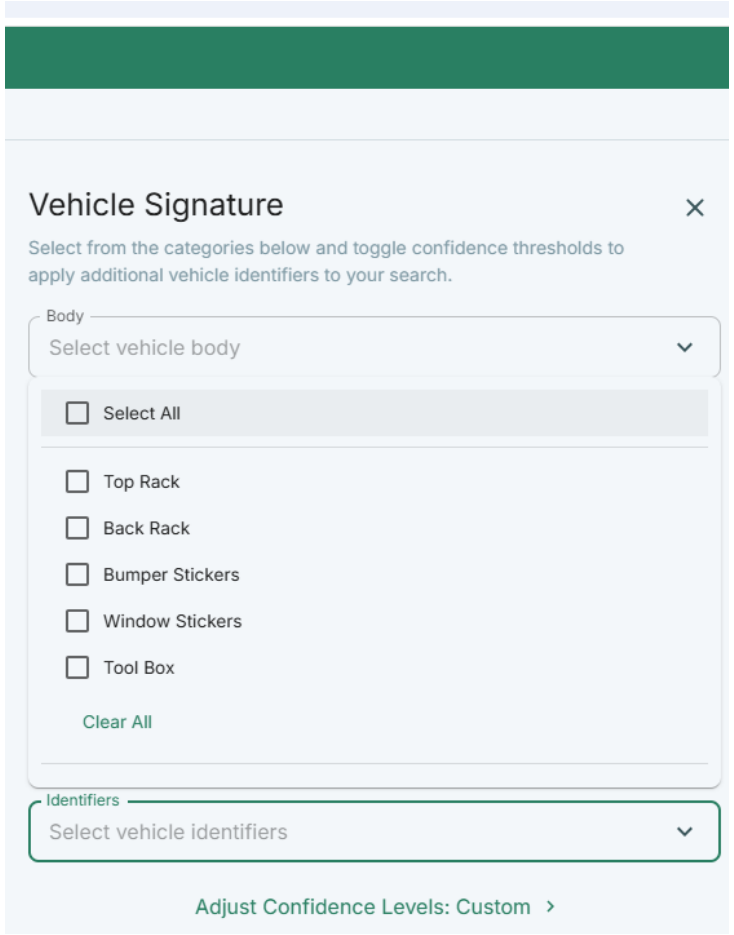
When a vehicle passes one of our ALPRs two things happen. First, if the license plate is on a hot list as a stolen vehicle or belonging to a wanted person, Flock will generate an alert which then has to be independently confirmed by before any police action is taken to stop the vehicle.

Second, Flock creates a 30-day database of vehicles that passed the ALPR, which can be searched a number of ways such as by plate number, partial plate number, vehicle description, notable vehicle features or a combination of those fields. It cannot be searched by drivers or driver descriptions, such as gender or race. It does not have facial recognition capabilities.

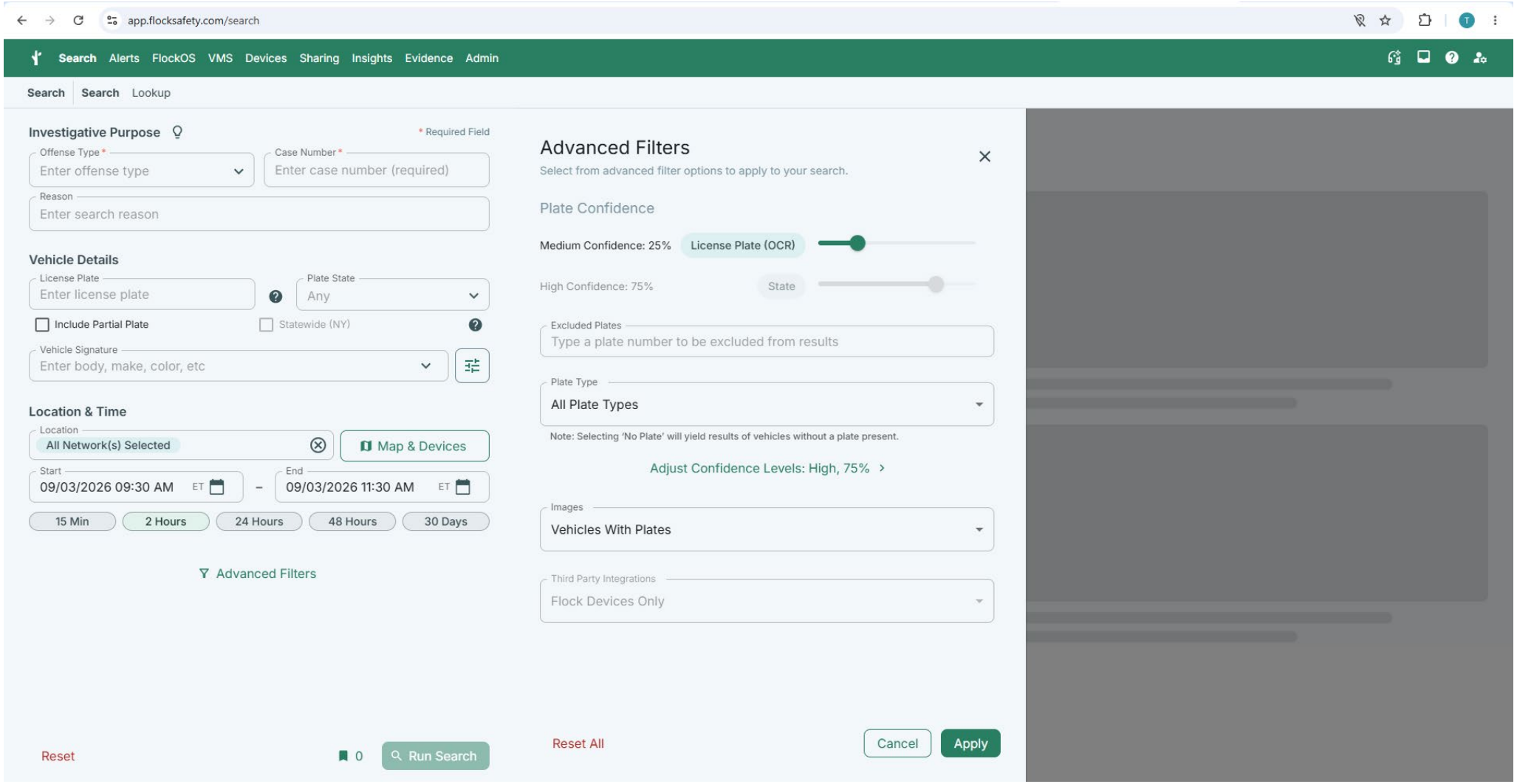
What Can We Search For in Flock?



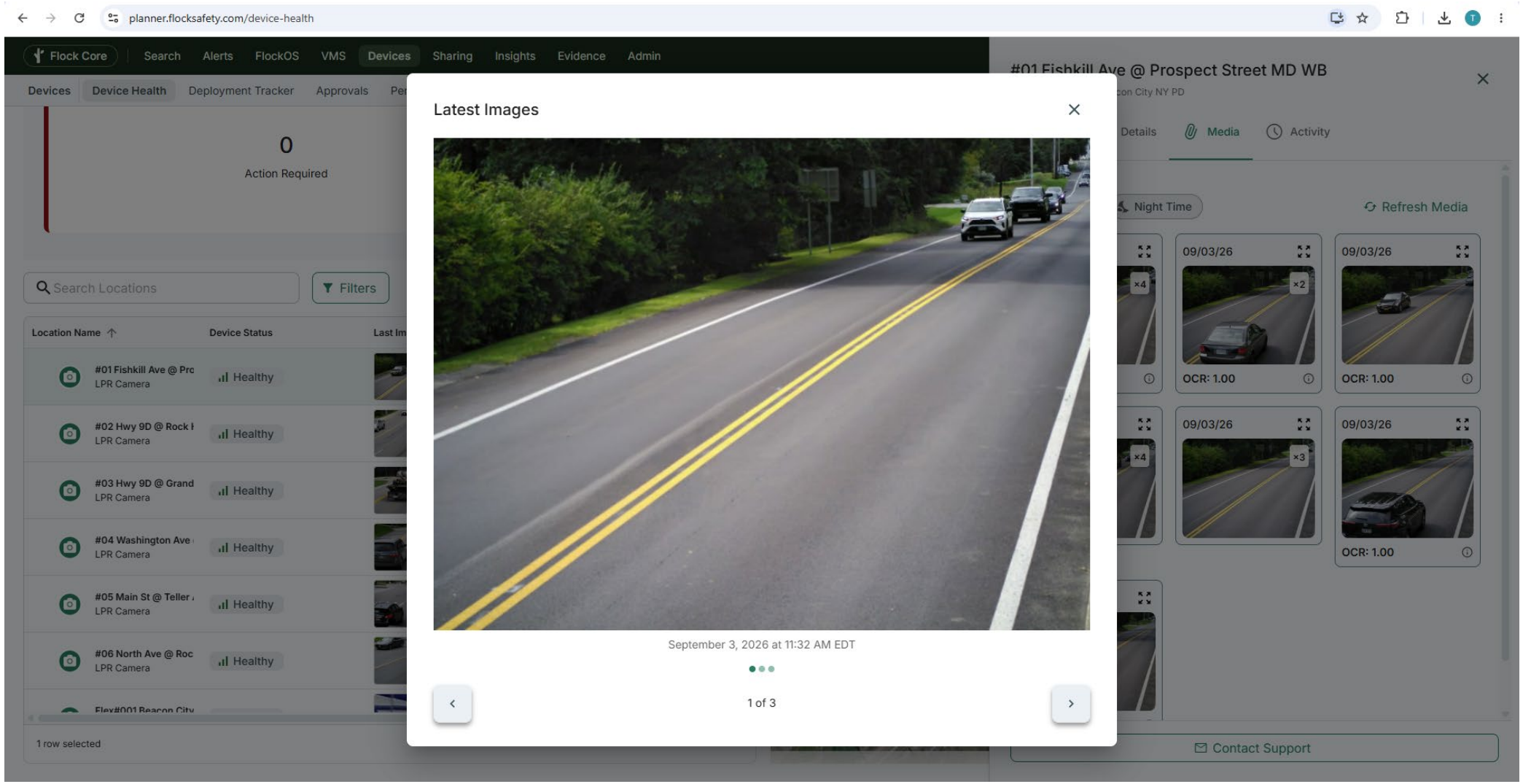
What Can We Search For in Flock?



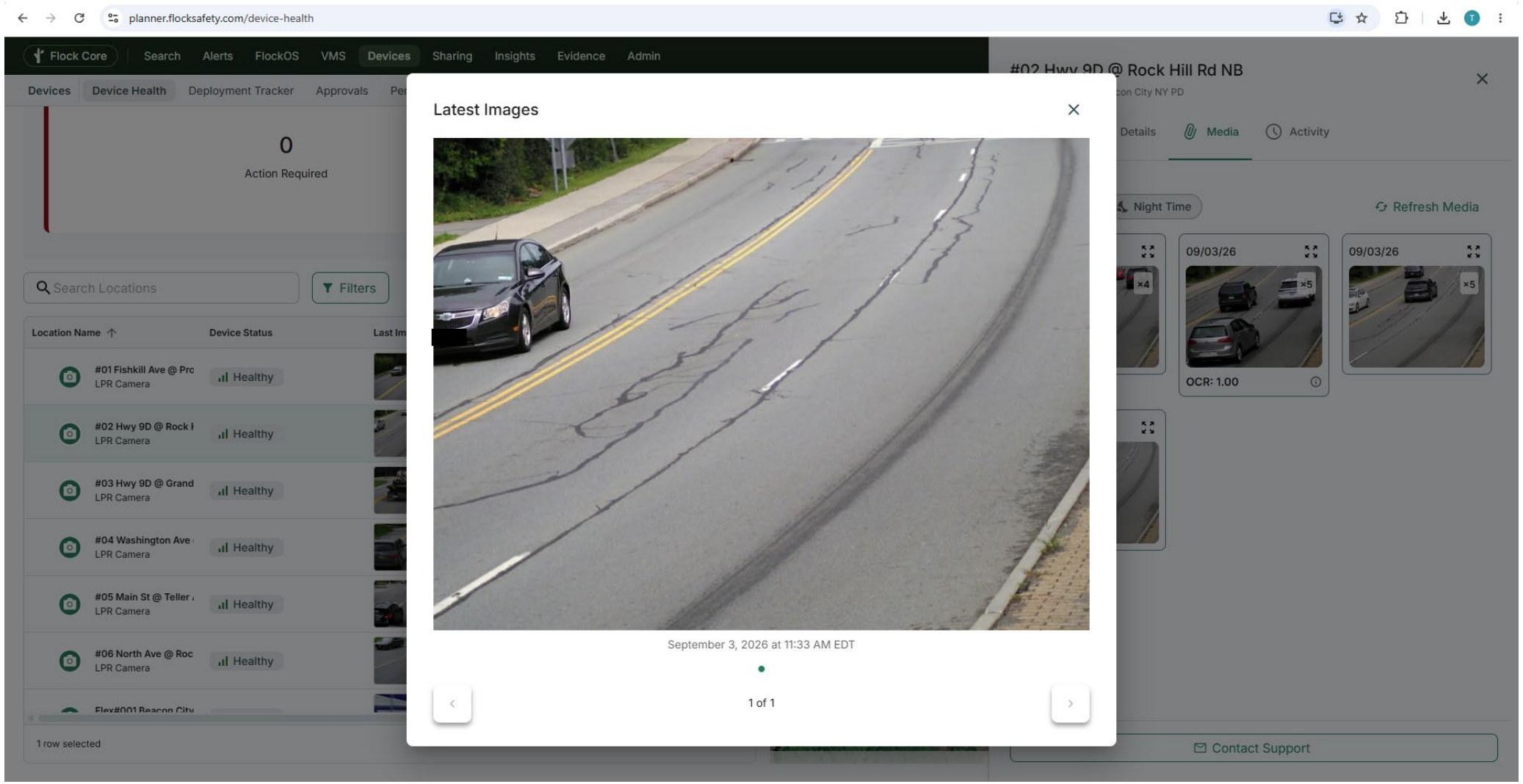
What Can We Search For in Flock?



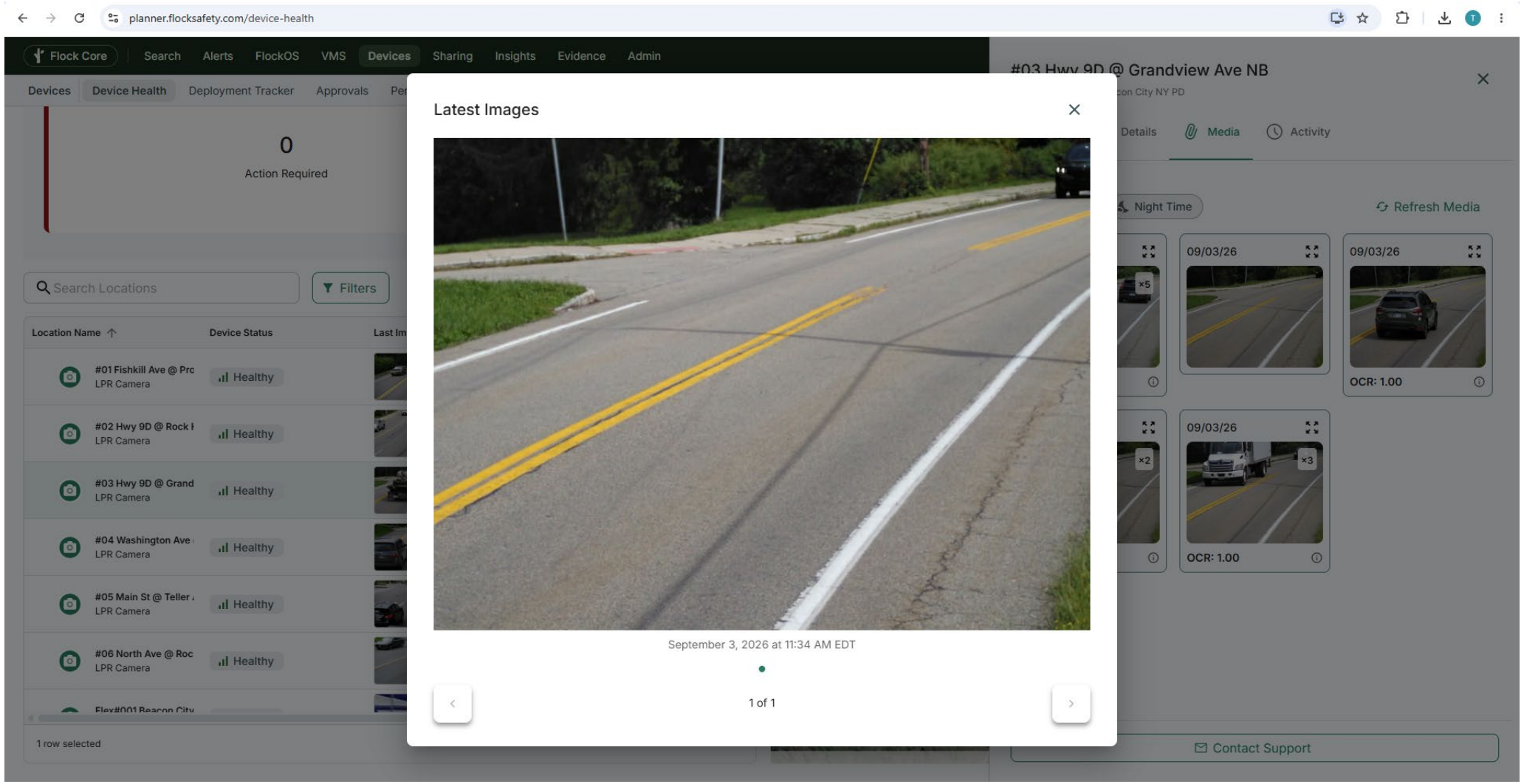
What Can Our Flock Cameras See?



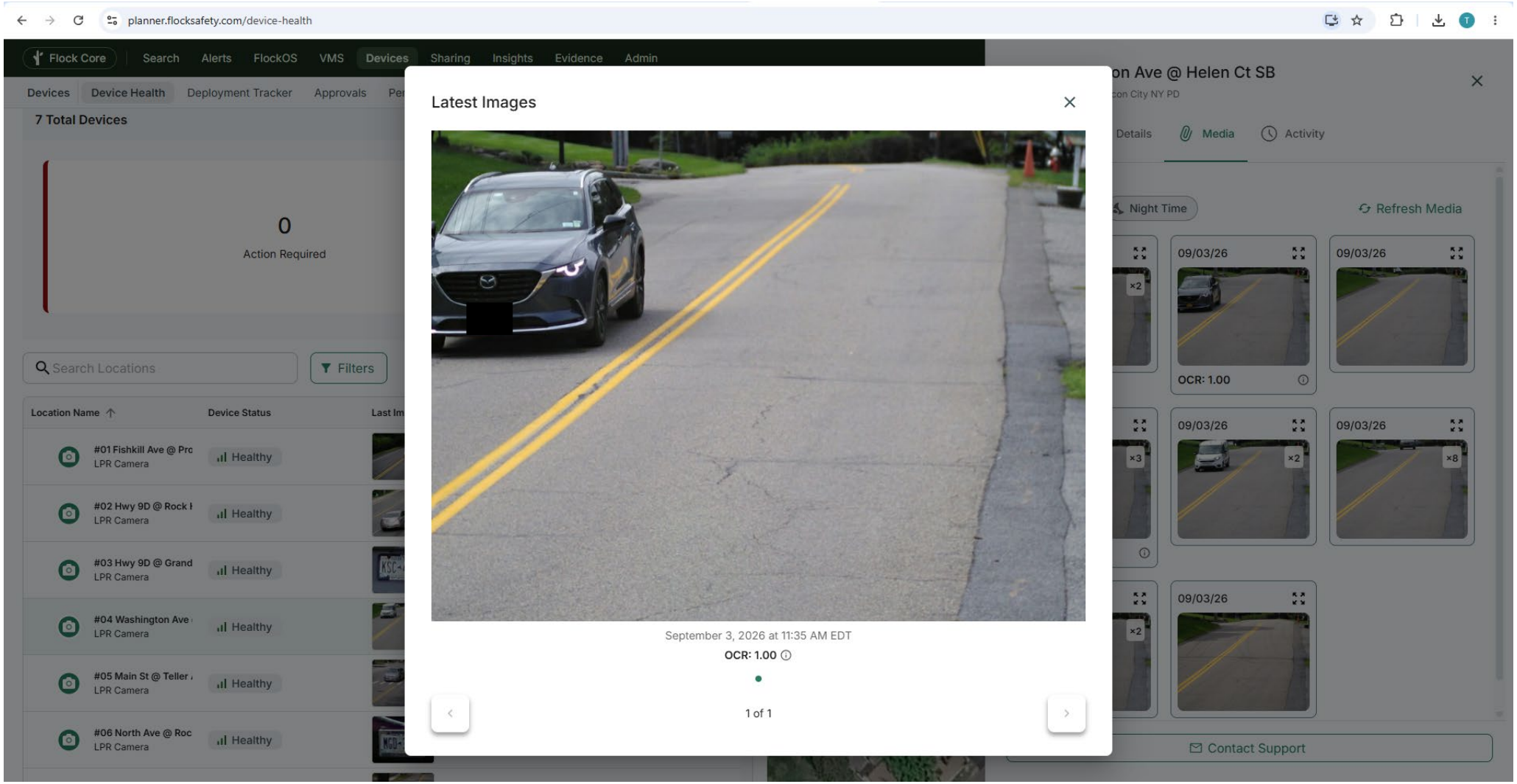
What Can Our Flock Cameras See?



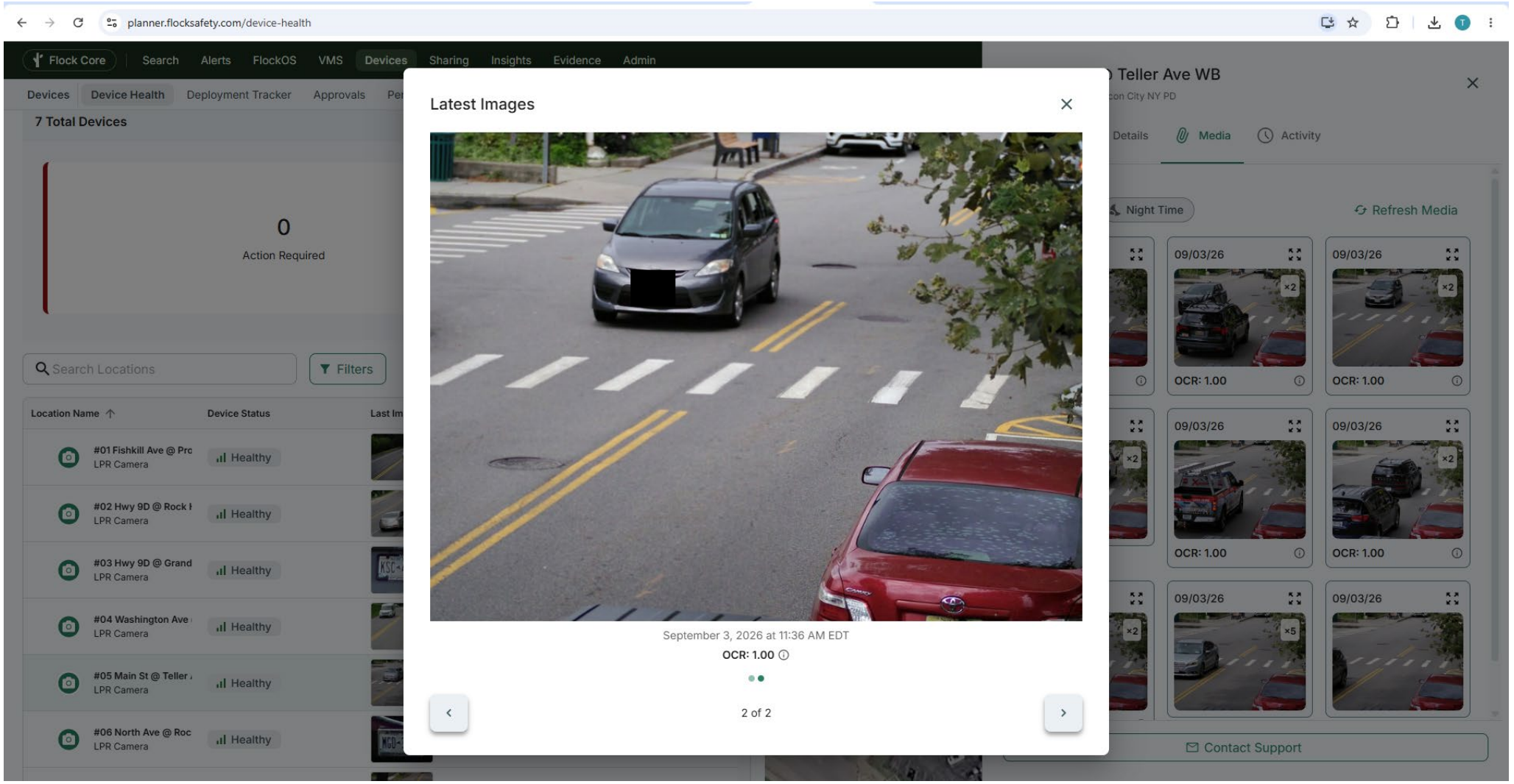
What Can Our Flock Cameras See?



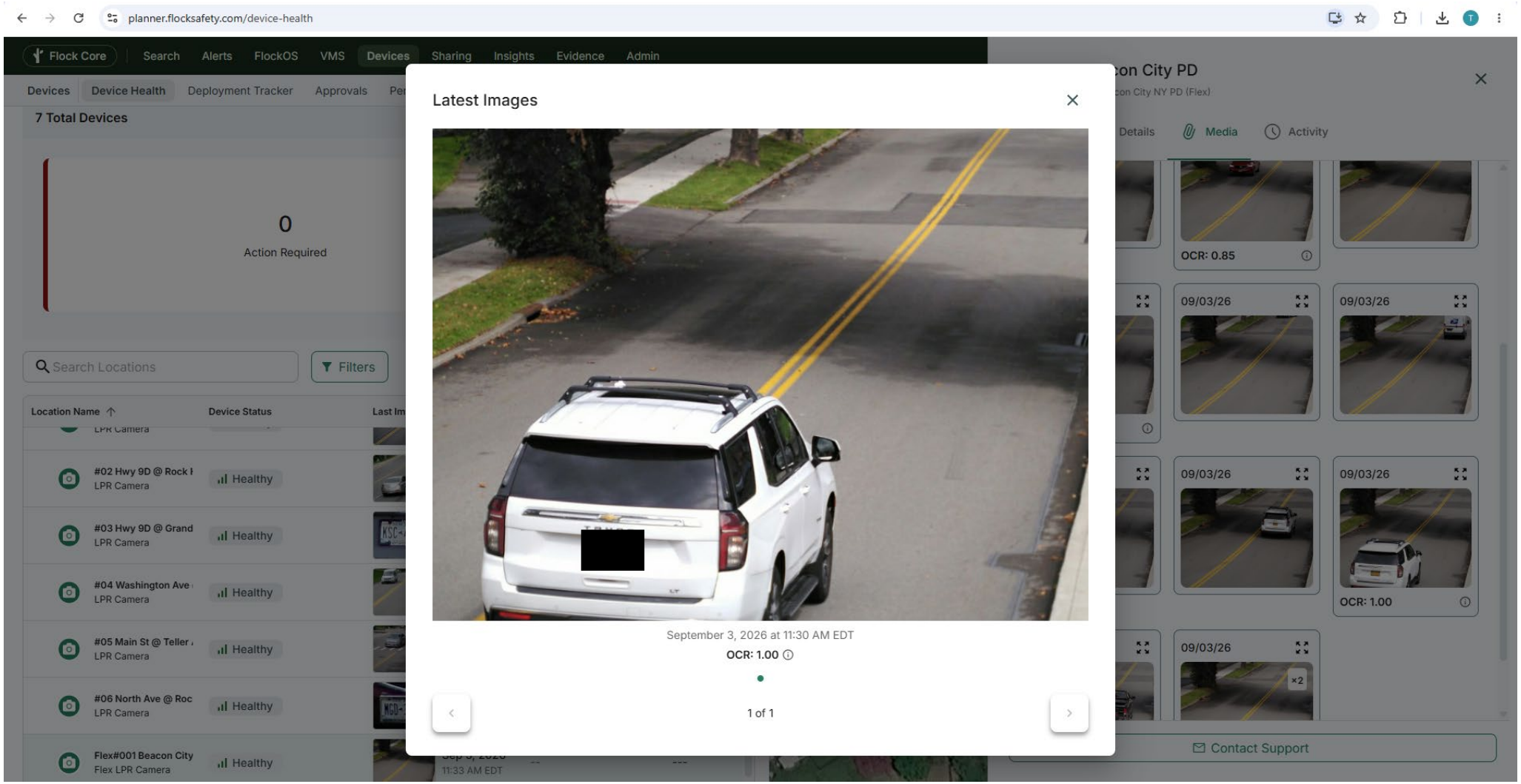
What Can Our Flock Cameras See?



What Can Our Flock Cameras See?



What Can Our Flock Cameras See?



Why ALPRs vs. Regular Video?

Victims and witnesses often remember partial details of vehicles involved in crime and rarely remember accurate or full license plate numbers. These ALPRs provide vital data which gives us the ability to quickly turn partial recollections into real evidence and usable information about a suspect's vehicle.

What Does BPD Use Flock For?

Our Department uses Flock data for official law enforcement investigations only.

Use of any police department database for unofficial or unauthorized purposes is strictly prohibited by Department policy.

The Department shares and, in turn, receives access to hotlists and 30-day data from other cooperating police agencies.

We are not on the national network which allows other agencies on the national network automatic access.

The data resulting from the operation of these ALPRs belongs to us and is not sold by the Beacon Police Department or by Flock, who is prevented from doing so by our contract with the company.

What Does BPD NOT Use Flock For?

The BPD does not use Flock data for immigration enforcement and does not have access to data from, nor share its data with, Immigration and Customs Enforcement (“ICE”). Filters are set to prevent other agencies from doing the same and we do not share access with 287-g organizations.

BPD does not sell data or allow private or nongovernmental organizations access to search our network.

BPD does not retain data longer than 30 days unless it has been downloaded and attached a specific investigation.

BPD cannot access ALPR data that is more than 30 days old.

Have BPD’s Flock Cameras Been Hacked?

Recently there was a news story about Flock Safety’s Phantom Pan/Tilt/Zoom cameras being hacked, being remotely controlled by unauthorized users and having data erased. While that issue was addressed, the City of Beacon has not ever deployed any Flock Phantom Cameras. We only use the Automatic License Plate Reader system. Our system does not pan, tilt, zoom. The system is physically fixed and is a separate product from the one that was remotely hacked.

What Have We Done With Flock?

Prior to Flock ALPRs being installed in Beacon, our detectives worked with Westchester County authorities to access data from their ALPRs. The evidence gathered was crucial in proving a case where, in 2022, a taxi driver drove a woman back from NYC and sexually assaulted her inside her home in Beacon.

On June 2, 2023, after responding to a call that young men were seen displaying a handgun in a vehicle in Tompkin's Terrace, officers used a vehicle description and Flock ALPR data to determine that the vehicle had recently left the City on Rt. 9D. The vehicle was quickly located, an illegal handgun was recovered, and suspects were arrested.

On August 29, 2024, the Beacon Police Department received a hotlist hit for a vehicle entering the city. The driver was wanted in New Jersey for a serious domestic assault. The vehicle and the driver were located and he was arrested and turned over to authorities in New Jersey.

On September 21, 2024, a suspect spray-painted large graffiti on the side of two buildings on Main St. Video footage showed the suspect entering a getaway vehicle but did not reveal the vehicle's license plate. Flock ALPR data showed the same vehicle leaving the city and through that, the getaway driver and the primary suspect were able to be identified and arrested.

What Have We Done With Flock?

On the same day, Flock ALPRs were used to identify the details of a vehicle that was operated by suspect using forged cash at a business on Main St. The vehicle was located by patrol and the suspect arrested.

On December 12, 2024, the Department received a hotlist hit for a stolen vehicle entering the city. Members then began checking for the vehicle and located it in the parking lot of Loft's on Leornard St. After a short foot pursuit, the driver of the stolen vehicle was arrested and the vehicle was recovered for the owner.

On February 17, 2025, after a victim was stabbed on Main St., officers used his description of the suspect's vehicle and Flock ALPR data to find that vehicle's license plate number, which led to the suspect's address and to his quick arrest for that violent crime.

What Have We Done With Flock?

On April 9, 2025, an elderly male was assaulted inside Family Dollar. He was able to provide a vehicle description, but not license plate to responding officers. Using Flock ALPRs, officers were able to view an image of the vehicle fleeing the scene and obtain its plate number therefore identifying its owner. Investigation confirmed that the owner was the perpetrator of the assault.

On August 15, 2025, our detectives assisted City of Poughkeepsie Police with identifying shooting suspects using Flock. Using our ALPR data, they were able to locate surveillance camera footage and identify the occupants of a vehicle that fled from a Poughkeepsie shooting. During the course of that investigation, it was also revealed that while fleeing from the crime in Poughkeepsie, one of the suspects violated an order of protection in Beacon, for which he was separately charged.

On September 9, 2025, a bicyclist was struck and injured on Fishkill Ave. by a hit-and- run driver. Officers recovered vehicle parts and, utilizing Flock's vehicle description search function, were able to identify the vehicle leaving the city after the accident. The driver was then located, identified, and charged.

What Have We Done With Flock?

In September of 2025, the Department received a call from an individual who stated that his girlfriend was distraught and had threatened to jump off the bridge. A Flock hit confirmed the vehicle had been heading toward the Newburgh-Beacon Bridge and the vehicle was quickly located parked on Rock Hill Rd., a short distance from the bridge, with the distraught woman still inside. She was transported for mental health assistance.

In December of 2025 the Department received a call from a father stating his son sent him a message telling him that he was going to kill himself. Investigation revealed that he had gone out on the bridge but turned around and Flock data confirmed that his vehicle was probably still in the city. Officers canvassed the area of the last Flock hit and found the vehicle, then located the male in the area, lying in a shed, still distraught. He was then transported for mental health assistance.

On December 24, 2025, a bicyclist was struck and injured on Rt. 9D by a hit-and-run driver. A partial vehicle description was given and the vehicle was able to be identified using the Flock ALPRs. The suspect was located and charged for the incident.

What Has BPD Done with Flock This Year?

On :

02/02/26
03/08/26
04/05/26
04/08/26
06/04/26
06/15/26
06/22/26
06/23/26

We utilized Flock, usually in conjunction with our Main St. cameras, to solve Hit and Run Auto Accidents.

What Has BPD Done with Flock This Year?

On 2/15/26 we utilized it to locate a stolen car and place the suspect into custody.

On 3/26/26 we utilized it to located a suicidal man in South Ave. Park and get him mental health assistance.

On 4/20/26 we utilized it to identify the suspect vehicle in an Aggravated Assault of a gas station attendant on Main St. Through the vehicle identification and further investigation, the suspect was identified and arrested.

On 5/19/26 we utilized it to identify a suspect vehicle in a case of a stolen trailer, leading to the identification of a suspect and the recovery of the trailer for the owner. The owner ultimately declined to press charges.

On 7/4/26 a Flock “hit” showed a stolen car from NJ enter the City which was soon located, unoccupied and returned.

On 8/19/26 a Flock inquiry by Hyde Park Police showed that the get away vehicle in a domestic assault had entered, and then shortly after left, the City back the way it came indicating it had dropped someone off. They contacted BPD and a short while later patrol located and arrested the suspect.

Has Flock Ever Helped Clear a Suspect?

Yes. Recently, during a currently active investigation, the Department received a tip about an individual who may have been a suspect in a serious crime. The individual was interviewed and Flock ALPR data was used to help confirm an alibi and quickly clear that individual from further suspicion.

Conclusion

The City of Beacon adopted Flock ALPRs in a transparent manner, even going so far as to state the planned locations.

Our Flock ALPRs cannot identify your face, read what is on your phone or track your every movement.

The Beacon Police Department utilizes Flock ALPRs in a manner consistent with the City's priorities and resolutions to provide crucial evidence in a variety of important investigations.

City of Beacon City Council Agenda
10/19/2026

Title:

Resolution No. 82 - Appointing David Murphy to the Position of Motor Equipment Operator

ATTACHMENTS

Resolution Appointing David Murphy to the Position of Motor Equipment Operator

Highway Superintendent Memorandum for the Appointment of David Murphy to the Position of Motor Equipment Operator

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 82 OF 2026

APPOINTING DAVID MURPHY TO THE POSITION OF MOTOR EQUIPMENT OPERATOR

WHEREAS, there is a current vacancy for the position of Motor Equipment Operator; and

WHEREAS, David Murphy meets the qualifications for the position of Motor Equipment Operator, and is recommended for appointment to the position by the Superintendent of Streets.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby appoints and the City Council approves the appointment of David Murphy to the position of Motor Equipment Operator.

Resolution No. 82 of 2026			**Date: October 19, 2026**				
☐ **Amendments**						☐ **2/3 Required**	
☐ **On roll call**						☐ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					

CITY OF BEACON

Highway Department
Michael Manzi, Superintendent of Streets
30 Camp Beacon Road
Beacon, New York 12508
845-831-0932 - Office
845-831-3994 - Fax

www.cityofbeacon.org

October 14, 2026

To: Ben Swanson

From: Michael Manzi

Re: MEO

Date: October 14, 2026

Please be advised that numerous interviews have been conducted for the vacant Motor Equipment Operator positions in the Highway Dept. David Murphy who was previously employed for 7 years as a HMEO within the Highway Dept. and was a huge asset to the team, has a wealth of knowledge in the landscape and construction field. During Dave's previous employment with the city, he showed that he is a hardworking, reliable and knowledgeable individual who takes a lot of pride in his work for the city he was born and raised in. At this time, I would like to recommend the hiring of David Murphy for the MEO position as he carries a CDL, has the experience and is more than capable of filling the position.

Sincerely,

Michael Manzi
Superintendent of Streets

City of Beacon City Council Agenda
10/19/2026

Title:

Resolution No. 83 - Appointing Mary Timm to the Position of Senior Typist

ATTACHMENTS

Resolution Appointing Mary Timms to the Position of Senior Typist

Chief of Police Memorandum for the Appointment of Mary Timms to the Position of Senior Typist

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 83 OF 2026

APPOINTING MARY TIMMS TO THE POSITION OF SENIOR TYPIST

WHEREAS, there is a current vacancy for the position of Senior Typist; and

WHEREAS, Mary Timms meets the qualifications for the position of Senior Typist, and is recommended for appointment to the position by the Chief of Police.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor hereby appoints and the City Council approves the appointment of Mary Timms to the position of Senior Typist.

Resolution No. 83 of 2026		**Date: October 19, 2026**					
☐ **Amendments**						☐ **2/3 Required**	
☐ **On roll call**						☐ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					

CHIEF OF POLICE
THOMAS FIGLIA

CITY OF BEACON
POLICE DEPARTMENT

1 MUNICIPAL PLAZA, SUITE 3
BEACON, NY 12508
(845)831-4111
FAX: (845)838-5092

NEW YORK STATE
ACCREDITED AGENCY

October 15, 2026

Mayor Kyriacou and Beacon City Council:

I am writing to endorse the hiring of Mary Timm for the position of Senior Typist with the Beacon Police Department. This position is a full-time, non-sworn position in the department which is primarily tasked with processing Freedom of Information Requests and Handicapped Parking Permits, forwarding reports to various governmental and non-governmental requestors, and purchasing for the Detective Division. The position was vacated through retirement in September.

Ms. Timm has previously held the Civil Service title of Senior Typist with the Beacon City School District. Both before and after that, Ms. Timm also worked as an administrative assistant in the accounting and healthcare fields. She passed the background check required for our non-sworn employees and given her previous experience and qualifications, I believe she will be an asset to our department. Thank you for your consideration.

Respectfully,

Thomas Figlia

Chief of Police

Title:

Resolution No. 84 - Certifying Base Proportions for the 2026 Assessment

ATTACHMENTS

Resolution Certifying Base Proportions for the 2026 Assessment

Keane & Beane, P.C. Memorandum Concerning 2026 Adjusted Base Proportions

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 84 OF 2026

CERTIFYING BASE PERCENTAGES AND PROPORTIONS FOR THE CITY OF BEACON 2026 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 dated 09/22/26) entitled "Certificate of Base Percentages, Current Percentages and Current Base Proportions Pursuant to Article 19, RPTL" for the levy of taxes on the 2026 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 dated 09/22/26) entitled "Certificate of Adjusted Base Proportions Pursuant to Article 19, RPTL" for the levy of taxes on the 2026 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 2026 City of Beacon Assessment Roll as 72.39298% for Homestead parcels and 27.60702% 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 both dated 09/22/26) and deliver same to the New York State Department of Taxation and Finance, Office of Real Property Tax Services.

Resolution No. 84 of 2026		**Date: October 19, 2026**					
☐ **Amendments**					☐ **2/3 Required**		
☐ **On roll call**					☐ **3/4 Required**		
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Bennett Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					

KEANE & BEANE P.C.
ATTORNEYS AT LAW

- **Westchester**
  445 Hamilton Avenue
  Suite 1500
  White Plains, NY 10601
  Phone 914.946.4777
- **Long Island**
  534 Broadhollow Road
  Suite 460
  Melville, NY 11747
  Phone 631.776.5910
- **Mid-Hudson**
  200 Westage Business Center
  Suite 120
  Fishkill, NY 12524
  Phone 845.896.0120
- **New York City**
  60 East 42nd Street
  New York, NY 10165
  Phone 646.794.5747

MEMORANDUM

TO: Beacon City Council

FROM: Judson K. Siebert

RE: Annual Resolution/2026 -
Adoption of Adjusted Base Proportions
Homestead/Non-Homestead Taxes

DATE: October 14, 2026

I submit this Memorandum concerning the City Council's adoption of adjusted base proportions ("ABP's") for upcoming tax levy purposes. The ABP's are computed, set, and then utilized, to determine how real property taxes levied within the City will be apportioned between homestead and non-homestead (commercial) parcels.

The City Council must adopt ABP's each year because the City of Beacon utilizes the homestead/non-homestead tax option for local assessment and taxation. ABP's are applied to tax levies and apportion the overall amount of real property taxes collected within the City between homestead and non-homestead (commercial) parcels.

ABP's have been computed for the 2026 City of Beacon Assessment Roll. These computations are made based upon New York State criteria, and the 2026 ABP's to be adopted by the City Council have been reached in consultation with the New York State Department of Taxation & Finance.

Accordingly, I have attached a proposed Resolution approving the 2026 ABP's for adoption by the City Council. The Resolution is accompanied by required computations (on standard NYS forms), which are to be certified by the City Clerk upon adoption of the attached Resolution.

Adjusted Base Proportions

The City of Beacon implemented the use of a homestead/non-homestead tax structure when it conducted City-wide assessment revaluations in 1988 and 2007. The New York Real Property Tax Law authorizes the use of this taxing option, which

is available as a means of encouraging assessing jurisdictions to administer annual revaluation programs. This option is designed to avoid – as can often occur when revaluations occur – a sudden shift of the overall tax burden from commercial to residential properties.

When these dual tax rates were first employed by the City, the base proportions represented the share of all real property taxes levied from residential (homestead) and commercial (non-homestead) properties in the year before new assessments from the revaluation were applied for tax collection purposes. In the years that followed, the City has made, as required, annual adjustments to this allocation (through adoption of ABP's) based upon the addition and removal of properties from its assessment roll and the rate of market value appreciation in the two property classes.

ABP's are computed annually through a series of NYS-mandated calculations. They are reviewed by City Assessor Kathy Martin with oversight from NYS before their presentation to the City Council.

Again, the ABP's to be approved will be applied to the City's overall tax levy (the total amount of taxes to be levied) to determine the share that will be carried by homestead and non-homestead properties, respectively (72.39298% homestead/27.60702% non-homestead). In this way, the ABP's fix the tax rates to be charged to each property class.

For reference purposes, the 2025 ABP's equaled 72.02966% (homestead) and 27.97034% (non-homestead). The 2026 shift toward the homestead class is principally due to the overall appreciation of residential values versus the appreciation of commercial property values between 2025 and 2026.

The Attached Resolution

The City Council is required to adopt a Resolution approving the use of these ABP's for the upcoming tax levy. For this reason, the City Council should adopt the attached Resolution at its October 19, 2026 meeting.

cc: Benjamin Swanson
Kathy Martin
Nicholas M. Ward-Willis, Esq.
Christian A.L. Gates, Esq.

RP-6701

NEW YORK STATE OFFICE OF REAL PROPERTY SERVICES
16 SHERIDAN AVENUE, ALBANY, NY 12210-2714

10/14/26

CERTIFICATE OF BASE PERCENTAGES, CURRENT PERCENTAGES AND
CURRENT BASE PROPORTIONS PURSUANT TO ARTICLE 19, RPTL, FOR THE
LEVY OF TAXES ON TH 2026 ASSESSMENT ROLL

Approved Assessing Unit: City of Beacon, 130200
Name of Portion: City of Beacon, 130200

DETERMINATION OF BASE PERCENTAGES

Section I

Class	(A) 1991 Taxable Assessed Value	(B) 1995 Class Equalization Rate	(C) Estimated Market Value A/(B/100)	(D) Base Percentages (C/sum of C)
Homestead	217,426,298	53.72	404,739,944	76.7080
Nonhomestea	59,052,189	48.05	122,897,376	23.2920
Total	276,478,487		527,637,320	100.0000

DETERMINATION OF CURRENT PERCENTAGES

Section II

Class	(E) 2025 Taxable Assessed Value including Special Franchise	(F) 2025 Class Equalization Rate	(G) Estimated Market Value E/(F/100)	(H) Current Percentages (G/sum of G)
Homestead	1,820,830,719	100.00	1,820,830,719	80.33579
Nonhomestea	445,694,113	100.00	445,694,113	19.66421
Total	2,266,524,832		2,266,524,832	100.00000

DETERMINATION OF CURRENT BASE PROPORTIONS

Section III

Class	(I) Local Base Proportion for the 1992 Assessment Roll	(J) Updated Local Base Proportion I*(H/D)	(K) Prospective Current Base Proportion Part (J) Prorated to 100.00 (J/sum of J)	(L) Adusted Base Proportion used for Prior Tax Levy	(M) % difference between prior Adjusted Base Proportion and Prospective Current Base Proportion ((K/L)-1*100)	(N) Maximum Current Base Proportion (L*1.05)	(O) Current Base Proportions
							73.31581
Homestead	68.89	72.14807	73.31184	72.02966	1.78		73.31184
Nonhomestea	31.11	26.26451	26.68816	27.97034	-4.58		26.68816
							26.68419
Total	100.00	98.41258	100.00000	100.00000			100.00000

Ratio
CBPH to CPH
0.912567567

CERTIFICATION

I, the clerk of the legislative body of the approved assessing unit identified above, hereby certify that the legislative body determined on _____ base percentages, current percentages, and current base proportions as set forth herein for the assessment roll and portion as identified above.

_____
signature

_____
title

_____
date

RP-6703

NEW YORK STATE OFFICE OF REAL PROPERTY SERVICES
16 SHERIDAN AVENUE, ALBANY, NY 12210-2714

10/14/26

CERTIFICATE OF ADJUSTED BASE PROPORTIONS PURSUANT TO ARTICLE 19, RPTL
FOR THE **2026** ASSESSMENT ROLL

Approved Assessing Unit: City of Beacon, 130200
Name of Portion: City of Beacon, 130200
Reference Roll: **2025** **2026**

Section I — DETERMINATION OF PORTION CLASS NET CHANGE IN ASSESSED VALUE DUE TO PHYSICAL AND QUAN
EQUALIZATION CHANGES AND COMPUTATION OF CLASS CHANGE IN LEVEL OF ASSESSMENT FACTOR

Class	(A) Total Assessed Value on the Reference Roll Excluding SpecialFranchise and Wholly Exmt	(B) Total Assessed Value of Physical and Quantity Increases between the Reference Roll and Levy Roll	(C) Total Assessed Value of Physical and Quantity Decreases between the Reference Roll and Levy Roll	(D) Net Assessed Value of Physical and Quantity Changes (B-C)	(E) Surviving Total Assessed Value on the Reference Roll (A-C)
Homestead	1,868,444,550	23,839,900	2,422,400	21,417,500	1,866,022,150
Nonhomestead	406,874,527	23,554,500	6,141,092	17,413,408	400,733,435

Class	(F) Total Assessed Value of Equalization Increases between the Reference Roll and Levy Roll	(G) Total Assessed Value of Equalization Decreases between the Reference Roll and Levy Roll	(H) Net Equalization Changes (F-G)	(I) Change in Level of Assessment Factor (H/E)+1	
Homestead	95,767,050	2,422,300	93,344,750	1.05002	1.05132
Nonhomestead	18,256,459	6,141,092	12,115,367	1.03023	1.03032

Section II — COMPUTATION OF PORTION CLASS ADJUSTMENT FACTOR

Class	(J) Taxable Assessed Value on the Levy Roll Excludiing SpecialFranchise	(K) Taxable Assessed Value on the Levy Roll at the Reference Roll Level of Assessment (J/I)	(L) Assessed Value of Special Franchise on the Levy Roll at the Reference Roll Level of Assmnt	(M) Total Taxable Assessed Value on the Levy Roll at the Reference Roll Level of Assessment (K+L)	(N) Taxable Assessed Value on the Reference Roll	(O) Class Adjustment Factor (M/N)	
Homestead	1,937,787,644	1,845,470,935	0	1,845,470,935	1,820,830,719	1.01353	1.03927
Nonhomestead	440,334,894	427,412,926	45,796,169	473,209,095	445,694,113	1.06174	1.06165

Section III — COMPUTATION OF ADJUSTED BASE PROPORTIONS

Class	(P) Current Base Proportions	(Q) Current Base Proportions adjusted for Physical and Quantity Changes (P*O)	(R) Adjusted Base Proportions (Q/sum of Q)	
Homestead	73.31184	74.30393	72.39298	72.86507
Nonhomestead	26.68816	28.33576	27.60702	27.10316
Total	100.00000	102.63968	100.00000	

CERTIFICATION

0

I, the clerk of the legislative body of the approved assessing unit identified above, hereby certify that the legislative body determined on _____ base percentages, current percentages, and current base proportions as set forth herein for the assessment roll and portion as identified above.

_____
signature

_____
title

_____
date

CITY OF BEACON

CITY COUNCIL

RESOLUTION NO. ___ OF 2026

RESOLUTION TO CERTIFY BASE PERCENTAGES AND PROPORTIONS FOR THE CITY OF BEACON 2026 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 dated 09/22/26) entitled "Certificate of Base Percentages, Current Percentages and Current Base Proportions Pursuant to Article 19, RPTL" for the levy of taxes on the 2026 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 dated 09/22/26) entitled "Certificate of Adjusted Base Proportions Pursuant to Article 19, RPTL" for the levy of taxes on the 2026 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 2026 City of Beacon Assessment Roll as **72.39298%** for Homestead parcels and **27.60702%** 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 both dated 09/22/26) and deliver same to the New York State Department of Taxation and Finance, Office of Real Property Tax Services.

City of Beacon City Council Agenda
10/19/2026

Title:

Resolution No. 85 - Authorizing Settlement of Prospect Realty Syndicate Inc. Tax Certiorari

ATTACHMENTS

Resolution Authorizing Settlement of Prospect Realty Syndicate Inc. Tax Certiorari

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 85 OF 2026

APPROVING MTR. OF PROSPECT REALTY SYNDICATE INC. v. CITY OF BEACON (SUP. CT DUTCHESS CO. INDEX NOS. 53398/25 & 53296/26) – SETTLEMENT OF 2025 AND 2026 TAX CERTIORARI PROCEEDINGS

WHEREAS, tax certiorari proceedings, titled *Prospect Realty Syndicate Inc. v. City of Beacon, et al.* (Sup. Ct. Dutchess Co. Index Nos. 53398/25 & 53296/26), are pending before the Supreme Court, Dutchess County (Hon. James V. Brands, J.S.C., presiding); and

WHEREAS, these proceedings challenge the 2025 and 2026 assessments of property located at 798 Wolcott Avenue and identified as Parcel No. 6054-13-220480 on the City of Beacon 2025 and 2026 Assessment Rolls; and

WHEREAS, a proposed settlement of these proceedings has been reached by and between Petitioner Prospect Realty Syndicate Inc. and the City of Beacon; and

WHEREAS, the City of Beacon has obtained the advice and assistance of its counsel, Keane & Beane, P.C., with respect to the proposed settlement terms and has duly considered same; and

WHEREAS, under the settlement terms, the City will be liable for a City tax refund in the amount of Five Hundred Fifty-Eight and 08/100 ($558.08) Dollars.

NOW, THEREFORE, BE IT RESOLVED, that the City Council accepts the settlement of this proceeding so that the following adjustment is made to the real property tax assessment of the above-described tax parcels:

Year	Assessment	Revised Assessment	Reduction
2025	$800,000	$736,000	$64,000
2026	$800,000	$736,000	$64,000

BE IT FURTHER RESOLVED, that counsel for the City of Beacon, Keane & Beane, P.C., together with the City Administration, is hereby authorized to undertake such actions as are necessary to confirm and effectuate this settlement, including execution of the Consent Order and Judgment incorporating the settlement terms.

Resolution No. 85 of 2026		**Date: October 19, 2026**					
☐ **Amendments**						☐ **2/3 Required**	
☐ **On roll call**						☐ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Bennett Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					

City of Beacon City Council Agenda
10/19/2026

Title:

Resolution No. 86 - Authorizing Settlement of 487 Main Street LLC Tax Certiorari

ATTACHMENTS

Resolution Authorizing Settlement of 487 Main Street LLC Tax Certiorari

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 86 OF 2026

APPROVING MTR. OF 478 MAIN STREET LLC v. CITY OF BEACON (SUP. CT DUTCHESS CO. INDEX NOS. 52803/24 & 52803/24, ET SEQ.) – SETTLEMENT OF 2024 THROUGH 2026 TAX CERTIORARI PROCEEDINGS

WHEREAS, tax certiorari proceedings titled *478 Main Street LLC v. City of Beacon*, (Sup. Ct. Dutchess Co. Index Nos. 52803/24, et seq.), are pending before the Supreme Court, Dutchess County (Hon. James V. Brands, J.S.C., presiding); and

WHEREAS, these proceedings challenge the 2024 through 2026 assessments of real property located at 478 Main Street and identified as Parcel No. 6054-37-100374 on the 2024 through 2026 Assessment Rolls of the City of Beacon; and

WHEREAS, a proposed settlement has been reached by and between Petitioner 478 Main Street LLC and the City of Beacon, providing for a disposition of this litigation; and

WHEREAS, the City of Beacon has obtained the advice and assistance of its counsel, Keane & Beane, P.C., with respect to the proposed settlement terms and has duly considered same; and

WHEREAS, under the settlement terms, the City will be liable for a City tax refund in the amount of Three Thousand Three Hundred Nineteen and 70/100 ($3,319.70) Dollars.

NOW, THEREFORE, BE IT RESOLVED, that the City Council accepts the settlement of this proceeding so that the following adjustments are made to the real property tax assessment of the above-described tax parcel:

Year	Assessment	Revised Assessment	Reduction
2024	$1,300,000	$1,137,500	$162,500
2025	$1,400,000	$1,190,000	$210,000
2026	$1,450,000	$1,190,000	$260,000

BE IT FURTHER RESOLVED, that counsel for the City of Beacon, Keane & Beane, P.C., together with the City Administration, is hereby authorized to undertake such action as necessary to confirm and effectuate this settlement, including execution of the Consent Judgment incorporating the settlement terms.

Resolution No. 86 of 2026		**Date: October 19, 2026**					
☐ **Amendments**						☐ **2/3 Required**	
☐ **On roll call**						☐ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Bennett Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					

Title:

Resolution No. 87- Authorizing a Bond Issuance for the Construction of Mount Beacon Water Storage Tank

ATTACHMENTS

Resolution Authorizing a Bond Issuance for the Construction of Mount Beacon Water Storage Tank

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 87 OF 2026

AUTHORIZING THE ISSUANCE OF AN ADDITIONAL $1,900,000 BONDS OF THE CITY BEACON, COUNTY OF DUTCHESS, STATE OF NEW YORK, PURSUANT TO THE LOCAL FINANCE LAW, TO FINANCE THE ADDITIONAL COSTS OF THE CONSTRUCTION OF MOUNT BEACON WATER STORAGE TANK, IN AND FOR THE CITY.

WHEREAS, the capital project hereinafter described has been determined to be an Unlisted Action pursuant to the regulations of the New York State Department of Environmental Conservation promulgated pursuant to the State Environmental Quality Review Act, the implementation of which as proposed, it has been determined, as such, will not result in any significant adverse environmental impact, all as set forth in the City Council's reasoned elaboration contained in Resolution No. 61 adopted on June 17, 2024 whereby the Council made a determination that the Mount Beacon Water Storage Tank construction project, including the issuance of serial bonds, would not have a significant adverse environmental impact and therefore a Negative Declaration was adopted; and

WHEREAS, the City Council of the City of Beacon (the "City"), a municipal corporation of the State of New York, located in the County of Dutchess, hereby determines that it is in the public interest of the City to authorize the financing of the cost of the additional costs of the construction of Mount Beacon water storage tank, in and for the City, as well as original furnishings, equipment, machinery, apparatus, appurtenances, and incidental improvements and expenses in connection therewith (the "Project"), at a total estimated cost not to exceed $3,500,000, all in accordance with the Local Finance Law;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Beacon, in the County of Dutchess, State of New York, as follows:

Section 1. There is hereby authorized to be issued additional serial bonds of the City, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, in the aggregate principal amount not to exceed $1,900,000 to finance the costs of the Project at a total estimated cost not to exceed $3,500,000 all in accordance with the Local Finance Law.

Section 2. The plan for the financing of such $3,500,000 maximum estimated cost is as follows:

a) By the issuance of the $1,600,000 bonds of said City heretofore authorized to be issued therefor pursuant to a bond ordinance dated February 2, 2026; and
b) By the issuance of the additional $1,900,000 bonds of said City herein authorized.

Section 3. The City Council of the City has ascertained and hereby states that (a) the estimated maximum cost of the Project will not exceed $3,500,000; (b) no money has heretofore been authorized to be applied to the payment of the costs of the Project; (c) the City Council of the City plans to finance the costs of the Project from the proceeds of the serial bonds as authorized herein, and/or of bond anticipation notes issued in anticipation of the issuance of such serial bonds, except to the extent of Federal or State aid received by the City, which shall reduce the principal amount of such serial bonds or bond anticipation notes pro tanto; (d) the maximum maturity of the serial bonds authorized herein shall be in excess of five (5) years; and (e) on or before the expenditure of moneys to pay for any costs made in connection with the Project for which proceeds of such

obligations are to be applied to reimburse the City, the City Council of the City took "official action" for federal income tax purposes to authorize the capital financing of such expenditure.

Section 4. It is hereby determined that the Project is a specific object or purpose as described in subdivision 1 of paragraph a of Section 11.00 of the Local Finance Law and that the period of probable usefulness of the Project is forty (40) years. The serial bonds authorized herein shall have a maximum maturity of the forty (40) years computed from the earlier of (a) the date of the first issue of such serial bonds, or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds.

Section 5. Subject to the terms and conditions of this bond ordinance and the Local Finance Law, including the provisions of Sections 21.00, 30.00, 50.00 and 56.00 to 60.00, inclusive, the power to authorize serial bonds as authorized herein, and bond anticipation notes issued in anticipation of the issuance of such serial bonds, including renewals thereof, the power to prescribe the terms, form and contents of such serial bonds and such bond anticipation notes, and the power to sell, issue and deliver such serial bonds and such bond anticipation notes, are hereby delegated to the City Administrator, as the chief fiscal officer of the City. The City Administrator is hereby authorized to execute, on behalf of the City, all serial bonds issued pursuant to this bond ordinance, and all bond anticipation notes issued in anticipation of the issuance of such serial bonds, and the City Clerk is hereby authorized to impress the seal of the City (or to have imprinted a facsimile thereof) to or on all such serial bonds and all such bond anticipation notes and to attest such seal. Each interest coupon, if any, representing interest payable on such serial bonds shall be authenticated by the manual or facsimile signature of the City Administrator.

Section 6. The faith and credit of the City is hereby and shall be irrevocably pledged for the punctual payment of the principal of and interest on all obligations authorized and issued pursuant to this bond ordinance as the same shall become due. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds becoming due and payable in such year. To the extent not paid from other sources, there shall annually be levied on all the taxable real property of said City, a tax sufficient to pay the principal of and interest on such bonds as the same become due and payable.

Section 7. When this bond ordinance takes effect, the City Clerk shall cause the same, or a summary thereof, to be published together with a notice in substantially the form prescribed by Section 81.00 of the Local Finance Law in The Poughkeepsie Journal, a newspaper having a general circulation in the City. The validity of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if such obligations are authorized for an object or purpose for which the City is not authorized to expend money, or the provisions of law, which should have been complied with as of the date of publication of this bond ordinance, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Section 8. Prior to the issuance of any obligations authorized herein, the City Council of the City shall comply with all applicable provisions prescribed in Article 8 of the Environmental Conservation Law, all regulations promulgated thereunder by the New York State Department of Environmental Conservation, and all applicable Federal laws and regulations in connection with environmental quality review relating to the Project (collectively, the "environmental compliance proceedings"). In the event that any of the environmental compliance proceedings are not completed, or require amendment or modification subsequent to the date of adoption of this bond

ordinance, the City Council of the City will re-adopt, amend or modify this bond ordinance prior to the issuance of any obligations authorized herein upon the advice of bond counsel. It has heretofore been determined by the City Council of the City that the Project will not have a significant impact on the environment.

Section 9. The City hereby declares its intention to issue the serial bonds authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds (collectively, the "obligations"), to finance the costs of the Project. The City covenants for the benefit of the holders of such obligations that it will not make any use of the proceeds of such obligations, any funds reasonably expected to be used to pay the principal of or interest on such obligations or any other funds of the City, and will not make any use of the Project, which would cause the interest on such obligations to become subject to Federal income taxation under the Internal Revenue Code of 1986, as amended (the "Code") (except for the federal alternative minimum tax imposed by the Code), or subject the City to any penalties under section 148 of the Code, and that it will not take any action or omit to take any action with respect to such obligations, the proceeds thereof or the Project financed thereby, if such action or omission would cause the interest on such obligations to become subject to Federal income taxation under the Code (except for the federal alternative minimum tax imposed by the Code), or subject the City to any penalties under section 148 of the Code. The foregoing covenants shall remain in full force and effect notwithstanding the defeasance of any serial bonds authorized and issued under this bond ordinance or any other provisions hereof until the date which is sixty (60) days after the final maturity date or earlier prior redemption date thereof. The proceeds of any obligations authorized herein may be applied to reimburse the expenditures or commitments of the City made in connection with the Project on or after a date which is not more than sixty (60) days prior to the date of adoption of this bond ordinance.

Section 10. For the benefit of the holders and beneficial owners from time to time of the serial bonds authorized herein, and of the bond anticipation notes issued in anticipation of the issuance of such serial bonds, the City agrees, in accordance with and as an obligated person with respect to such obligations under, Rule 15c2-12, as amended (the "Rule"), promulgated by the Securities Exchange Commission pursuant to the Securities Exchange Act of 1934, to provide or cause to be provided such financial information and operating data, financial statements and notices, in such manner as may be required for purposes of the Rule. In order to describe and specify certain terms of the City's continuing disclosure agreement for that purpose, and thereby to implement that agreement, including provisions for enforcement, amendment and termination, the City Administrator is authorized and directed to sign and deliver, in the name and on behalf of the City, the commitment authorized by subsection 6(c) of the Rule (the "Commitment") to be placed on file with the City Clerk, which shall constitute the continuing disclosure agreement made by the City for the benefit of holders and beneficial owners of the obligations authorized herein in accordance with the Rule, with any changes or amendments that are not inconsistent with this bond ordinance and not substantially adverse to the City and that are approved by the City Administrator on behalf of the City, all of which shall be conclusively evidenced by the signing of the Commitment or amendments thereto. The agreement formed collectively by this paragraph and the Commitment shall be the City's continuing disclosure agreement for purposes of the Rule, and its performance shall be subject to the availability of funds and their annual appropriation to meet costs the City would be required to incur to perform thereunder. The City Administrator is further authorized and directed to establish procedures in order to ensure compliance by the City with its continuing disclosure agreement, including the timely provision of information and notices. Prior to making any filing in accordance with the agreement or providing notice of the occurrence of any material event, the City Administrator shall consult with, as appropriate, the City Attorney and bond counsel or other qualified independent special counsel to the City and shall be entitled to rely upon any

legal advice provided by the City Attorney or such bond counsel or other qualified independent special counsel in determining whether a filing should be made.

Section 11. This bond ordinance is subject to a permissive referendum and will take effect upon its adoption by the City Council of the City and the expiration of the period prescribed in Article 9 of the City Charter during which petitions for a permissive referendum

Resolution No. 87 of 2026		**Date: October 19, 2026**					
☐ **Amendments**						☐ **2/3 Required**	
☐ **On roll call**						☐ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Bennett Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					

City of Beacon City Council Agenda
10/19/2026

Title:

Resolution No. 88 - Authorizing a Bond Issuance for the Purchase of a Track Loader for the Highway Department

ATTACHMENTS

Resolution Authorizing a Bond Issuance for the Purchase of a Track Loader for the Highway Department

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 88 OF 2026

AUTHORIZING THE ISSUANCE OF UP TO $340,000 AGGREGATE PRINCIPAL AMOUNT SERIAL BONDS OF THE CITY OF BEACON, COUNTY OF DUTCHESS, STATE OF NEW YORK, PURSUANT TO THE LOCAL FINANCE LAW, TO FINANCE THE COST OF THE PURCHASE OF A TRACK LOADER FOR THE HIGHWAY DEPARTMENT, FOR THE CITY.

WHEREAS, the capital project hereinafter described has been determined to be an Type II Action pursuant to the regulations of the New York State Department of Environmental Conservation promulgated pursuant to the State Environmental Quality Review Act, the implementation of which as proposed, it has been determined, as such, will not result in any significant adverse environmental impact; and

WHEREAS, the City Council of the City of Beacon (the "City"), a municipal corporation of the State of New York, located in the County of Dutchess, hereby determines that it is in the public interest of the City to authorize the financing of the cost of the purchase of a track loader for the Highway Department, for the City, including incidental equipment and expenses in connection therewith (the "Project"), at a total estimated cost not to exceed $340,000, all in accordance with the Local Finance Law;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Beacon, in the County of Dutchess, State of New York, as follows:

Section 1. There is hereby authorized to be issued serial bonds of the City, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, in the aggregate principal amount not to exceed $340,000 to finance the costs of the Project at a total estimated cost not to exceed $340,000 all in accordance with the Local Finance Law.

Section 2. The City Council of the City has ascertained and hereby states that (a) the estimated maximum cost of the Project will not exceed $340,000; (b) no money has heretofore been authorized to be applied to the payment of the costs of the Project; (c) the City Council of the City plans to finance the costs of the Project from the proceeds of the serial bonds as authorized herein, and/or of bond anticipation notes issued in anticipation of the issuance of such serial bonds, except to the extent of Federal or State aid received by the City, which shall reduce the principal amount of such serial bonds or bond anticipation notes *pro tanto;* (d) the maximum maturity of the serial bonds authorized herein shall be in excess of five (5) years; and (e) on or before the expenditure of moneys to pay for any costs made in connection with the Project for which proceeds of such obligations are to be applied to reimburse the City, the City Council of the City took "official action" for federal income tax purposes to authorize the capital financing of such expenditure.

Section 3. It is hereby determined that the Project is a specific object or purpose as described in subdivision 28 of paragraph a of Section 11.00 of the Local Finance Law and that the period of probable usefulness of the Project is fifteen (15) years. The serial bonds authorized herein shall have a maximum maturity of the fifteen (15) years computed from the earlier of (a) the date of the first issue of such serial bonds, or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds.

Section 4. Subject to the terms and conditions of this bond ordinance and the Local Finance Law, including the provisions of Sections 21.00, 30.00, 50.00 and 56.00 to 60.00, inclusive, the power to authorize serial bonds as authorized herein, and bond anticipation notes issued in anticipation of the issuance of such serial bonds, including renewals thereof, the power to prescribe the terms, form and contents of such serial bonds and such bond anticipation notes, and the power to sell, issue and deliver such serial bonds and such bond anticipation notes, are hereby delegated to the City Administrator, as the chief fiscal officer of the City. The City Administrator is hereby authorized to execute, on behalf of the City, all serial bonds issued pursuant to this bond ordinance, and all bond anticipation notes issued in anticipation of the issuance of such serial bonds, and the City Clerk is hereby authorized to impress the seal of the City (or to have imprinted a facsimile thereof) to or on all such serial bonds and all such bond anticipation notes and to attest such seal. Each interest coupon, if any, representing interest payable on such serial bonds shall be authenticated by the manual or facsimile signature of the City Administrator.

Section 5. The faith and credit of the City is hereby and shall be irrevocably pledged for the punctual payment of the principal of and interest on all obligations authorized and issued pursuant to this bond ordinance as the same shall become due. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds becoming due and payable in such year. To the extent not paid from other sources, there shall annually be levied on all the taxable real property of said City, a tax sufficient to pay the principal of and interest on such bonds as the same become due and payable.

Section 6. When this bond ordinance takes effect, the City Clerk shall cause the same, or a summary thereof, to be published together with a notice in substantially the form prescribed by Section 81.00 of the Local Finance Law in The Poughkeepsie Journal, a newspaper having a general circulation in the City. The validity of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if such obligations are authorized for an object or purpose for which the City is not authorized to expend money, or the provisions of law, which should have been complied with as of the date of publication of this bond ordinance, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Section 7. Prior to the issuance of any obligations authorized herein, the City Council of the City shall comply with all applicable provisions prescribed in Article 8 of the Environmental Conservation Law, all regulations promulgated thereunder by the New York State Department of Environmental Conservation, and all applicable Federal laws and regulations in connection with environmental quality review relating to the Project (collectively, the "environmental compliance proceedings"). In the event that any of the environmental compliance proceedings are not completed, or require amendment or modification subsequent to the date of adoption of this bond ordinance, the City Council of the City will re-adopt, amend or modify this bond ordinance prior to the issuance of any obligations authorized herein upon the advice of bond counsel. It has heretofore been determined by the City Council of the City that the Project will not have a significant impact on the environment.

Section 8. The City hereby declares its intention to issue the serial bonds authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds (collectively, the "obligations"), to finance the costs of the Project. The City covenants for the benefit of the holders of such obligations that it will not make any use of the proceeds of such obligations, any funds reasonably expected to be used to pay the principal of or interest on such obligations or any other

funds of the City, and will not make any use of the Project, which would cause the interest on such obligations to become subject to Federal income taxation under the Internal Revenue Code of 1986, as amended (the "Code") (except for the federal alternative minimum tax imposed by the Code), or subject the City to any penalties under section 148 of the Code, and that it will not take any action or omit to take any action with respect to such obligations, the proceeds thereof or the Project financed thereby, if such action or omission would cause the interest on such obligations to become subject to Federal income taxation under the Code (except for the federal alternative minimum tax imposed by the Code), or subject the City to any penalties under section 148 of the Code. The foregoing covenants shall remain in full force and effect notwithstanding the defeasance of any serial bonds authorized and issued under this bond ordinance or any other provisions hereof until the date which is sixty (60) days after the final maturity date or earlier prior redemption date thereof. The proceeds of any obligations authorized herein may be applied to reimburse the expenditures or commitments of the City made in connection with the Project on or after a date which is not more than sixty (60) days prior to the date of adoption of this bond ordinance.

Section 9. For the benefit of the holders and beneficial owners from time to time of the serial bonds authorized herein, and of the bond anticipation notes issued in anticipation of the issuance of such serial bonds, the City agrees, in accordance with and as an obligated person with respect to such obligations under, Rule 15c2-12, as amended (the "Rule"), promulgated by the Securities Exchange Commission pursuant to the Securities Exchange Act of 1934, to provide or cause to be provided such financial information and operating data, financial statements and notices, in such manner as may be required for purposes of the Rule. In order to describe and specify certain terms of the City's continuing disclosure agreement for that purpose, and thereby to implement that agreement, including provisions for enforcement, amendment and termination, the City Administrator is authorized and directed to sign and deliver, in the name and on behalf of the City, the commitment authorized by subsection 6(c) of the Rule (the "Commitment") to be placed on file with the City Clerk, which shall constitute the continuing disclosure agreement made by the City for the benefit of holders and beneficial owners of the obligations authorized herein in accordance with the Rule, with any changes or amendments that are not inconsistent with this bond ordinance and not substantially adverse to the City and that are approved by the City Administrator on behalf of the City, all of which shall be conclusively evidenced by the signing of the Commitment or amendments thereto. The agreement formed collectively by this paragraph and the Commitment shall be the City's continuing disclosure agreement for purposes of the Rule, and its performance shall be subject to the availability of funds and their annual appropriation to meet costs the City would be required to incur to perform thereunder. The City Administrator is further authorized and directed to establish procedures in order to ensure compliance by the City with its continuing disclosure agreement, including the timely provision of information and notices. Prior to making any filing in accordance with the agreement or providing notice of the occurrence of any material event, the City Administrator shall consult with, as appropriate, the City Attorney and bond counsel or other qualified independent special counsel to the City and shall be entitled to rely upon any legal advice provided by the City Attorney or such bond counsel or other qualified independent special counsel in determining whether a filing should be made.

Section 10. This bond ordinance is subject to a permissive referendum and will take effect upon its adoption by the City Council of the City and the expiration of the period prescribed in Article 9 of the City Charter during which petitions for a permissive referendum may be submitted and filed with the City Clerk.

Resolution No. 88 of 2026		**Date: October 19, 2026**					
☐ **Amendments**						☐ **2/3 Required**	
☐ **On roll call**						☐ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Bennett Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					

City of Beacon City Council Agenda
10/19/2026

Title:

Resolution No. 89 - Authorizing a Bond Issuance for the Purchase of a Utility Maintenance Truck

ATTACHMENTS

Resolution Authorizing a Bond Issuance for the Purchase of a Utility Maintenance Truck

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 89 OF 2026

AUTHORIZING THE ISSUANCE OF UP TO $350,000 AGGREGATE PRINCIPAL AMOUNT SERIAL BONDS OF THE CITY OF BEACON, COUNTY OF DUTCHESS, STATE OF NEW YORK, PURSUANT TO THE LOCAL FINANCE LAW, TO FINANCE THE COST OF THE PURCHASE OF A UTILITY MAINTENANCE TRUCK, FOR THE CITY.

WHEREAS, the capital project hereinafter described has been determined to be an Type II Action pursuant to the regulations of the New York State Department of Environmental Conservation promulgated pursuant to the State Environmental Quality Review Act, the implementation of which as proposed, it has been determined, as such, will not result in any significant adverse environmental impact; and

WHEREAS, the City Council of the City of Beacon (the "City"), a municipal corporation of the State of New York, located in the County of Dutchess, hereby determines that it is in the public interest of the City to authorize the financing of the cost of the purchase of a utility maintenance truck, for the City, including incidental equipment and expenses in connection therewith (the "Project"), at a total estimated cost not to exceed $350,000, all in accordance with the Local Finance Law;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Beacon, in the County of Dutchess, State of New York, as follows:

Section 1. There is hereby authorized to be issued serial bonds of the City, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, in the aggregate principal amount not to exceed $350,000 to finance the costs of the Project at a total estimated cost not to exceed $350,000 all in accordance with the Local Finance Law.

Section 2. The City Council of the City has ascertained and hereby states that (a) the estimated maximum cost of the Project will not exceed $350,000; (b) no money has heretofore been authorized to be applied to the payment of the costs of the Project; (c) the City Council of the City plans to finance the costs of the Project from the proceeds of the serial bonds as authorized herein, and/or of bond anticipation notes issued in anticipation of the issuance of such serial bonds, except to the extent of Federal or State aid received by the City, which shall reduce the principal amount of such serial bonds or bond anticipation notes pro tanto; (d) the maximum maturity of the serial bonds authorized herein shall be in excess of five (5) years; and (e) on or before the expenditure of moneys to pay for any costs made in connection with the Project for which proceeds of such obligations are to be applied to reimburse the City, the City Council of the City took "official action" for federal income tax purposes to authorize the capital financing of such expenditure.

Section 3. It is hereby determined that the Project is a specific object or purpose as described in subdivision 28 of paragraph a of Section 11.00 of the Local Finance Law and that the period of probable usefulness of the Project is fifteen (15) years. The serial bonds authorized herein shall have a maximum maturity of the fifteen (15) years computed from the earlier of (a) the date of the first issue of such serial bonds, or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds.

Section 4. Subject to the terms and conditions of this bond ordinance and the Local Finance Law, including the provisions of Sections 21.00, 30.00, 50.00 and 56.00 to 60.00, inclusive, the power to authorize serial bonds as authorized herein, and bond anticipation notes issued in anticipation of the issuance of such serial bonds, including renewals thereof, the power to prescribe the terms, form and contents of such serial bonds and such bond anticipation notes, and the power to sell, issue and deliver such serial bonds and such bond anticipation notes, are hereby delegated to the City Administrator, as the chief fiscal officer of the City. The City Administrator is hereby authorized to execute, on behalf of the City, all serial bonds issued pursuant to this bond ordinance, and all bond anticipation notes issued in anticipation of the issuance of such serial bonds, and the City Clerk is hereby authorized to impress the seal of the City (or to have imprinted a facsimile thereof) to or on all such serial bonds and all such bond anticipation notes and to attest such seal. Each interest coupon, if any, representing interest payable on such serial bonds shall be authenticated by the manual or facsimile signature of the City Administrator.

Section 5. The faith and credit of the City is hereby and shall be irrevocably pledged for the punctual payment of the principal of and interest on all obligations authorized and issued pursuant to this bond ordinance as the same shall become due. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds becoming due and payable in such year. To the extent not paid from other sources, there shall annually be levied on all the taxable real property of said City, a tax sufficient to pay the principal of and interest on such bonds as the same become due and payable.

Section 6. When this bond ordinance takes effect, the City Clerk shall cause the same, or a summary thereof, to be published together with a notice in substantially the form prescribed by Section 81.00 of the Local Finance Law in The Poughkeepsie Journal, a newspaper having a general circulation in the City. The validity of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if such obligations are authorized for an object or purpose for which the City is not authorized to expend money, or the provisions of law, which should have been complied with as of the date of publication of this bond ordinance, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Section 7. Prior to the issuance of any obligations authorized herein, the City Council of the City shall comply with all applicable provisions prescribed in Article 8 of the Environmental Conservation Law, all regulations promulgated thereunder by the New York State Department of Environmental Conservation, and all applicable Federal laws and regulations in connection with environmental quality review relating to the Project (collectively, the "environmental compliance proceedings"). In the event that any of the environmental compliance proceedings are not completed, or require amendment or modification subsequent to the date of adoption of this bond ordinance, the City Council of the City will re-adopt, amend or modify this bond ordinance prior to the issuance of any obligations authorized herein upon the advice of bond counsel. It has heretofore been determined by the City Council of the City that the Project will not have a significant impact on the environment.

Section 8. The City hereby declares its intention to issue the serial bonds authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds (collectively, the "obligations"), to finance the costs of the Project. The City covenants for the benefit of the holders of such obligations that it will not make any use of the proceeds of such obligations, any funds reasonably expected to be used to pay the principal of or interest on such obligations or any other

funds of the City, and will not make any use of the Project, which would cause the interest on such obligations to become subject to Federal income taxation under the Internal Revenue Code of 1986, as amended (the "Code") (except for the federal alternative minimum tax imposed by the Code), or subject the City to any penalties under section 148 of the Code, and that it will not take any action or omit to take any action with respect to such obligations, the proceeds thereof or the Project financed thereby, if such action or omission would cause the interest on such obligations to become subject to Federal income taxation under the Code (except for the federal alternative minimum tax imposed by the Code), or subject the City to any penalties under section 148 of the Code. The foregoing covenants shall remain in full force and effect notwithstanding the defeasance of any serial bonds authorized and issued under this bond ordinance or any other provisions hereof until the date which is sixty (60) days after the final maturity date or earlier prior redemption date thereof. The proceeds of any obligations authorized herein may be applied to reimburse the expenditures or commitments of the City made in connection with the Project on or after a date which is not more than sixty (60) days prior to the date of adoption of this bond ordinance.

Section 9. For the benefit of the holders and beneficial owners from time to time of the serial bonds authorized herein, and of the bond anticipation notes issued in anticipation of the issuance of such serial bonds, the City agrees, in accordance with and as an obligated person with respect to such obligations under, Rule 15c2-12, as amended (the "Rule"), promulgated by the Securities Exchange Commission pursuant to the Securities Exchange Act of 1934, to provide or cause to be provided such financial information and operating data, financial statements and notices, in such manner as may be required for purposes of the Rule. In order to describe and specify certain terms of the City's continuing disclosure agreement for that purpose, and thereby to implement that agreement, including provisions for enforcement, amendment and termination, the City Administrator is authorized and directed to sign and deliver, in the name and on behalf of the City, the commitment authorized by subsection 6(c) of the Rule (the "Commitment") to be placed on file with the City Clerk, which shall constitute the continuing disclosure agreement made by the City for the benefit of holders and beneficial owners of the obligations authorized herein in accordance with the Rule, with any changes or amendments that are not inconsistent with this bond ordinance and not substantially adverse to the City and that are approved by the City Administrator on behalf of the City, all of which shall be conclusively evidenced by the signing of the Commitment or amendments thereto. The agreement formed collectively by this paragraph and the Commitment shall be the City's continuing disclosure agreement for purposes of the Rule, and its performance shall be subject to the availability of funds and their annual appropriation to meet costs the City would be required to incur to perform thereunder. The City Administrator is further authorized and directed to establish procedures in order to ensure compliance by the City with its continuing disclosure agreement, including the timely provision of information and notices. Prior to making any filing in accordance with the agreement or providing notice of the occurrence of any material event, the City Administrator shall consult with, as appropriate, the City Attorney and bond counsel or other qualified independent special counsel to the City and shall be entitled to rely upon any legal advice provided by the City Attorney or such bond counsel or other qualified independent special counsel in determining whether a filing should be made.

Section 10. This bond ordinance is subject to a permissive referendum and will take effect upon its adoption by the City Council of the City and the expiration of the period prescribed in Article 9 of the City Charter during which petitions for a permissive referendum may be submitted and filed with the City Clerk.

Resolution No. 89 of 2026		**Date: October 19, 2026**					
☐ **Amendments**						☐ **2/3 Required**	
☐ **On roll call**						☐ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Bennett Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					

City of Beacon City Council Agenda
10/19/2026

Title:

Resolution No. 90 - Authorizing a Bond Issuance for the Construction of High Lift Pump No. 4

ATTACHMENTS

Resolution Authorizing a Bond Issuance for the Construction of High Lift Pump No. 4

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 90 OF 2026

AUTHORIZING THE ISSUANCE OF $250,000 AGGREGATE PRINCIPAL AMOUNT SERIAL BONDS OF THE CITY OF BEACON, COUNTY OF DUTCHESS, STATE OF NEW YORK, PURSUANT TO THE LOCAL FINANCE LAW, TO FINANCE THE COSTS OF THE CONSTRUCTION OF HIGH LIFT PUMP #4, IN AND FOR THE CITY.

WHEREAS, the capital project hereinafter described has been determined to be a Type II Action pursuant to 6 NYCRR Part 617.5 (c)(1) and (2) of the regulations of the New York State Department of Environmental Conservation promulgated pursuant to the State Environmental Quality Review Act, the implementation of which as proposed, such regulations provide, will not result in any significant adverse environmental impact; and

WHEREAS, the City Council of the City of Beacon (the "City"), a municipal corporation of the State of New York, located in the County of Dutchess, hereby determines that it is in the public interest of the City to authorize the financing of the costs of the construction of high lift pump #4, in and for the City, as well as original furnishings, machinery, equipment, apparatus, appurtenances, and incidental improvements and expenses in connection therewith (the "Project"), at a total estimated cost not to exceed $250,000, all in accordance with the Local Finance Law;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Beacon, in the County of Dutchess, State of New York, as follows:

Section 1. There is hereby authorized to be issued serial bonds of the City, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, in the aggregate principal amount of $250,000 to finance the costs of the Project at a total estimated cost of $250,000 all in accordance with the Local Finance Law.

Section 2. The City Council of the City has ascertained and hereby states that (a) the estimated maximum cost of the Project will not exceed $250,000; (b) no money has heretofore been authorized to be applied to the payment of the costs of the Project; (c) the City Council of the City plans to finance the costs of the Project from the proceeds of the serial bonds as authorized herein, and/or of bond anticipation notes issued in anticipation of the issuance of such serial bonds, except to the extent of Federal or State aid received by the City, which shall reduce the principal amount of such serial bonds or bond anticipation notes pro tanto; (d) the maximum maturity of the serial bonds authorized herein shall be in excess of five (5) years; and (e) on or before the expenditure of moneys to pay for any costs made in connection with the Project for which proceeds of such obligations are to be applied to reimburse the City, the City Council of the City took "official action" for federal income tax purposes to authorize the capital financing of such expenditure.

Section 3. It is hereby determined that the Project is a specific object or purpose as described in subdivision 1 of paragraph a of Section 11.00 of the Local Finance Law and that the period of probable usefulness of the Project is forty (40) years. The serial bonds authorized herein shall have a maximum maturity of the forty (40) years computed from the earlier of (a) the date of the first issue of such serial

bonds, or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds.

Section 4. Subject to the terms and conditions of this bond ordinance and the Local Finance Law, including the provisions of Sections 21.00, 30.00, 50.00 and 56.00 to 60.00, inclusive, the power to authorize serial bonds as authorized herein, and bond anticipation notes issued in anticipation of the issuance of such serial bonds, including renewals thereof, the power to prescribe the terms, form and contents of such serial bonds and such bond anticipation notes, and the power to sell, issue and deliver such serial bonds and such bond anticipation notes, are hereby delegated to the City Administrator, as the chief fiscal officer of the City. The City Administrator is hereby authorized to execute, on behalf of the City, all serial bonds issued pursuant to this bond ordinance, and all bond anticipation notes issued in anticipation of the issuance of such serial bonds, and the City Clerk is hereby authorized to impress the seal of the City (or to have imprinted a facsimile thereof) to or on all such serial bonds and all such bond anticipation notes and to attest such seal. Each interest coupon, if any, representing interest payable on such serial bonds shall be authenticated by the manual or facsimile signature of the City Administrator.

Section 5. The faith and credit of the City is hereby and shall be irrevocably pledged for the punctual payment of the principal of and interest on all obligations authorized and issued pursuant to this bond ordinance as the same shall become due. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds becoming due and payable in such year. To the extent not paid from other sources, there shall annually be levied on all the taxable real property of said City, a tax sufficient to pay the principal of and interest on such bonds as the same become due and payable.

Section 6. When this bond ordinance takes effect, the City Clerk shall cause the same, or a summary thereof, to be published together with a notice in substantially the form prescribed by Section 81.00 of the Local Finance Law in The Poughkeepsie Journal, a newspaper having a general circulation in the City. The validity of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if such obligations are authorized for an object or purpose for which the City is not authorized to expend money, or the provisions of law, which should have been complied with as of the date of publication of this bond ordinance, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Section 7. Prior to the issuance of any obligations authorized herein, the City Council of the City shall comply with all applicable provisions prescribed in Article 8 of the Environmental Conservation Law, all regulations promulgated thereunder by the New York State Department of Environmental Conservation, and all applicable Federal laws and regulations in connection with environmental quality review relating to the Project (collectively, the "environmental compliance proceedings"). In the event that any of the environmental compliance proceedings are not completed, or require amendment or modification subsequent to the date of adoption of this bond ordinance, the City Council of the City will re-adopt, amend or modify this bond ordinance prior to the issuance of any obligations authorized herein upon the advice of bond counsel. It is hereby determined by the City Council of the City that the Project will not have a significant impact on the environment.

Section 8. The City hereby declares its intention to issue the serial bonds authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds (collectively, the

"obligations"), to finance the costs of the Project. The City covenants for the benefit of the holders of such obligations that it will not make any use of the proceeds of such obligations, any funds reasonably expected to be used to pay the principal of or interest on such obligations or any other funds of the City, and will not make any use of the Project, which would cause the interest on such obligations to become subject to Federal income taxation under the Internal Revenue Code of 1986, as amended (the "Code") (except for the federal alternative minimum tax imposed by the Code), or subject the City to any penalties under section 148 of the Code, and that it will not take any action or omit to take any action with respect to such obligations, the proceeds thereof or the Project financed thereby, if such action or omission would cause the interest on such obligations to become subject to Federal income taxation under the Code (except for the federal alternative minimum tax imposed by the Code), or subject the City to any penalties under section 148 of the Code. The foregoing covenants shall remain in full force and effect notwithstanding the defeasance of any serial bonds authorized and issued under this bond ordinance or any other provisions hereof until the date which is sixty (60) days after the final maturity date or earlier prior redemption date thereof. The proceeds of any obligations authorized herein may be applied to reimburse the expenditures or commitments of the City made in connection with the Project on or after a date which is not more than sixty (60) days prior to the date of adoption of this bond ordinance.

Section 9. For the benefit of the holders and beneficial owners from time to time of the serial bonds authorized herein, and of the bond anticipation notes issued in anticipation of the issuance of such serial bonds, the City agrees, in accordance with and as an obligated person with respect to such obligations under, Rule 15c2-12, as amended (the "Rule"), promulgated by the Securities Exchange Commission pursuant to the Securities Exchange Act of 1934, to provide or cause to be provided such financial information and operating data, financial statements and notices, in such manner as may be required for purposes of the Rule. In order to describe and specify certain terms of the City's continuing disclosure agreement for that purpose, and thereby to implement that agreement, including provisions for enforcement, amendment and termination, the City Administrator is authorized and directed to sign and deliver, in the name and on behalf of the City, the commitment authorized by subsection 6(c) of the Rule (the "Commitment") to be placed on file with the City Clerk, which shall constitute the continuing disclosure agreement made by the City for the benefit of holders and beneficial owners of the obligations authorized herein in accordance with the Rule, with any changes or amendments that are not inconsistent with this bond ordinance and not substantially adverse to the City and that are approved by the City Administrator on behalf of the City, all of which shall be conclusively evidenced by the signing of the Commitment or amendments thereto. The agreement formed collectively by this paragraph and the Commitment shall be the City's continuing disclosure agreement for purposes of the Rule, and its performance shall be subject to the availability of funds and their annual appropriation to meet costs the City would be required to incur to perform thereunder. The City Administrator is further authorized and directed to establish procedures in order to ensure compliance by the City with its continuing disclosure agreement, including the timely provision of information and notices. Prior to making any filing in accordance with the agreement or providing notice of the occurrence of any material event, the City Administrator shall consult with, as appropriate, the City Attorney and bond counsel or other qualified independent special counsel to the City and shall be entitled to rely upon any legal advice provided by the City Attorney or such bond counsel or other qualified independent special counsel in determining whether a filing should be made.

Section 10. This bond ordinance shall take effect immediately pursuant to Section 9.06 of the City Charter.

Resolution No. 90 of 2026		**Date: October 19, 2026**					
☐ **Amendments**						☐ **2/3 Required**	
☐ **On roll call**						☐ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Bennett Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					

City of Beacon City Council Agenda
10/19/2026

Title:

Resolution No. 91 - Authorizing a Bond Issuance for the Purchase and Installation of Liquid Waste Screening Equipment at the Wastewater Treatment Plant

ATTACHMENTS

Resolution Authorizing a Bond Issuance for the Purchase and Installation of Liquid Waste Screening Equipment at the Wastewater Treatment Plant

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 91 OF 2026

AUTHORIZING THE ISSUANCE OF $252,000 AGGREGATE PRINCIPAL AMOUNT SERIAL BONDS OF THE CITY OF BEACON, COUNTY OF DUTCHESS, STATE OF NEW YORK, PURSUANT TO THE LOCAL FINANCE LAW, TO FINANCE THE COSTS OF THE PURCHASE AND INSTALLATION OF LIQUID WASTE SCREENING EQUIPMENT AT THE WASTEWATER TREATMENT PLANT, IN AND FOR THE CITY.

WHEREAS, the capital project hereinafter described has been determined to be a Type II Action pursuant to 6 NYCRR Part 617.5 (c)(1) and (2) of the regulations of the New York State Department of Environmental Conservation promulgated pursuant to the State Environmental Quality Review Act, the implementation of which as proposed, such regulations provide, will not result in any significant adverse environmental impact; and

WHEREAS, the City Council of the City of Beacon (the "City"), a municipal corporation of the State of New York, located in the County of Dutchess, hereby determines that it is in the public interest of the City to authorize the financing of the costs of the purchase and installation of liquid waste screening equipment at the wastewater treatment plant, in and for the City, as well as original furnishings, machinery, equipment, apparatus, appurtenances, and incidental improvements and expenses in connection therewith (the "Project"), at a total estimated cost not to exceed $252,000, all in accordance with the Local Finance Law;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Beacon, in the County of Dutchess, State of New York, as follows:

Section 1. There is hereby authorized to be issued serial bonds of the City, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, in the aggregate principal amount of $252,000 to finance the costs of the Project at a total estimated cost of $252,000 all in accordance with the Local Finance Law.

Section 2. The City Council of the City has ascertained and hereby states that (a) the estimated maximum cost of the Project will not exceed $252,000; (b) no money has heretofore been authorized to be applied to the payment of the costs of the Project; (c) the City Council of the City plans to finance the costs of the Project from the proceeds of the serial bonds as authorized herein, and/or of bond anticipation notes issued in anticipation of the issuance of such serial bonds, except to the extent of Federal or State aid received by the City, which shall reduce the principal amount of such serial bonds or bond anticipation notes pro tanto; (d) the maximum maturity of the serial bonds authorized herein shall be in excess of five (5) years; and (e) on or before the expenditure of moneys to pay for any costs made in connection with the Project for which proceeds of such obligations are to be applied to reimburse the City, the City Council of the City took "official action" for federal income tax purposes to authorize the capital financing of such expenditure.

Section 3. It is hereby determined that the Project is a specific object or purpose as described in subdivision 4 of paragraph a of Section 11.00 of the Local Finance Law and that the period of probable usefulness of the Project is forty (40) years. The serial bonds authorized herein shall have a maximum

maturity of the forty (40) years computed from the earlier of (a) the date of the first issue of such serial bonds, or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds.

Section 4. Subject to the terms and conditions of this bond ordinance and the Local Finance Law, including the provisions of Sections 21.00, 30.00, 50.00 and 56.00 to 60.00, inclusive, the power to authorize serial bonds as authorized herein, and bond anticipation notes issued in anticipation of the issuance of such serial bonds, including renewals thereof, the power to prescribe the terms, form and contents of such serial bonds and such bond anticipation notes, and the power to sell, issue and deliver such serial bonds and such bond anticipation notes, are hereby delegated to the City Administrator, as the chief fiscal officer of the City. The City Administrator is hereby authorized to execute, on behalf of the City, all serial bonds issued pursuant to this bond ordinance, and all bond anticipation notes issued in anticipation of the issuance of such serial bonds, and the City Clerk is hereby authorized to impress the seal of the City (or to have imprinted a facsimile thereof) to or on all such serial bonds and all such bond anticipation notes and to attest such seal. Each interest coupon, if any, representing interest payable on such serial bonds shall be authenticated by the manual or facsimile signature of the City Administrator.

Section 5. The faith and credit of the City is hereby and shall be irrevocably pledged for the punctual payment of the principal of and interest on all obligations authorized and issued pursuant to this bond ordinance as the same shall become due. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds becoming due and payable in such year. To the extent not paid from other sources, there shall annually be levied on all the taxable real property of said City, a tax sufficient to pay the principal of and interest on such bonds as the same become due and payable.

Section 6. When this bond ordinance takes effect, the City Clerk shall cause the same, or a summary thereof, to be published together with a notice in substantially the form prescribed by Section 81.00 of the Local Finance Law in The Poughkeepsie Journal, a newspaper having a general circulation in the City. The validity of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if such obligations are authorized for an object or purpose for which the City is not authorized to expend money, or the provisions of law, which should have been complied with as of the date of publication of this bond ordinance, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Section 7. Prior to the issuance of any obligations authorized herein, the City Council of the City shall comply with all applicable provisions prescribed in Article 8 of the Environmental Conservation Law, all regulations promulgated thereunder by the New York State Department of Environmental Conservation, and all applicable Federal laws and regulations in connection with environmental quality review relating to the Project (collectively, the "environmental compliance proceedings"). In the event that any of the environmental compliance proceedings are not completed, or require amendment or modification subsequent to the date of adoption of this bond ordinance, the City Council of the City will re-adopt, amend or modify this bond ordinance prior to the issuance of any obligations authorized herein upon the advice of bond counsel. It is hereby determined by the City Council of the City that the Project will not have a significant impact on the environment.

Section 8. The City hereby declares its intention to issue the serial bonds authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds (collectively, the "obligations"), to finance the costs of the Project. The City covenants for the benefit of the holders of such obligations that it will not make any use of the proceeds of such obligations, any funds reasonably expected to be used to pay the principal of or interest on such obligations or any other funds of the City, and will not make any use of the Project, which would cause the interest on such obligations to become subject to Federal income taxation under the Internal Revenue Code of 1986, as amended (the "Code") (except for the federal alternative minimum tax imposed by the Code), or subject the City to any penalties under section 148 of the Code, and that it will not take any action or omit to take any action with respect to such obligations, the proceeds thereof or the Project financed thereby, if such action or omission would cause the interest on such obligations to become subject to Federal income taxation under the Code (except for the federal alternative minimum tax imposed by the Code), or subject the City to any penalties under section 148 of the Code. The foregoing covenants shall remain in full force and effect notwithstanding the defeasance of any serial bonds authorized and issued under this bond ordinance or any other provisions hereof until the date which is sixty (60) days after the final maturity date or earlier prior redemption date thereof. The proceeds of any obligations authorized herein may be applied to reimburse the expenditures or commitments of the City made in connection with the Project on or after a date which is not more than sixty (60) days prior to the date of adoption of this bond ordinance.

Section 9. For the benefit of the holders and beneficial owners from time to time of the serial bonds authorized herein, and of the bond anticipation notes issued in anticipation of the issuance of such serial bonds, the City agrees, in accordance with and as an obligated person with respect to such obligations under, Rule 15c2-12, as amended (the "Rule"), promulgated by the Securities Exchange Commission pursuant to the Securities Exchange Act of 1934, to provide or cause to be provided such financial information and operating data, financial statements and notices, in such manner as may be required for purposes of the Rule. In order to describe and specify certain terms of the City's continuing disclosure agreement for that purpose, and thereby to implement that agreement, including provisions for enforcement, amendment and termination, the City Administrator is authorized and directed to sign and deliver, in the name and on behalf of the City, the commitment authorized by subsection 6(c) of the Rule (the "Commitment") to be placed on file with the City Clerk, which shall constitute the continuing disclosure agreement made by the City for the benefit of holders and beneficial owners of the obligations authorized herein in accordance with the Rule, with any changes or amendments that are not inconsistent with this bond ordinance and not substantially adverse to the City and that are approved by the City Administrator on behalf of the City, all of which shall be conclusively evidenced by the signing of the Commitment or amendments thereto. The agreement formed collectively by this paragraph and the Commitment shall be the City's continuing disclosure agreement for purposes of the Rule, and its performance shall be subject to the availability of funds and their annual appropriation to meet costs the City would be required to incur to perform thereunder. The City Administrator is further authorized and directed to establish procedures in order to ensure compliance by the City with its continuing disclosure agreement, including the timely provision of information and notices. Prior to making any filing in accordance with the agreement or providing notice of the occurrence of any material event, the City Administrator shall consult with, as appropriate, the City Attorney and bond counsel or other qualified independent special counsel to the City and shall be entitled to rely upon any legal advice provided by the City Attorney or such bond counsel or other qualified independent special counsel in determining whether a filing should be made.

Section 10. This bond ordinance shall take effect immediately pursuant to Section 9.06 of the City Charter.

Resolution No. 91 of 2026			**Date: October 19, 2026**				
☐ **Amendments**						☐ **2/3 Required**	
☐ **On roll call**						☐ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Bennett Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					

City of Beacon City Council Agenda
10/19/2026

Title:

Resolution No. 92 - Adopting Local Law No. 5 of 2026 Concerning Penalties for Violations of the City's Zoning, Fire Prevention, and Building Codes

ATTACHMENTS

Resolution Adopting Local Law No. 5 of 2026 Concerning Penalties for Violations of the City's Zoning, Fire Prevention, and Building Codes

Proposed Local Law Concerning Penalties for Violations of the City's Zoning, Fire Prevention, and Building Codes

City of Beacon Planning Board Memorandum Regarding a Proposed Local Law Concerning Violations of the City's Zoning, Fire Prevention, and Building Codes (Oct 16, 2026)

City of Beacon Planning Board Memorandum Regarding a Proposed Local Law Concerning Violations of the City's Zoning, Fire Prevention, and Building Codes (Oct 5, 2026)

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 92 OF 2026

ADOPTING LOCAL LAW NO. 5 OF 2026 TO AMEND THE BEACON CITY CODE CONCERNING PENALTIES FOR VIOLATIONS OF THE CITY'S ZONING, FIRE, PREVENTION, AND BUILDING CODES

WHEREAS, pursuant to Resolution No. 2026-073, passed on September 8, 2026, the City of Beacon City Council set a public hearing for September 21, 2026 regarding a Proposed City of Beacon Local Law amend the Beacon City Code concerning penalties for violations of the City's Zoning, Fire Prevention, and Building Codes; and

WHEREAS, notice for said Public Hearing was published in the City's official newspaper on September 18, 2026; and

WHEREAS, on September 9, 2026 and October 14, 2026, the City of Beacon Planning Board discussed the proposed Local Law and issued its report on the proposed Local Law with comments; and

WHEREAS, the originally scheduled public hearing was adjourned to October 19, 2026, at which time the City Council opened and closed a duly noticed Public Hearing on the proposed Local Law, and all those in attendance wishing to be heard were given the opportunity to comment on the proposed Local Law.

NOW, THEREFORE, BE IT RESOLVED, that the City of Beacon City Council hereby adopts Local Law No. 5 of 2026 to amend the Beacon City Code concerning penalties for violations of the City's Zoning, Fire Prevention, and Building Codes.

Resolution No. 92 of 2026		**Date: October 19, 2026**					
☐ **Amendments**						☐ **2/3 Required**	
☐ **On roll call**						☐ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Bennett Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					

PROPOSED LOCAL LAW NO. ____ OF 2026

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW AMENDING THE BEACON CITY CODE CONCERNING ZONING AND BUILDING ENFORCEMENT PENALTIES

A LOCAL LAW to amend the Beacon City Code concerning penalties for violations of the City's Zoning Code and Fire Prevention and Building Code.

BE IT ENACTED by the City Council of the City of Beacon as Follows:

Section 1. Chapter 1 of the Beacon City Code, Section 1-3 entitled "General Penalty," Subsection C is hereby amended as follows:

§ 1-3 **General Penalty.**

...

C. ~~Where~~ Any owner, lessee, contractor, corporation, architect, builder, engineer, surveyor, agent, employee, or other natural or non-natural person, or the agent or employee of any of them, who commits a violation of Chapter 119, Fire Prevention and Building Code, Uniform, or Chapter 223, Zoning, shall, ~~is found~~ upon conviction by a court of competent jurisdiction, be guilty of a violation under this Code (and not pursuant to the Penal Law of the State of New York), and the court must impose a fine ~~of not less than $25 per day from the compliance date set forth in the Building Department's order to remedy~~as follows:

(1) First offense, by a fine not less than $500, not to exceed $1,000, or by imprisonment not exceeding 15 days, or both. The penalty for a corporate offender's first offense, by fine not less than $2,500, not to exceed $5,000, or any higher amount not exceeding double the amount of the corporation's gain from the commission of the offense. Each day that any such violation shall continue or exist shall constitute a separate and distinct offense hereunder.

(2) For a second offense within five years after a conviction of a first offense, by a fine not less than $1,500, not to exceed $2,500, or by imprisonment not exceeding 15 days, or both. The penalty for a corporate offender's second offense, by fine not less than $7,500, not to exceed $15,000, or any higher

amount not exceeding double the amount of the corporation's gain from the commission of the offense. Each day that any such violation shall continue or exist shall constitute a separate and distinct offense hereunder.

(3) For a third offense within five years after a conviction of a second offense, which took place within three years after a conviction of the first offense, by a fine not less than $4,000, not to exceed $6,000, or by imprisonment not exceeding 15 days, or both. The penalty for a corporate offender's third offense, by fine not less than $25,000, not to exceed $50,000, or any higher amount not exceeding double the amount of the corporation's gain from the commission of the offense. Each day that any such violation shall continue or exist shall constitute a separate and distinct offense hereunder.

(4) In addition to those penalties prescribed above, any person who violates any provision of this chapter shall be liable to a civil penalty not to exceed $50,000. The civil penalty provided by this subsection shall be recoverable in an action instituted in the name of the City of Beacon.

(5) The Building Inspector may, upon prior written notice and an opportunity to be heard, revoke a certificate of occupancy for a building or structure which is occupied or utilized in violation of Chapter 223. The Building Inspector may revoke a certificate of occupancy for some or all areas of the building or structure being occupied or utilized in violation of Chapter 223. A determination to revoke a building or structures certificate of occupancy shall be reviewable by the Zoning Board of Appeals in accordance with Article V of Chapter 223 and Sections 81-A and 82-B of the N.Y. General City Law. Any person or entity which continues to occupy or utilize a building or structure which does not have a certificate of occupancy shall, in addition to any other penalties and fines which may be applicable, be subject to a fine no less than $1,000, not to exceed $2,500, for each and every day that such violation continues, recoverable by suit brought by the City of Beacon and to be retained by it.

(6) A civil action may also be commenced in the name of the City of Beacon seeking to disgorge profits realized by any person, entity, or business who violates any provision of Chapter 119, Fire Prevention and Building Code, Uniform, or Chapter 223, Zoning.

(7) Any violation of Chapter 119, Fire Prevention and Building Code, Uniform, or Chapter 223, Zoning, may also be enjoined pursuant to law.

(8) The remedies provided for herein shall be cumulative and shall be in addition to any other remedies provided by law.

...

DRAFT

Section 2. Chapter 64 of the Beacon City Code concerning the issuance of summonses, Section 64-2 entitled "Authorization" is hereby amended as follows:

§ 64-2 **Authorization.**

The Building Inspector, Deputy Building Inspector and Code Enforcement Officer of the City of Beacon are authorized to issue summonses returnable ~~within 10 days~~ in the City Court for any violation of any provision of the City of Beacon Zoning Ordinance and the Beacon Code of Ordinances. The term "summons," as used herein, shall include an appearance ticket within the meaning of § 150.10 of the Criminal Procedure Law of New York State.

Section 3. Chapter 223 of the Beacon City Code concerning penalties for violations of the Beacon Zoning Code, Article V – Administration and Enforcement, Section 223-53 entitled "Penalties for offenses; additional remedies," Subsection B is hereby amended as follows:

§ 223-53 **Penalties for offenses; additional remedies.**

...

B. Violations and penalties. A violation of any provision of this chapter is an offense, punishable as provided for in § 1-3, General penalty. ~~When a person has received written notice from the Building Inspector or has been served with a summons and complaint in an action to enjoin continuance of any violation, each day in excess of 10 days thereafter that he shall continue to be guilty of such violation shall constitute an additional, separate and distinct offense.~~

...

Section 4. Ratification, Readoption and Confirmation.

Except as specifically modified by the amendments contained herein, Chapters 1, 64, and 223 of the Beacon City Code are otherwise to remain in full force and effect and are otherwise ratified, readopted and confirmed.

Section 5. Numbering for Codification.

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word "Local Law" shall be changed to "Chapter," "Section" or other appropriate word as

required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 6. Severability.

If any clause, sentence, paragraph, subdivision, section or part of this chapter or the application thereof to any person, individual, corporation, firm, partnership, entity or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part of this chapter, or in its application to the person, individual, corporation, firm, partnership, entity or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 6. Effective date.

This local law shall take effect immediately upon filing with the Office of the Secretary of State of the State of New York.

DRAFT

City of Beacon
Planning Board
One Municipal Plaza, Suite 1
Beacon, NY 12508
Phone: 845-838-5002

John Gunn, Chair

October 16, 2026

Mayor Lee Kyriacou
Beacon City Council Members
1 Municipal Plaza
Beacon, NY 12508

Subject: City Council Referral of Local Laws Concerning Short-Term Rentals and Zoning and Building Enforcement Penalties

On referral from the City Council, the City of Beacon Planning Board reviewed two proposed Local Laws concerning amendments to the City's Short-Term Rental Regulations and Zoning and Building Enforcement Penalties. The proposed Local Laws were discussed during the October 14, 2026 Planning Board meeting. The Zoning and Building Enforcement Penalties Local Law was also discussed during the Board's September meeting. City Planning Consultant Natalie Quinn and Planning Board Attorney Jennifer Gray summarized the proposed amendments, with additional clarification provided by the City Building Inspector.

Following discussion, the Planning Board offers the following comments for the City Council's consideration:

1. Local Law Concerning Short-Term Rentals

- Primary Residence Requirement: The Board discussed the proposed elimination of the 100-day annual limitation on short-term rentals of entire dwelling units and the continued reliance on the primary-residence requirement. The Board recommends that Council consider whether the definition of "primary residence" provides sufficient clarity and flexibility, particularly for property owners who occupy their Beacon residence for a substantial portion of the year but may maintain another residence elsewhere. The Board also encourages the City to ensure that the primary-residence requirement can be effectively verified and enforced.
- Housing Availability and Neighborhood Character: The Board recognizes the need to balance the benefits of short-term rentals, including supplemental income for homeowners and accommodations for visitors, with the City's goals of protecting long-term housing availability and neighborhood character. The Board generally supports regulations that allow homeowners and small-scale operators to benefit from short-term rentals while discouraging the acquisition of residential properties primarily for commercial short-term rental operations.
- Accessory Apartments: The Board expressed support for maintaining restrictions on the use of accessory apartments as short-term rentals, recognizing that accessory apartments are intended to contribute to the City's long-term housing supply and housing affordability goals. The Board encourages Council to maintain this objective when

City of Beacon
Planning Board
One Municipal Plaza, Suite 1
Beacon, NY 12508
Phone: 845-838-5002

John Gunn, Chair

considering the proposed legacy provisions for existing accessory-apartment short-term rentals.

- Enforcement and Safety: The Board emphasized the importance of effective enforcement, property maintenance, and fire and life safety standards. The Board encourages the City to continue utilizing available monitoring and enforcement tools to identify unpermitted short-term rentals and ensure compliance with applicable regulations.

2. Local Law Concerning Zoning and Building Enforcement Penalties

The Board previously reviewed and commented on an earlier version of this proposed Local Law during its September 2026 meeting. Following review of the additional amendments referred by Council, the Board offers the following supplemental comments:

- Calculation of Financial Penalties: The Board recommends that Council consider revising the provisions allowing penalties based on double the financial gain from a violation to also account for financial losses or expenses avoided as a result of the violation. This would help ensure that the penalties adequately address the potential financial benefits associated with noncompliance.
- Commercial Versus Personal Violations: The Board recommends that Council consider whether the distinction between individual and corporate offenders should instead, or additionally, reflect the underlying purpose of the property ownership or activity. In particular, the Board discussed whether higher penalties should apply to violations associated with commercial, business, or investment activities, regardless of whether the property is held by an individual or corporate entity, as distinguished from violations associated with personal residential use.

The Planning Board appreciates the opportunity to review and comment on these proposed Local Laws and respectfully submits these recommendations for the City Council's consideration.

Sincerely,

John Gunn
Planning Board Chair

JG/mp

City of Beacon
Planning Board
One Municipal Plaza, Suite 1
Beacon, NY 12508
Phone: 845-838-5002

John Gunn, Chair

October 5, 2026

Mayor Lee Kyriacou
Beacon City Council Members
1 Municipal Plaza
Beacon, NY 12508

Subject: City Council Referral of Local Law Amending Chapter 1 of the City of Beacon Code concerning penalties for violations of the City Zoning Code and Fire Prevention and Building Code

On referral from the City Council, the City of Beacon Planning Board reviewed the proposed Local Law concerning an amendment to the City Code governing penalties for violations of the City Zoning Code and Fire Prevention and Building Code. The proposed Local Law was reviewed during the September 9, 2026 Planning Board meeting. City Attorney, Jennifer Gray, summarized the proposed local law with the Planning Board.

After discussing the proposed local law, the Planning Board members provided the following comments:

- Consider eliminating the distinction between individual and corporate offenders. Consider that corporate entities may change over time but the principals-in-charge may remain the same. Consider whether it is legally permissible to impose fines on persons in a managerial position in the corporation. For cumulative fines assessed for subsequent offenses consider revising the language to make it a material factor as to whether the same individual is involved behind the "corporate veil."
- Consider providing guidelines for the Court to consider in setting a penalty amount including preventing the defendant from benefiting or gaining financially from the conduct that led to the offense.
- Consider whether Section 1-3.C(4) is duplicative of other penalties provided and consider providing standards for the imposition of this penalty.

Sincerely,

John Gunn

John Gunn
Planning Board Chair

JG/mp

City of Beacon City Council Agenda
10/19/2026

Title:

Resolution No. 93 - Setting a Public Hearing for the 2027 Proposed Budget

ATTACHMENTS

Resolution Setting a Public Hearing for the 2027 Proposed Budget

2027 Proposed Budget

2027 Proposed Budget - Slide Deck

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 93 OF 2026

SETTING A PUBLIC HEARING FOR THE 2027 PROPOSED BUDGET

BE IT RESOLVED THAT the City Council hereby schedules a public hearing for November 16, 2026 at 7:00 pm, for the 2027 Proposed Budget.

Resolution No. 93 of 2026		**Date: October 19, 2026**					
☐ **Amendments**						☐ **2/3 Required**	
☐ **On roll call**						☐ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake					
		Amber Grant					
		Lastar Gorton					
		Zack Smith					
		Sergei Krasikov					
		Carolyn Glauda					
		Mayor Lee Kyriacou					
		Motion Carried					

CITY OF BEACON

2027

PROPOSED

BUDGET

City of Beacon
New York

Lee Kyriacou
Mayor

Office of the Mayor

October 5, 2026

Dear Members of the Beacon City Council:

As required by State law and the City Charter, I present to you at the first meeting in October the 2027 Proposed Budget, my seventh annual budget as Mayor for the City of Beacon.

Here's the bottom line: the Mayor's Proposed Budget for 2027:

- Provides ongoing and strategic increases in employee compensation,
- Continues all current services while absorbing substantial cost increases, and
- Like every budget as Mayor, stays below the State property tax cap.

Let me touch briefly on each of these before I hand off to others for details.

Fairly Compensating Employees. The 2027 Budget again includes significant salary increases for all employees, plus higher health and retirement expense – and also for this year comparative survey-based increases in management salaries. This reflects my priority on fairly compensating our dedicated and skilled employees, which also helps us retain the best talent and reduce overtime. This year we have more readily filled vacancies (e.g., down to one police officer vacancy), and significantly reduced overtime. As in 2026, this employee commitment requires tough fiscal discipline in the 2027 Budget, with no increase in employee count and a cap on non-employee discretionary spending.

Increasing Costs of Key Contracted Services: Several key services have expense increases in the 2027 Budget and beyond. The largest increase is for additional public support of ambulance/EMS service, where we needed to address the end of one provider's service – and where we expect to shift to sharing services with adjacent communities to manage expense. The other large increase is for hauling of wastewater treatment sludge, as our last agreement expired, and new bids saw significant increases in the per-ton costs.

Holding the Line on Property Tax Increases. As with all my Mayor Budgets, we stay at or under the State Property Tax Cap. The 2027 Budget proposes a six-cent decrease in the residential (Homestead) tax rate, down to $5.43 per $1,000 of assessed value. That rate is down more than two dollars since I became Mayor in 2020, and the lowest level in more than 16 years. For a home assessed at $500,000, this translates to a modest tax increase of about $107 (or 3.9%). To help accomplish this, the 2027 Budget will need to use $275,000 in General Fund Balance, which is in a strong position due to prior savings.

All six of my Mayor Budgets have kept tax increases in roughly that same modest range, notwithstanding significantly higher inflation and property value increases since 2020. The ability to minimize property tax increases is due in large part to:

- The 10-year sales tax sharing agreement that I negotiated with the County in 2022, which continues to offset cost increases;
- Sustained new construction that reduces all taxes for all existing properties, with $46 million added to our tax rolls for this year, and over $270 million since 2020.
- The disciplined financial management of this administration.

Record Investment and Services. This financial discipline allows the City to expand services, undertake generational capital projects, and build the capacity of our small municipal government. We have and will continue to make historic investments in our parks, as well as major increases in our recreation programs, which have more than doubled in my tenure as Mayor. We are continuing to invest in hiring and retaining the best staff in each of our departments. All the while, we continue to be a leader in environmental sustainability – transitioning our vehicle fleet to hybrid and electric, investing in green energy, offering public composting and new e-waste recycling, planting trees, and reducing emissions at our closed landfill.

I want to express my appreciation to the residents for supporting our historic investments in infrastructure and human capital, which result in better quality of life and a highly professional City staff. Thank you to my City Council colleagues for their advocacy and support of City initiatives that continue to improve our community and quality of life. And finally, thank you to the dedicated employees of the City of Beacon, without whose daily commitment none of this would be possible.

I look forward to our upcoming discussions regarding this Proposed 2027 Budget.

Respectfully,



Lee Kyriacou
Mayor, City of Beacon

CITY OF BEACON

2027 PROPOSED BUDGET

INDEX

			Page #'s
BUDGET SUMMARY			1
Fund	Deparment	Codes	
General Expenses			
	CITY COUNCIL	1010	2
	MAYOR	1210	2
	ADMINISTRATOR	1230	3
	FINANCE	1325	3
	ASSESSMENT	1355	4
	TAX ADVERTISING & EXPENSE	1362	4
	PROPERTY ACQUIRED	1364	4
	FISCAL AGENT FEES	1380	4
	CITY CLERK	1410	5
	LAW	1420	6
	HUMAN RESOURCES	1430	6
	ENGINEERING	1440	6
	PUBLIC BUILDINGS	1620	7
	CENTRAL COMMUNICATION SYSTEM	1650	8
	CENTRAL PRINTING	1670	8
	TECHNOLOGY	1680	8
	INSURANCE	1910	8
	MUNICIPAL ASSOCIATION DUES	1920	8
	GENERAL ADMINISTRATION	1980	9
	CONTINGENCY	1990	9
	POLICE	3120	10-11
	DETECTIVES	3130	12
	FIRE	3410	13
	ANIMAL CONTROL	3510	14
	BUILDING DEPARTMENT	3620	14
	HIGHWAY	5110	15-16
	SNOW	5142	16
	STREET LIGHTS	5182	17
	BUS OPERATIONS	5630	17
	FOOD ASSISTANCE	6150	17
	PARK	7110	18
	SETTLEMENT CAMP PROPERTY	7112	19
	RECREATION	7140	19-20
	SWIMMING POOL FACILITY	7141	21
	ADULT RECREATION	7620	21
	ZONING	8010	22
	PLANNING	8020	22

SANITATION	8160	22
STREET CLEANING	8170	23
TRANSFER STATION	8189	23
RETIREMENT	9010	24
WORKERS COMPENSATION	9040	24
UNEMPLOYMENT INSURANCE	9050	24
DISABILITY INSURANCE	9055	24
HEALTH INSURANCE	9060	24
SERIAL BONDS	9710	25
BOND ANTICIPATION NOTES	9730	25
INTERFUND TRANSFERS	9950	25

General Revenues

FINANCE	1325	26-27
CITY CLERK	1410	27
PUBLIC BUILDINGS	1620	28
POLICE	3120	28
FIRE	3410	29
ANIMAL CONTROL	3510	29
BUILDING	3620	30
HIGHWAY	5110	31
TRANSPORTATION	5182	31
PARK	7110	31
UNIVERSITY SETTLEMENT CAMP	7112	31
RECREATION	7140	32
SWIMMING POOL FACILITY	7141	32
ADULT RECREATION	7620	32
FARMERS MARKET	7989	33
ZONING	8010	33
PLANNING	8020	33
SANITATION	8160	33
TRANSFER STATION	8189	33

Water Expenses

FISCAL AGENT FEES	1380	34
LEGAL EXPENSES	1420	34
TECHNOLOGY	1680	34
TAXES ON CITY PROPERTY	1950	34
MTA PAYROLL TAX	1980	34
CONTINGENCY	1990	34
WATER ADMINISTRATION	8310	35
WATER SUPPLY	8320	35
WATER PURIFICATION	8330	35-36
WATER DISTRIBUTION	8340	36-37
RETIREMENT	9010	37
WORKERS COMPENSATION	9040	37
DISABILITY	9050	37
HEALTH INSURANCE	9060	38

SERIAL BONDS	9710	38
BOND ANTICIPATION NOTES	9730	38
INERFUND TRANSFERS	9950	38
Water Revenues		
WATER ADMINISTRATION	8310	39
Sewer Expenses		
FISCAL AGENT FEES	1380	40
LEGAL EXPENSES	1420	40
TECHNOLOGY	1680	40
MTA PAYROLL TAX	1980	40
CONTINGENCY	1990	40
SEWER ADMINISTRATION	8110	40
SANITARY SEWER	8120	41
WATER POLLUTION CONTROL	8130	41-42
RETIREMENT	9010	43
WORKERS COMPENSATION	9040	43
DISABILITY	9055	43
HEALTH INSURANCE	9060	43
SERIAL BONDS	9710	44
BOND ANTICIPATION NOTES	9730	44
INTERFUND TRANSFERS	9950	44
Sewer Revenues		
SEWER ADMINISTRATION	8110	45
WATER POLLUTION CONTROL	8130	45
INERFUND TRANSFERS	9950	45
Analysis, Graphs & Supplemental Information		
TAX CAP CALCULATION		
HOMESTEAD ASSESSED VALUES		
NON HOMESTEAD ASSESSED VALUES		
TAX LEVY HISTORY		
HISTORY OF TAX RATES		
NUMBER OF EMPLOYEES BY DEPARTMENT		

CITY OF BEACON
2027
PROPOSED BUDGET SUMMARY

ARTICLE NO. 362 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEACON THAT THE FOLLOWING SUM COMPRISING THE ANNUAL APPROPRIATION ORDINANCE FOR THE YEAR 2027 BE AND THE SAME IS HEREBY APPROPRIATED TO MEET THE AMOUNT OF MONEY FOR THE YEAR 2027.

DATE: October 5, 2026

		GENERAL	0% INCREASE WATER	10% INCREASE SEWER
APPROPRIATIONS		**29,539,155**	**4,417,533**	**5,522,514**
TOTAL REVENUE		**14,714,732**	**4,417,533**	**5,522,514**
BALANCE OF APPROPRIATIONS		**14,824,423**	**-**	**-**
FUND BALANCE APPROPRIATIONS				
Appropriated from Debt Reserve				
Appropriated from Fund Balance		**(275,000)**		
Tax Levy:		**14,549,423**		
Allowable levy at tax cap	14,549,423			
Amount below cap	-			

		HOMESTEAD	NON-HOMESTEAD	TOTALS
Adjusted Tax Levy Distribution		**10,532,761**	**4,016,662**	**14,549,423**
Base Proportion:		***72.392980***	***27.607020***	***100.00***
Rates:	***2027 Tax Rates***	**5.433298**	**8.250437**	
	2026 Tax Rates	**5.489724**	**8.710794**	
	Percentage Increase/Decrease	***-1.0279%***	***-5.2849%***	
Assessed Values:				
09/18/26 - TENTATIVE ROLL		***1,938,557,544***	***486,842,338***	***2,425,399,882***
11/20/25 - FINAL ROLL		***1,821,200,389***	***445,694,113***	***2,266,894,502***
	Percentage Increase	***6.44%***	***9.23%***	***6.99%***
	Dollar change	117,357,155	41,148,225	158,505,380

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1010 CITY COUNCIL											
A1010	101000	REGULAR SALARIES	54,406	54,000	54,000	54,866	66,000	66,000	48,231	66,000	
A1010	120000	HEALTH INSURANCE BUY-OUT	12,500	10,000	10,000	12,500	10,000	10,000	-	12,500	
A1010	416000	MATERIALS & SUPPLIES	512	500	500	116	500	500	355	500	
A1010	443200	TRAINING	-	500	500	-	500	500	-	500	
A1010	444100	LICENSE & PERMITS	10,749	11,383	11,501	11,501	12,468	12,468	12,306	13,167	
A1010	452000	CONSULTANT	17,270	13,680	13,680	13,104	14,088	14,088	5,768	7,944	
A1010	452010	GRANT WRITING CONSULTANT	-	8,000	7,882	-	4,000	4,000	-	4,000	
A1010	452020	COUNCIL INITIATIVES	-	75,000	25,000	-	100,000	100,000	-	100,000	
A1010	455000	VIDEOGRAPHER	20,600	22,600	22,600	21,125	22,600	22,600	13,808	22,600	
A1010	470000	PARTICIPATORY BUDGETING	-	10,000	10,000	2,618	10,000	10,000	-	10,000	
A1010	820000	SOCIAL SECURITY	4,485	4,896	4,896	4,189	5,814	5,814	3,472	6,005	
TOTAL CITY COUNCIL			**120,522**	**210,559**	**160,559**	**120,019**	**245,970**	**245,970**	**83,940**	**243,216**	
1210 MAYOR											
A1210	101000	REGULAR SALARIES	25,302	25,000	25,000	25,481	30,000	30,000	21,923	30,000	
A1210	120000	HEALTH INSURANCE BUY-OUT	-	-	-	-	-	-	-	-	
A1210	220000	OFFICE EQUIPMENT	-	150	150	137	-	-	-	-	
A1210	416000	MATERIALS & SUPPLIES	279	1,000	1,000	778	600	775	774	600	
A1210	443200	TRAINING	-	835	835	51	835	112	65	500	
A1210	462000	TRAVEL						98	98	100	
A1210	467000	ASSOCIATION DUES	-	-	-	-	-	-	-	-	
A1210	820000	SOCIAL SECURITY	7,189	1,913	7,767	7,024	2,295	2,295	1,475	2,295	
TOTAL MAYOR			**32,770**	**28,898**	**34,752**	**33,471**	**33,730**	**33,280**	**24,335**	**33,495**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1230 ADMINISTRATOR											
A1230	101000	REGULAR SALARIES	218,572	223,268	233,315	237,509	260,685	260,685	185,834	301,000	
A1230	105200	SICK LEAVE BONUS	1,200	1,200	2,000	2,000	2,000	2,000	1,000	1,000	
A1230	190000	SEVERANCE/RETIREMENT							27,736	-	
A1230	250000	PURCHASE EQUIPMENT	-	500	-	-	500	500	-	-	
A1230	416000	MATERIALS & SUPPLIES	217	300	100	44	300	300	210	300	
A1230	443200	TRAINING								500	
A1230	447200	REPAIR OF EQUIPMENT	-	-	700	700	750	750	-	750	
A1230	462000	TRAVEL	30	-	-	6	-	-	-	-	
A1230	820000	SOCIAL SECURITY	11,040	17,172	12,147	12,190	20,095	20,095	15,567	23,103	
TOTAL ADMINISTRATOR			**231,059**	**242,440**	**248,262**	**252,449**	**284,330**	**284,330**	**230,347**	**326,653**	
1325 FINANCE											
A1325	101000	REGULAR SALARIES	376,195	393,911	415,036	419,595	441,391	441,391	322,233	480,993	
A1325	105000	OVERTIME	10,270	10,000	20,000	20,590	16,000	16,000	15,585	17,000	
A1325	105200	SICK LEAVE BONUS	1,159	600	1,000	1,000	3,000	3,000	3,000	3,000	
A1325	120000	HEALTH INSURANCE BUY-OUT	5,000	5,000	5,000	2,500	2,500	2,500	1,250	2,500	
A1325	416000	MATERIALS & SUPPLIES	5,264	4,000	5,000	3,932	4,000	4,000	2,524	4,500	
A1325	440700	ANNUAL AUDIT	48,250	40,000	40,580	50,750	40,000	40,000	10,000	44,000	
A1325	440702	GASB 75 VALUATION	19,500	5,000	9,750	9,750	20,000	20,000	10,000	10,000	
A1325	441500	SOFTWARE & SUPPORT	58,561	62,000	58,640	8,443	65,000	65,000	70,594	70,000	
A1325	443200	TRAINING	-	6,000	1,250	-	6,000	6,000	-	9,700	
A1325	452000	CONSULTANT	9,068	-	-	-	-	-	-	-	
A1325	462000	TRAVEL	-	1,000	-	-	1,000	1,000	-	500	
A1325	467000	ASSOCIATION DUES	-	650	650	292	650	650	-	650	
A1325	820000	SOCIAL SECURITY	28,795	31,328	32,978	32,024	35,411	35,411	24,711	38,517	
TOTAL FINANCE			**562,062**	**559,489**	**589,884**	**548,876**	**634,952**	**634,952**	**459,897**	**681,360**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1355 ASSESSMENT											
A1355	105200	SICK LEAVE BONUS	-	120	120		500	500	500	500	
A1355	109100	PART TIME CLERICAL	17,029	21,900	22,886	22,824	24,147	24,147	18,984	26,706	
A1355	416000	MATERIALS & SUPPLIES	-	750	750	688	500	500	63	500	
A1355	443200	TRAINING	-	500	500	37	500	500	-	500	
A1355	450200	APPRAISERS	-	8,000	7,000	2,500	6,000	-	-	5,000	
A1355	452009	JOINT ASSESSOR AGREEMENT	58,416	61,000	61,000	60,990	62,820	69,490	69,490	71,575	
A1355	462000	TRAVEL			30	30					
A1355	820000	SOCIAL SECURITY	1,303	1,685	1,685	1,746	1,885	1,885	1,491	2,081	
TOTAL ASSESSMENT			**76,748**	**93,955**	**93,971**	**88,815**	**96,352**	**97,022**	**90,528**	**106,862**	
1362 TAX ADVERTISING & EXPENSE											
A1362	441500	COMPUTER SUPPORT/DATA PRO	12,619	13,000	13,000	11,967	14,000	13,330	-	14,000	
TOTAL TAX ADVERTISING & EXPENSE			**12,619**	**13,000**	**13,000**	**11,967**	**14,000**	**13,330**	**-**	**14,000**	
1364 PROPERTY ACQUIRED											
A1364	468001	EXPENSE ON PROPERTY ACQUIF	-	1,000	1,000	-	1,000	-	-	1,000	
TOTAL PROPERTY ACQUIRED			**-**	**1,000**	**1,000**	**-**	**1,000**	**-**	**-**	**1,000**	
1380 FISCAL AGENT FEES											
A1380	461200	FISCAL AGENT FEE	-	25,000	25,000		25,000	25,000	-	25,000	
A1380	461202	ANNUAL FILING STATEMENT	1,861	2,600	2,600	3,591	2,900	2,900	-	2,900	
TOTAL FISCAL AGENT FEES			**1,861**	**27,600**	**27,600**	**3,591**	**27,900**	**27,900**	**-**	**27,900**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1410 CITY CLERK											
A1410	101000	REGULAR SALARIES	118,988	122,416	127,925	130,801	137,745	137,745	100,559	153,932	
A1410	105000	OVERTIME	-	500	500	322	750	750	355	600	
A1410	105200	SICK LEAVE BONUS	-	-	-	-	-	-	-		
A1410	120000	HEALTH INSURANCE BUY-OUT	1,250	-	-	-	-	-	-		
A1410	416000	MATERIALS & SUPPLIES	1,847	2,000	2,018	2,367	2,500	2,500	1,599	2,100	
A1410	440801	FILING FEE COUNTY CLERK	-	100	100	-	100	100	-	100	
A1410	441000	BOOK BINDING	2,986	3,500	3,482	-	3,500	3,500	-	3,500	
A1410	441400	CODIFICATION	6,966	13,500	13,095	7,430	10,000	10,000	4,009	7,500	
A1410	441500	SOFTWARE & SUPPORT	17,815	17,815	18,220	18,220	18,340	18,340	9,866	20,000	
A1410	443200	TRAINING	1,999	2,600	2,600	2,490	2,600	2,600	2,292	4,700	
A1410	447000	RENTAL OF EQUIPMENT	2,017	2,100	2,100	1,553	2,100	2,100	2,071	2,100	
A1410	465000	POSTAGE	13,802	13,500	13,500	13,611	15,000	15,000	10,421	15,000	
A1410	467000	ASSOCIATION DUES	100	410	410	430	410	410	330	430	
A1410	470100	ADVERTISING	1,637	2,000	2,000	962	1,800	1,800	146	1,800	
A1410	820000	SOCIAL SECURITY	8,832	9,403	9,823	9,509	10,595	10,595	7,333	11,822	
TOTAL CITY CLERK			**178,239**	**189,844**	**195,773**	**187,695**	**205,440**	**205,440**	**138,981**	**223,584**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1420 LAW											
A1420	450400	ATTORNEYS	115,090	115,000	115,000	111,813	115,000	115,000	66,220	115,000	
A1420	450433	TAX CERTIORARI MATTERS	5,382	11,000	11,000	13,231	11,000	11,000	7,200	11,000	
A1420	450436	IN REM	8,013	10,000	15,000	32,308	10,000	10,000	7,754	15,000	
A1420	450437	PROPERTY ASSESSMENT SETTLI	7,449	15,000	5,900	-	15,000	15,000	-	10,000	
A1420	450439	CSEA MATTERS	-	2,500	2,500	-	2,500	2,500	264	2,500	
A1420	450440	IAFF/FIRE MATTERS	-	2,500	2,500	-	2,500	2,500	-	2,500	
A1420	450442	PBA MATTERS	329	5,000	5,000	3,948	5,000	5,000	-	5,000	
A1420	450454	EMPLOYEE DISCIPLINE	5,138	15,000	7,500	5,969	10,000	10,000	8,400	10,000	
A1420	450461	TRAFFIC COURT	24,000	31,200	31,200	31,414	33,000	33,000	19,279	33,000	
A1420	450464	FIREHOUSES			41,089	33,589	-	-	-	-	
A1420	450600	ARBITRATORS	-	3,000	3,000	1,500	3,000	4,579	4,579	3,000	
A1420	456500	CIVIL ACTION EXPENSE	211	10,000	-	-	10,000	8,421	-	8,000	
TOTAL LAW			**165,612**	**220,200**	**239,689**	**233,772**	**217,000**	**217,000**	**113,696**	**215,000**	
1430 HUMAN RESOURCES											
A1430	101000	REGULAR SALARIES	139,747	149,010	153,656	153,115	167,836	167,836	122,437	179,836	
A1430	105200	SICK LEAVE BONUS	-	-	1,000	1,000	1,000	1,000	1,000	1,000	
A1430	120000	HEALTH INSURANCE BUY-OUT	-	-	-	1,836	2,500	2,500	1,042	-	
A1430	416000	MATERIALS & SUPPLIES	23	1,200	1,200	1,188	1,000	1,000	-	1,000	
A1430	443200	TRAINING	1,321	9,200	5,262	1,361	5,700	5,700	1,066	4,700	
A1430	453800	WORKPLACE SERVICES	5,758	7,200	11,138	11,132	7,800	7,800	7,349	7,800	
A1430	467000	ASSOCIATION DUES	519	600	600	479	650	650	-	650	
A1430	470100	ADVERTISING	-	500	500	-	1,000	1,000	-	500	
A1430	820000	SOCIAL SECURITY	10,253	11,399	11,399	11,476	12,839	12,839	9,105	13,757	
TOTAL HUMAN RESOURCES			**157,621**	**179,109**	**184,755**	**181,587**	**200,325**	**200,325**	**141,999**	**209,243**	
1440 ENGINEERING											
A1440	454000	ENGINEERS	38,737	38,000	47,013	53,537	46,000	46,000	35,027	45,000	
TOTAL ENGINEERING			**38,737**	**38,000**	**47,013**	**53,537**	**46,000**	**46,000**	**35,027**	**45,000**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1620 PUBLIC BUILDINGS											
A1620	101000	REGULAR SALARIES	68,918	68,425	71,475	72,802	74,877	74,877	54,718	78,205	
A1620	105000	OVERTIME	2,733	2,400	2,400	3,287	3,000	3,000	2,108	3,000	
A1620	119000	CLOTHING ALLOWANCE	650	650	650	650	650	650	-	650	
A1620	120000	HEALTH INSURANCE BUY-OUT	2,500	2,500	2,500	2,500	2,500	2,500	1,250	2,500	
A1620	411000	CLEANING SUPPLIES	7,872	9,500	9,500	6,904	9,500	9,500	5,700	9,500	
A1620	412600	MUNICIPAL CENTER GAS HEAT	12,979	15,700	14,700	15,106	15,140	15,140	9,492	15,662	
A1620	412630	MASE HOOK & LADDER GAS HEA	4,301	1,100	4,927	8,502	-	-	2,936	-	
A1620	412640	MEMORIAL BUILDING GAS HEAT	5,755	10,000	9,490	7,801	9,770	9,770	6,330	10,444	
A1620	413100	EV CHARGING STATIONS	3,780	-	2,500	1,970	5,500	5,500	5,900	3,760	
A1620	416000	MATERIALS & SUPPLIES	7,620	9,500	12,087	9,955	11,000	11,000	5,947	11,000	
A1620	422000	MUNICIPAL CENTER ELECTRIC	-	-	-	47,893	-	-	-		
A1620	422005	WELCOME CENTER ELECTRIC	2,909	3,000	2,000	7,953	2,100	2,100	1,070	1,766	
A1620	422010	BEACON ENGINE ELECTRIC			2,878	9,426	-	860	860	-	
A1620	422020	TOMPKINS HOSE ELECTRIC	11,608	15,600	28,100	37,541	30,900	30,900	24,659	40,688	
A1620	422030	MASE HOOK & LADDER ELECTRI	2,725	-	1,427	17,205	-	-	571	-	
A1620	422040	MEMORIAL BUILDING ELECTRIC	-	-	-	2,770	-	-	-		
A1620	422062	AREA LIGHTS ELECTRIC	535	500	500	610	525	525	378	624	
A1620	422098	CHARGING STATION ELECTRIC	2,053			19,213	23,900	22,900	7,823	12,907	
A1620	442000	EXTERMINATOR	370	3,000	3,000	1,714	3,000	3,000	1,346	3,000	
A1620	444000	JANITORIAL SERVICE	1,350	3,000	4,831	2,906	3,000	3,000	-	5,000	
A1620	445100	MAINTENANCE OF EQUIPMENT	49,397	65,000	62,250	38,281	60,000	60,000	34,009	58,000	
A1620	446800	PARKING LOT REPAIRS	-	24,000	19,169	9,250	24,000	24,000	-	15,000	
A1620	447300	MAINTENANCE OF REAL PROPER	1,675	7,000	4,987	1,944	7,000	7,000	2,259	7,000	
A1620	447301	MAINTENANCE OF MUNICIPAL CE	11,666	15,000	12,300	22,408	15,000	16,000	11,379	23,000	
A1620	447302	MAINTENANCE OF MEMORIAL BL	184	5,000	1,097	265	5,000	5,000	-	14,000	
A1620	447307	MAINTENANCE OF FIREHOUSE	2,833	3,000	2,500	12,430	3,000	1,782	-	-	
A1620	820000	SOCIAL SECURITY	5,720	5,659	5,892	6,010	6,199	6,199	4,492	6,453	
TOTAL PUBLIC BUILDINGS			**210,133**	**269,534**	**281,160**	**367,296**	**315,561**	**315,203**	**183,227**	**322,159**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1650 CENTRAL COMMUNICATION SYSTEMS											
A1650	250000	EQUIPMENT	9,022	-	-	-	-	-	-		
A1650	423000	TELEPHONES	39,363	35,500	38,500	44,753	46,500	46,500	36,340	51,000	
A1650	423001	CELL PHONES	11,451	12,510	12,510	11,843	12,558	12,558	8,255	12,472	
TOTAL CENTRAL COMMUNICATION SYSTEMS			**59,836**	**48,010**	**51,010**	**56,596**	**59,058**	**59,058**	**44,595**	**63,472**	
1670 CENTRAL PRINTING											
A1670	446000	PRINTING/COPIER LEASE (Downs	2,460	2,520	2,520	2,462	2,500	2,500	1,608	2,500	
A1670	446002	PRINTING/COPIER LEASE (Upstair	2,627	2,640	2,640	2,422	2,800	2,800	1,853	2,700	
A1670	446003	PRINTING/COPIER LEASE (Police)	7,613	7,740	7,740	7,578	7,800	7,800	6,288	7,700	
TOTAL CENTRAL PRINTING			**12,700**	**12,900**	**12,900**	**12,462**	**13,100**	**13,100**	**9,749**	**12,900**	
1680 TECHNOLOGY											
A1680	250000	PURCHASE EQUIPMENT	68,226	58,716	58,336	55,939	42,266	42,266	1,718	75,588	
A1680	410400	WEB SITE FEES	9,085	8,785	9,165	9,165	8,863	10,215	10,214	9,195	
A1680	444100	LICENSE/PERMITS	30,692	47,591	47,591	39,203	58,935	58,935	69,507	77,380	
A1680	452003	IT CONSULTANT	66,781	65,100	65,100	60,237	65,100	65,100	57,020	65,100	
TOTAL TECHNOLOGY			**174,784**	**180,192**	**180,192**	**164,544**	**175,164**	**176,516**	**138,459**	**227,263**	
1910 INSURANCE											
A1910	430000	INSURANCE PACKAGE POLICY	553,767	605,880	609,876	610,107	653,229	653,229	636,581	668,410	
A1910	432100	INSURANCE VOLUNTEER ACCIDE	3,844	2,800	2,800	2,654	3,200	3,200	371	3,200	
A1910	434000	INSURANCE DEDUCTIBLES	-	8,000	500	25,000	8,000	6,000	-	8,000	
TOTAL INSURANCE			**557,611**	**616,680**	**613,176**	**637,761**	**664,429**	**662,429**	**636,952**	**679,610**	
1920 MUNICIPAL ASSOCIATION DUES											
A1920	467000	ASSOCIATION DUES	550	450	575	575	575	1,600	1,600	575	
A1920	467100	ASSOCIATION DUES-NYCOM	5,326	5,491	5,366	5,326	5,326	5,326	5,326	5,326	
TOTAL MUNICIPAL DUES			**5,876**	**5,941**	**5,941**	**5,901**	**5,901**	**6,926**	**6,926**	**5,901**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1980 GENERAL ADMINISTRATION											
A1980	400099	MTA PAYROLL TAX	33,331	36,351	16,862	16,891	-	-	-	-	
TOTAL GENERAL ADMINISTRATION			**33,331**	**36,351**	**16,862**	**16,891**	**-**	**-**	**-**	**-**	
1990 CONTINGENCY											
A1990	400001	CONTINGENCY FUND	-	250,000	6,760	-	50,000	-	-	30,000	
A1990	400004	CONTINGENCY RETIREMENT	-	124,000	48,591	-	50,000	27,538	-	50,000	
TOTAL CONTINGENCY			**-**	**374,000**	**55,351**	**-**	**100,000**	**27,538**	**-**	**80,000**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
3120 POLICE											
A3120	100200	POLICE CHIEF SALARY	159,858	160,155	164,276	170,104	175,581	175,581	129,044	185,500	
A3120	101000	REGULAR SALARIES	2,400,304	2,776,046	2,536,046	2,495,097	2,952,322	2,952,322	2,017,476	3,139,680	
A3120	102000	CROSSING GUARD SALARIES	59,241	64,000	64,000	58,079	68,000	68,000	37,828	68,000	
A3120	105000	OVERTIME	1,036,569	1,045,390	1,250,390	1,176,465	1,093,576	1,093,576	563,358	1,001,915	
A3120	105001	OVERTIME-BUCKLE UP NY	1,028	2,000	2,000	-	2,000	2,000	931	2,000	
A3120	105004	OVERTIME-STOP DWI	2,861	5,500	5,500	1,020	5,500	5,500	1,821	5,500	
A3120	105005	OVERTIME-SCHOOL EVENT SECU	12,791	13,000	13,000	7,558	8,000	8,000	7,455	15,000	
A3120	105008	OVERTIME-POLICE TRAFFIC SER	3,413	4,000	4,000	-	4,000	4,000	2,583	4,000	
A3120	105018	OT - EVENTS	11,281	12,500	12,500	5,890	12,500	12,500	7,115	13,059	
A3120	105021	OT - FILMS	5,037	10,000	10,000	1,783	10,000	10,000	-	10,000	
A3120	105200	SICK LEAVE BONUS	9,751	12,540	12,540	7,250	8,886	8,886	5,291	13,750	
A3120	105204	SECONDARY LANGUAGE	2,495	3,000	3,000	2,719	4,000	4,000	-	4,400	
A3120	106000	CLERICAL SALARIES	67,153	66,247	71,726	72,989	72,321	72,321	54,740	75,482	
A3120	106001	POLICE ASSISTANT	125,537	142,498	148,872	154,141	162,862	162,862	115,604	173,212	
A3120	108001	HOLIDAY PAY	105,160	123,056	123,056	111,057	122,001	122,001	4,386	156,084	
A3120	119000	CLOTHING ALLOWANCE	21,507	20,900	20,900	17,377	20,900	21,300	23,300	23,200	
A3120	120000	HEALTH INSURANCE BUYOUT	15,000	17,500	17,500	12,500	15,000	13,500	1,250	16,250	
A3120	190000	SEVERANCE/RETIREMENT PAY	148,426	-	-	6,693	-	18,885	18,885		
A3120	220001	COMPUTER EQUIPMENT	23,871	16,943	16,943	16,249	18,153	18,153	11,623	22,413	
A3120	250000	EQUIPMENT	23,706	11,547	16,763	15,312	4,409	4,409	8,536	2,000	
A3120	251200	BODY ARMOR	9,337	13,072	15,000	12,042	12,290	12,290	2,255	12,290	
A3120	412400	FIREARMS	38,734	38,791	40,963	29,315	40,211	40,211	22,711	46,795	
A3120	412401	LESS LETHAL	8,078	21,838	21,838	21,146	11,678	11,678	3,195	12,453	
A3120	413000	GAS & DIESEL	30,275	35,820	30,287	29,972	30,421	30,421	22,558	35,627	
A3120	416000	MATERIALS & SUPPLIES	12,162	17,510	17,557	11,745	18,000	17,850	7,050	18,540	
A3120	416800	TICKETS	16,916	20,000	17,765	11,870	20,000	20,000	664	18,000	
A3120	418900	TRAFFIC LIGHTS	12,640	11,000	18,203	28,567	22,000	22,000	10,662	25,000	
A3120	419000	CLOTHING REPAIRS	235	700	700	-	700	700	-	700	
A3120	422015	CAMERA ELECTRIC	395	500	500	601	525	525	303	501	
A3120	440200	AUTO BODY REPAIRS	-	6,000	6,000	3,570	5,000	5,000	-	5,000	
A3120	443200	TRAINING	13,906	26,000	19,421	4,522	24,000	24,000	2,937	22,000	
A3120	443203	CANDIDATE EVALUATION	3,859	9,750	9,750	3,300	8,000	8,000	2,007	6,000	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
A3120	445100	MAINTENANCE OF EQUIPMENT	41,943	51,004	51,004	17,293	50,692	50,692	43,955	50,543	
A3120	447000	RENTAL OF EQUIPMENT	34,297	47,916	47,916	34,321	49,169	49,169	32,071	49,169	
A3120	447200	REPAIR OF EQUIPMENT	20,103	32,000	32,000	23,321	32,000	32,000	12,564	32,000	
A3120	452021	CASE MANANGEMENT	81,233	90,000	90,000	88,500	95,000	95,000	70,000	104,500	
A3120	453000	MEDICAL EMERGENCY SERVICES	651	1,000	1,000	644	1,000	1,000	567	1,000	
A3120	462000	TRAVEL	716	1,000	918	1,030	1,000	1,000	738	1,000	
A3120	464000	MEALS, LAUNDRY	214	500	582	344	500	500	92	500	
A3120	467000	ASSOCIATION DUES	1,300	3,000	3,000	1,300	2,000	2,150	2,000	2,000	
A3120	479800	YOUTH PROGRAM	896	7,000	7,000	2,188	11,000	11,000	3,964	11,000	
A3120	810000	RETIREMENT	1,139,848	1,414,142	1,406,642	1,277,060	1,535,183	1,535,183	-	1,640,104	
A3120	820000	SOCIAL SECURITY	286,806	342,592	343,814	287,204	362,415	362,415	207,872	375,388	
TOTAL POLICE			**5,989,533**	**6,697,957**	**6,674,872**	**6,222,138**	**7,092,795**	**7,110,580**	**3,459,391**	**7,401,555**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
3130 DETECTIVES											
A3130	101000	REGULAR SALARIES	542,667	669,638	669,638	694,746	714,237	714,237	529,227	757,099	
A3130	105000	OVERTIME	122,694	117,104	152,104	140,222	147,394	147,394	95,135	164,458	
A3130	105200	SICK LEAVE BONUS	2,500	3,500	3,500	2,500	1,000	1,000	750	1,000	
A3130	105202	ON-CALL STIPEND	15,875	15,600	15,600	15,950	15,600	15,600	13,650	20,800	
A3130	106000	CLERICAL SALARIES	66,660	65,914	68,808	70,072	72,029	72,029	52,624	59,259	
A3130	108001	HOLIDAY PAY	36,023	29,044	29,044	34,057	29,085	29,085	-	37,855	
A3130	119000	CLOTHING ALLOWANCE	4,350	4,200	4,200	4,200	4,200	5,300	5,300	4,800	
A3130	120000	HEALTH INSURANCE BUY	1,250	2,500	2,500	-	-	-	-	2,500	
A3130	190000	SEVERANCE/RETIREMENT PAY	98,729	-	-	-	-	-	-		
A3130	250000	EQUIPMENT	14,211	-	-	-	-	-	-		
A3130	416000	MATERIALS & SUPPLIES	7,125	7,000	8,321	7,102	7,000	7,000	5,870	8,000	
A3130	445100	MAINTENANCE OF EQUIPMENT	9,052	10,000	15,000	15,000	18,000	18,000	16,395	25,000	
A3130	462002	PRISONER TRANSPORT	862	2,000	2,000	810	2,000	2,000	738	2,000	
A3130	468200	TOWING/IMPOUNDS	1,015	2,000	2,000	640	1,500	1,500	-	2,000	
A3130	820000	SOCIAL SECURITY	64,104	69,233	69,454	71,537	75,241	75,325	51,733	79,963	
TOTAL DETECTIVES			**987,117**	**997,733**	**1,042,169**	**1,056,836**	**1,087,286**	**1,088,470**	**771,422**	**1,164,734**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
3410 FIRE											
A3410	100200	FIRE CHIEF	119,921	122,700	128,221	122,308	120,000	120,000	87,692	160,000	
A3410	101000	REGULAR SALARIES	1,264,230	1,222,122	1,222,122	1,246,457	1,407,834	1,407,834	1,012,308	1,646,621	
A3410	103701	HEALTH CARE WORKER BONUS	4,500	-	-	-	-	-	-		
A3410	105101	OVERTIME	287,094	391,769	391,769	344,049	436,032	436,032	266,084	440,000	
A3410	105200	SICK LEAVE BONUS	11,073	13,100	13,500	13,500	16,329	16,329	15,328	17,000	
A3410	108002	KELLY DAYS	45,649	60,634	60,634	57,988	70,304	70,304	-	77,029	
A3410	119000	CLOTHING ALLOWANCE	600	11,200	11,200	11,041	12,450	12,450	12,450	12,050	
A3410	120000	HEALTH INSURANCE BUY-OUT	5,000	5,000	5,000	15,000	15,000	15,000	5,000	16,250	
A3410	190000	SEVERANCE/RETIREMENT	-	-	-	18,364	-	-	-		
A3410	250000	EQUIPMENT	99,149	53,614	67,411	63,523	53,321	69,901	39,564	50,008	
A3410	413000	GAS & DIESEL	26,229	25,238	25,238	22,759	21,360	21,360	16,877	26,233	
A3410	416000	MATERIALS & SUPPLIES	8,066	9,000	12,024	11,648	11,000	11,000	5,035	12,500	
A3410	432201	VOLUNTEER SERVICE AWARD PF	53,242	57,000	57,000	56,996	55,000	55,503	55,503	53,944	
A3410	441500	COMPUTER SUPPORT/DATA	6,196	12,238	9,872	9,155	12,834	12,834	9,155	13,486	
A3410	443200	RECRUIT & OFFICER TRAINING	10,483	21,000	15,000	4,430	23,620	23,620	6,830	21,000	
A3410	445100	MAINTENANCE OF EQUIPMENT	24,554	36,547	31,547	23,906	43,058	43,058	27,339	51,480	
A3410	447200	REPAIR OF EQUIPMENT	74,479	28,000	68,000	64,649	50,000	50,000	39,026	50,000	
A3410	453700	EMPLOYEE PHYSICALS	4,150	10,850	10,850	8,537	11,643	11,140	9,093	12,209	
A3410	454010	AMBULANCE SERVICES	218,000	226,400	223,376	223,376	232,045	232,045	152,038	450,000	
A3410	454400	ASSISTANT CHIEF STIPEND	10,000	10,000	10,000	10,000	12,000	12,000	9,000	12,000	
A3410	461900	FIRE PREVENTION	863	900	900	897	900	900	-	900	
A3410	462000	TRAVEL	66	1,200	1,200	77	1,200	1,200	880	1,200	
A3410	467000	ASSOCIATION DUES	700	1,040	1,040	740	1,040	1,040	225	1,040	
A3410	810000	RETIREMENT	381,045	525,826	518,326	454,565	585,252	585,252	-	590,166	
A3410	810001	RETIREMENT 384e	68,504	69,074	69,074	68,504	69,074	69,074	-	-	
A3410	820000	SOCIAL SECURITY	122,371	139,729	140,182	132,827	158,925	158,925	102,144	181,225	
TOTAL FIRE			**2,846,164**	**3,054,181**	**3,093,486**	**2,985,296**	**3,420,221**	**3,436,801**	**1,871,571**	**3,896,341**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
3510 ANIMAL CONTROL											
A3510	103101	ANIMAL WARDEN	36	400	500	410	500	500	480	1,000	
A3510	416000	MATERIALS & SUPPLIES	225	250	150	-	250	250	188	250	
A3510	459300	VETERINARY SERVICES	6,872	600	500	-	600	600	-	600	
A3510	459301	DOG HOUSING	750	1,500	1,600	1,550	2,500	2,500	525	2,000	
A3510	820000	SOCIAL SECURITY	2	31	31	31	38	38	37	77	
TOTAL ANIMAL CONTROL			**7,885**	**2,781**	**2,781**	**1,991**	**3,888**	**3,888**	**1,230**	**3,927**	
3620 BUILDING DEPARTMENT											
A3620	101000	REGULAR SALARIES	352,749	362,666	382,462	370,030	398,778	398,778	288,801	428,708	
A3620	103100	TEMPORARY POSITION	2,100	-	-	-	-	-	-	9,600	
A3620	105000	OVERTIME	301	500	1,035	705	1,000	1,000	799	2,000	
A3620	105200	SICK LEAVE BONUS	1,728	2,015	2,400	2,400	3,400	3,808	3,808	2,400	
A3620	120000	HEALTH INSURANCE BUY-OUT	5,000	5,000	4,500	7,021	5,000	5,000	3,333	5,000	
A3620	190000	SEVERANCE/RETIREMENT				15,465			-		
A3620	250000	EQUIPMENT		8,820	8,968	8,773	2,750	2,750	-	1,500	
A3620	411900	EDUCATIONAL SUPPLIES	-	3,410	3,262	-	3,400	1,102	-	4,114	
A3620	413000	GAS & DIESEL	2,285	2,027	2,027	1,600	1,616	1,616	1,385	1,910	
A3620	416000	MATERIALS & SUPPLIES	892	1,000	1,107	2,885	1,000	1,000	851	1,500	
A3620	441500	SOFTWARE & SUPPORT	53,601	16,700	16,700	9,085	17,936	19,826	19,826	21,000	
A3620	443200	TRAINING	1,855	2,100	2,100	1,500	2,310	2,310	1,860	3,810	
A3620	447200	REPAIR OF EQUIPMENT	-	2,000	2,129	621	2,200	2,200	275	2,500	
A3620	820000	SOCIAL SECURITY	28,056	28,319	29,737	29,706	31,226	31,226	22,099	34,250	
TOTAL BUILDING DEPT			**448,567**	**434,557**	**456,427**	**449,791**	**470,616**	**470,616**	**343,037**	**518,292**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
5110 HIGHWAY											
A5110	100401	SUPERINTENDENT SALARY	113,576	112,000	121,542	123,695	122,892	122,892	94,532	135,000	
A5110	101000	REGULAR SALARIES	1,086,438	1,154,015	1,205,458	1,129,714	1,277,899	1,277,899	829,774	1,353,366	
A5110	103100	TEMPORARY POSITION	12,245	18,240	18,240	18,195	19,200	19,200	19,193	20,160	
A5110	105000	OVERTIME	68,980	36,000	36,000	67,736	45,000	45,000	27,592	65,000	
A5110	105200	SICK LEAVE BONUS	2,415	3,500	5,581	5,581	5,000	6,431	6,430	8,000	
A5110	112500	MEALS	1,176	750	750	581	1,000	1,000	399	1,000	
A5110	119000	CLOTHING ALLOWANCE	8,429	9,425	9,425	8,068	9,425	9,425	650	9,425	
A5110	120000	HEALTH INSURANCE BUY-OUT	5,000	5,000	5,000	5,000	5,000	5,000	1,250	2,500	
A5110	190000	SEVERANCE/RETIREMENT PAY			75,409	75,409	-	1,864	1,863	-	
A5110	250000	EQUIPMENT	-	17,500	17,500	14,710	16,500	16,500	14,759	16,500	
A5110	410100	ANTI-FREEZE	-	500	510	510	1,000	1,000	-	1,000	
A5110	411200	CONCRETE/CEMENT	813	5,000	3,765	3,736	4,500	3,000	682	2,500	
A5110	411300	BLACKTOP	2,167	4,500	4,900	4,077	4,500	6,000	3,710	6,500	
A5110	412300	FENCE	-	600	600	-	600	600	360	600	
A5110	412801	FLAGS	2,200	2,500	2,500	2,200	2,500	2,500	2,307	2,500	
A5110	412802	FLOWERS & LANDSCAPING	3,000	6,000	6,000	4,487	6,000	6,000	396	6,000	
A5110	413000	GAS & DIESEL	50,610	61,011	59,736	59,014	55,170	55,170	34,900	71,058	
A5110	413001	BVAC GAS	11,380	17,138	17,138	12,500	16,182	16,182	11,921	20,442	
A5110	413002	VEHICLE OIL	2,152	6,000	4,800	-	6,000	6,000	6,781	7,000	
A5110	413200	GRATES	6,007	6,000	5,500	1,851	5,000	5,000	2,471	5,000	
A5110	413500	GREASE & LUBES	487	750	750	-	750	750	-	750	
A5110	415400	TOOLS	2,085	3,000	2,900	3,141	3,000	3,000	427	3,000	
A5110	416000	MATERIALS & SUPPLIES	22,283	20,000	28,648	24,078	26,000	33,276	19,111	30,000	
A5110	416300	PAINTS	-	1,000	400	-	1,000	1,000	-	1,000	
A5110	416400	PIPE	-	1,000	1,000	-	1,000	1,000	-	1,000	
A5110	417000	RADIO SUPPLIES	2,517	2,000	3,380	1,459	1,500	1,500	-	1,500	
A5110	417100	ROAD MARKINGS	33,258	60,000	60,000	36,060	45,000	37,500	-	30,000	
A5110	417200	GUARD RAILS	-	3,000	3,000	-	2,000	2,000	-	2,000	
A5110	417500	SAFETY SUPPLIES	1,422	2,500	2,500	1,539	2,500	2,500	1,599	2,500	
A5110	417900	SIGNS & POSTS	5,833	10,000	10,000	9,004	9,000	9,000	6,000	10,000	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
A5110	418200	STONE	-	3,000	3,000	-	3,000	3,000	-	3,000	
A5110	418600	TUBES & TIRES	6,467	11,000	11,000	3,404	11,000	11,000	4,581	11,000	
A5110	418800	TAR	-	30,000	24,811	-	30,000	21,305	-	25,000	
A5110	419000	UNIFORM CLEANING	1,523	1,600	1,600	1,655	2,000	2,000	1,499	2,500	
A5110	419600	WEED CONTROL	2,559	4,500	3,120	1,101	4,500	4,500	818	3,300	
A5110	419700	WELDING SUPPLIES	-	500	500	-	1,000	1,000	-	1,000	
A5110	422081	DPW ELECTRIC	3,889	3,700	3,700	15,236	3,885	3,885	2,002	3,304	
A5110	424001	DPW WATER & SEWER	1,000	1,600	1,600	1,463	1,600	1,600	586	1,600	
A5110	441500	COMPUTER SOFTWARE/SUPPORT						3,525		-	
A5110	443200	TRAINING	500	2,500	2,500	600	2,500	2,500	195	2,500	
A5110	444100	PROFESSIONAL LICENSE & PERM	200	1,000	1,000	150	1,000	1,000	614	1,000	
A5110	445100	MAINTENANCE OF EQUIPMENT	44,419	45,000	47,500	45,437	45,000	51,000	24,354	61,500	
A5110	447000	RENTAL OF EQUIPMENT	261	3,000	3,000	130	2,000	2,000	-		
A5110	447200	REPAIR OF EQUIPMENT	69,165	85,000	83,377	70,581	85,000	80,224	37,402	88,000	
A5110	447213	REPAIR OF MAIN ST CLOCKS	1,265	1,265	1,265	-	1,265	1,265	-	1,500	
A5110	447214	REPAIR OF BUS SHELTERS	1,549	1,500	1,500	-	1,500	1,500	-	1,000	
A5110	447300	REPAIR OF REAL PROPERTY	1,517	5,000	5,211	3,885	5,000	5,000	966	4,500	
A5110	448000	TREE MAINTENANCE	13,831	30,000	30,000	24,771	26,000	26,000	13,580	26,000	
A5110	462000	TRAVEL	68	150	150	59	150	150	88	150	
A5110	820000	SOCIAL SECURITY	91,924	102,428	107,253	101,782	113,634	113,634	70,041	121,976	
TOTAL HIGHWAY			**1,684,610**	**1,901,672**	**2,045,019**	**1,882,599**	**2,035,152**	**2,034,277**	**1,243,833**	**2,174,131**	
5142 SNOW											
A5142	105000	OVERTIME	48,873	90,000	90,000	92,112	90,000	110,000	94,353	90,000	
A5142	112500	MEALS	1,043	2,000	2,000	2,359	2,000	2,000	2,524	2,000	
A5142	250000	EQUIPMENT	-	1,500	1,500	-	1,500	1,500	-	25,500	
A5142	416000	MATERIALS & SUPPLIES	2,397	4,000	3,800	2,588	4,000	4,000	4,072	4,000	
A5142	417600	SAND & SALT	59,444	120,000	117,200	87,924	120,000	120,000	128,551	120,000	
A5142	447000	RENTAL OF EQUIPMENT	-	3,000	-	-	2,000	2,000	-	2,000	
A5142	447200	REPAIR OF EQUIPMENT	32,579	35,000	40,500	41,554	34,000	66,000	56,927	35,000	
A5142	820000	SOCIAL SECURITY	3,618	7,038	7,038	6,822	7,038	7,038	7,088	7,038	
TOTAL SNOW			**147,954**	**262,538**	**262,038**	**233,359**	**260,538**	**312,538**	**293,515**	**285,538**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
5182 STREET LIGHTS											
A5182	422090	STREET LIGHTS LIGHT & POWER	-	-	-	-	-	-	-	-	
A5182	447300	REPAIR OF REAL PROPERTY	13,033	12,000	12,000	3,090	10,000	10,000	1,288	7,500	
A5182	470300	STREET LIGHTS HOLIDAY DECOR	-	1,500	3,789	3,788	3,000	6,170	5,170	1,500	
TOTAL STREET LIGHTS			**13,033**	**13,500**	**15,789**	**6,878**	**13,000**	**16,170**	**6,458**	**9,000**	
5630 BUS OPERATIONS											
A5630	464500	BUS LINE	20,000	17,716	17,716	20,000	20,000	20,000	-	25,000	
TOTAL BUS OPERATIONS			**20,000**	**17,716**	**17,716**	**20,000**	**20,000**	**20,000**	**-**	**25,000**	
6150 FOOD ASSISTANCE											
A6150	470500	COMMUNITY OUTREACH	-	-	50,000	21,050	-	-	-	-	
TOTAL FOOD ASSISTANCE			**-**	**-**	**50,000**	**21,050**	**-**	**-**	**-**	**-**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
7110 PARK											
A7110	101000	REGULAR SALARIES	152,834	150,442	157,113	159,892	167,465	167,465	119,909	175,147	
A7110	103100	TEMPORARY POSITION	39,821	36,480	36,480	45,962	38,400	38,400	27,995	40,320	
A7110	105000	OVERTIME	4,120	4,500	4,500	2,159	4,500	4,500	3,076	4,500	
A7110	105020	OT BATHROOMS	155	600	600	299	500	500	440	500	
A7110	105200	SICK LEAVE BONUS	-	-	-	-	-	-	-		
A7110	112500	MEALS	119	100	100	63	100	100	49	100	
A7110	119000	CLOTHING ALLOWANCE	1,300	1,300	1,300	1,300	1,300	1,300	-	1,300	
A7110	120000	HEALTH INSURANCE BUY-OUT	-	-	-	-	-	-	-	-	
A7110	250000	EQUIPMENT	-	18,000	18,000	15,859	2,000	2,000	290	1,500	
A7110	411000	CLEANING SUPPLIES	814	2,000	2,000	1,398	1,500	1,500	604	2,000	
A7110	412300	FENCE	-	250	250	-	250	250	-	250	
A7110	413000	GAS & DIESEL	5,200	6,625	6,625	5,290	4,839	4,839	4,730	5,897	
A7110	415400	TOOLS	238	750	750	-	750	750	-	750	
A7110	416000	MATERIALS & SUPPLIES	2,666	6,000	6,000	2,705	4,000	4,000	1,493	3,500	
A7110	416300	PAINTS	-	1,000	1,000	-	1,000	1,000	-	750	
A7110	419600	WEED CONTROL	708	1,500	1,500	-	1,000	1,000	204	1,000	
A7110	422095	PARK ELECTRIC	6,869	7,000	7,000	16,288	7,350	5,509	4,142	6,834	
A7110	444000	JANITOR SERVICE	20,514	30,320	22,820	13,820	11,845	13,686	13,055	11,923	
A7110	447200	REPAIR OF EQUIPMENT	3,356	4,000	8,053	4,833	4,000	4,000	1,964	4,000	
A7110	447300	REPAIR OF REAL PROPERTY	-	12,000	36,947	26,904	3,000	3,000	576	2,000	
A7110	448000	TREE MAINTENANCE	6,111	9,000	9,000	-	9,000	9,000	1,950	8,000	
A7110	820000	SOCIAL SECURITY	14,378	14,751	15,261	15,096	16,238	16,238	11,073	16,973	
TOTAL PARK			**259,203**	**306,618**	**335,299**	**311,868**	**279,037**	**279,037**	**191,550**	**287,244**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
7112 SETTLEMENT CAMP PROPERTY											
A7112	173100	SUMMER CAMP COUNSELORS	43,333	47,500	47,500	60,804	49,875	49,875	64,676	81,200	
A7112	416000	MATERIALS & SUPPLIES	660	1,500	1,986	1,886	1,250	1,250	530	2,300	
A7112	422096	SETTLEMENT CAMP ELECTRIC	1,277	1,300	10,800	18,984	9,200	9,200	9,112	15,044	
A7112	444000	JANITOR SERVICE	4,975	5,000	5,500	5,500	5,665	5,665	-	6,000	
A7112	445100	MAINTENANCE OF EQUIPMENT	6,438	4,000	7,275	4,638	7,500	7,500	869	7,000	
A7112	447300	REPAIR OF REAL PROPERTY	6,617	26,800	9,953	2,858	15,000	11,010	2,989	14,000	
A7112	448000	TREE MAINTENANCE	6,810	9,750	9,750	5,850	9,750	9,750	7,731	9,750	
A7112	449100	GARBAGE HAULING & REMOVAL	300	1,250	2,072	1,441	1,250	1,250	150	1,250	
A7112	820000	SOCIAL SECURITY	2,940	3,634	4,652	4,652	3,815	3,815	4,968	6,212	
TOTAL USC			**73,350**	**100,734**	**99,488**	**106,613**	**103,305**	**99,315**	**91,025**	**142,756**	
7140 RECREATION											
A7140	101000	REGULAR SALARY	130,241	174,726	180,075	183,499	189,057	189,057	146,213	206,538	
A7140	103702	CHILD CARE WORKERS BONUS	60,396	-	-	-	-	-	-		
A7140	105000	OVERTIME	414	2,000	2,000	948	1,000	1,000	357	1,000	
A7140	105200	SICK LEAVE BONUS	1,417	900	2,000	2,000	4,000	4,000	3,000	1,000	
A7140	109102	RECREATION DIRECTOR	72,488	72,575	78,758	80,154	80,683	80,683	62,064	93,462	
A7140	119000	CLOTHING ALLOWANCE	-	325	325	-	-	-	-		
A7140	120000	HEALTH BUYOUT	2,083	2,500	2,500	-	-	-	-		
A7140	173102	AFTER SCHOOL COUNSELORS	108,091	112,000	112,000	98,720	126,000	126,000	89,392	147,670	
A7140	173103	AFTER SCHOOL ACTIVITY SPECIA	20,650	25,200	25,200	16,240	18,900	18,900	12,138	18,900	
A7140	190000	SEVERANCE/RETIREMENT PAY	12,279	-	-	-	-	-	-		
A7140	250000	EQUIPMENT	15,833	25,000	32,931	32,931	25,000	25,000	13,282	25,000	
A7140	413000	GAS & DIESEL	265	375	520	560	423	423	920	704	
A7140	416000	MATERIALS & SUPPLIES	3,721	3,750	7,206	5,911	3,500	3,500	1,482	3,600	
A7140	416007	AFTER SCHOOL MAT & SUPPLIES	13,659	16,000	17,491	16,715	16,000	16,000	9,637	16,000	
A7140	417601	LANDSCAPE MATERIAL	2,333	7,500	17,441	17,695	10,000	9,565	5,756	10,000	
A7140	417602	PLAY SAFETY SURFACE	8,700	11,800	6,720	6,650	9,000	9,435	9,435	10,000	
A7140	422097	23 W CENTER ELECTRIC	4,129	4,500	4,500	11,745	4,725	4,725	3,941	6,502	
A7140	423202	23 W CENTER ALARM	967	2,500	2,500	1,352	2,500	2,500	628	1,500	
A7140	441500	SOFTWARE & SUPPORT	6,050	6,500	6,500	6,271	6,500	7,500	6,996	7,500	
A7140	446000	PRINTING/COPIER LEASE	3,644	3,020	3,020	3,207	3,020	3,020	1,754	3,020	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
A7140	446010	YARD SALE AD PRINTING	540	1,500	1,500	1,234	1,500	1,500	1,495	1,500	
A7140	447000	RENTAL OF EQUIPMENT	15,615	12,500	13,950	14,270	12,500	12,500	6,319	12,500	
A7140	447200	REPAIR OF EQUIPMENT	-	1,500	3,446	1,946	3,000	3,000	-	2,000	
A7140	447300	REPAIR OF PROPERTY	13,793	25,000	10,066	7,201	20,000	19,000	3,419	18,000	
A7140	462000	TRAVEL	18	100	100	-	100	100	-	100	
A7140	470500	COMMUNITY OUTREACH	1,922	2,500	2,162	1,937	2,500	2,500	1,767	12,500	
A7140	470600	CELEBRATION	16,637	20,000	23,438	21,369	17,500	17,500	15,888	19,000	
A7140	471500	FIREWORKS	10,000	12,500	12,500	12,500	15,000	15,000	15,000	17,500	
A7140	476306	SPORT CAMP	2,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	
A7140	477200	SOFTBALL - WOMENS	3,959	7,500	7,500	4,024	7,500	7,500	3,440	7,500	
A7140	477254	SOFTBALL - MENS	4,185	7,500	7,500	5,148	7,500	7,500	4,009	7,500	
A7140	477500	SUMMER BASKETBALL	16,172	16,000	16,000	15,093	16,000	16,000	4,607	17,500	
A7140	478100	SUMMER CAMP PROGRAM	9,209	16,100	14,000	13,198	18,500	18,500	18,588	22,900	
A7140	478700	TENNIS	2,356	5,000	3,585	2,720	5,000	5,000	-	5,000	
A7140	479600	WOMENS VOLLEYBALL	-	500	500	-	500	500	-	500	
A7140	479900	COMMUNITY INVESTMENT	17,550	-	-	-	-	-	-		
A7140	820000	SOCIAL SECURITY	28,675	27,924	28,890	26,535	30,657	30,657	21,947	34,400	
TOTAL RECREATION			**609,991**	**631,295**	**650,824**	**615,773**	**662,065**	**662,065**	**467,474**	**734,796**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
7141	**SWIMMING POOL FACILITY**										
A7141	173100	LIFEGUARDS	41,286	38,000	38,000	52,455	47,000	47,000	52,114	52,000	
A7141	250000	EQUIPMENT	-	10,000	10,000	-	8,000	6,355	6,249	7,500	
A7141	410900	CHEMICALS	11,726	15,000	8,180	8,149	15,000	15,000	4,350	15,000	
A7141	416000	MATERIALS & SUPPLIES	2,340	3,000	2,965	1,204	1,500	6,705	4,501	1,500	
A7141	443200	TRAINING	-	1,000	1,436	1,436	1,500	1,500	1,923	2,000	
A7141	444100	LICENSE & PERMIT FEE	235	235	235	235	235	235	235	235	
A7141	445100	MAINTENANCE OF EQUIPMENT	-	1,500	1,500	-	-	-	-		
A7141	445102	POOL START-UP/CLEANING	8,187	7,500	7,603	7,603	7,500	7,930	429	8,000	
A7141	447200	REPAIR OF EQUIPMENT	-	5,000	5,000	254	7,500	7,500	15,280	7,500	
A7141	820000	SOCIAL SECURITY	3,158	2,907	4,013	4,013	3,596	3,596	3,987	3,978	
TOTAL SWIMMING POOL FACILITY			**66,932**	**84,142**	**78,932**	**75,349**	**91,831**	**95,821**	**89,068**	**97,713**	
7620	**ADULT RECREATION**										
A7620	470600	SENIOR PROGRAMS	4,050	4,800	4,800	4,300	5,300	5,300	2,450	5,300	
A7620	476500	SENIOR ART	3,500	5,000	5,000	5,000	4,800	4,800	3,000	5,200	
TOTAL ADULT RECREATION			**7,550**	**9,800**	**9,800**	**9,300**	**10,100**	**10,100**	**5,450**	**10,500**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
8010 ZONING											
A8010	101000	REGULAR SALARIES	16,616	17,616	18,409	18,778	20,320	20,320	14,665	21,971	
A8010	105000	OVERTIME	800	1,500	1,500	1,335	2,000	2,000	1,025	2,000	
A8010	105200	SICK LEAVE BONUS		180	300	300	300	300	-	300	
A8010	416000	MATERIALS & SUPPLIES	-	200	200	199	200	200	-	250	
A8010	455000	VIDEOGRAPHER	5,150	4,800	5,000	4,683	5,000	5,000	3,333	5,000	
A8010	820000	SOCIAL SECURITY	506	1,462	1,532	1,387	1,707	1,707	1,070	1,834	
TOTAL ZONING			**23,072**	**25,758**	**26,941**	**26,682**	**29,527**	**29,527**	**20,093**	**31,355**	
8020 PLANNING											
A8020	101000	REGULAR SALARIES	16,616	17,616	18,409	18,778	20,320	20,320	14,665	21,971	
A8020	105000	OVERTIME	1,670	2,750	2,750	2,993	3,100	3,100	2,059	3,100	
A8020	105200	SICK LEAVE BONUS		180	300	300	300	300	-	300	
A8020	416000	MATERIALS & SUPPLIES	1,897	2,200	2,233	1,417	2,200	2,200	1,686	2,200	
A8020	443200	TRAINING	-	500	500	140	500	500	-	500	
A8020	452000	CONSULTANT	37,275	30,000	30,000	35,000	35,000	34,700	14,545	35,000	
A8020	455000	VIDEOGRAPHER	5,250	4,800	6,200	5,900	6,200	6,500	4,583	6,500	
A8020	820000	SOCIAL SECURITY	558	1,558	1,628	1,502	1,792	1,792	1,143	1,918	
TOTAL PLANNING			**63,266**	**59,604**	**62,020**	**66,030**	**69,412**	**69,412**	**38,681**	**71,489**	
8160 SANITATION											
A8160	446600	REFUSE REMOVAL	82,462	90,000	90,000	88,319	90,000	90,000	42,964	92,000	
A8160	449100	GARBAGE HAULING & DISPOSAL	770,444	790,000	790,000	741,361	746,000	746,000	360,076	770,000	
A8160	449101	ADD A CAN EXPENSE	95	150	150	70	150	150	3	100	
A8160	449300	RECYCLING HAULING	230,131	231,000	226,900	230,131	232,500	232,500	115,065	241,000	
A8160	449301	RECYCLING DISPOSAL	96,625	120,000	115,000	70,445	104,000	104,000	39,170	86,000	
A8160	449600	COMPOST PROGRAM	9,374	15,000	15,000	8,625	15,000	15,000	8,438	12,000	
TOTAL SANITATION			**1,189,131**	**1,246,150**	**1,237,050**	**1,138,951**	**1,187,650**	**1,187,650**	**565,716**	**1,201,100**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
8170 STREET CLEANING											
A8170	416000	MATERIALS & SUPPLIES	-	7,500	2,800	-	10,000	10,000	5,415	8,000	
A8170	447200	REPAIR OF EQUIPMENT	18,205	20,000	39,752	40,781	30,000	30,000	8,848	20,000	
TOTAL STREET CLEANING			**18,205**	**27,500**	**42,552**	**40,781**	**40,000**	**40,000**	**14,263**	**28,000**	
8189 TRANSFER STATION											
A8189	101000	REGULAR SALARIES	99,151	98,555	105,819	109,232	108,510	108,510	82,048	114,892	
A8189	105000	OVERTIME	1,839	2,300	2,300	3,159	2,300	2,300	2,355	2,300	
A8189	105200	SICK LEAVE BONUS	600	893	1,488	1,488	1,000	1,000	1,000	1,000	
A8189	112500	MEALS	14	100	100	21	100	100	-	100	
A8189	119000	CLOTHING ALLOWANCE	650	975	975	650	975	975	-	975	
A8189	190000	SEVERANCE/RETIREMENT PAY	-	-	-	-	-	1,713	1,712	-	
A8189	412650	TRANSFER STATION GAS HEAT	2,903	8,700	8,700	7,445	8,960	8,960	4,642	7,659	
A8189	413000	GAS & DIESEL	10,230	16,300	16,300	9,761	12,830	12,830	7,252	13,540	
A8189	415400	TOOLS	519	1,200	1,200	-	1,200	700	-	700	
A8189	416000	MATERIALS & SUPPLIES	2,320	2,000	2,000	280	5,000	6,200	6,148	6,000	
A8189	418600	TUBES & TIRES	651	800	800	-	1,000	1,000	-	1,000	
A8189	422050	TRANSFER STATION ELECTRIC	-	1,500	1,500	3,086	1,575	1,575	1,567	2,586	
A8189	447200	REPAIR OF EQUIPMENT	51,124	25,000	29,226	25,616	20,000	20,000	5,585	15,000	
A8189	447300	REPAIR OF REAL PROPERTY	14,173	10,000	4,074	1,274	7,500	6,800	-	4,000	
A8189	820000	SOCIAL SECURITY	7,261	7,866	8,467	8,135	8,636	8,636	6,291	9,124	
TOTAL TRANSFER STATION			**191,435**	**176,189**	**182,949**	**170,147**	**179,586**	**181,299**	**118,600**	**178,876**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
9010 EMPLOYEES RETIREMENT SYSTEM											
A9010	810000	RETIREMENT	400,865	506,005	506,005	491,371	603,170	603,170	-	631,206	
TOTAL RETIREMENT			**400,865**	**506,005**	**506,005**	**491,371**	**603,170**	**603,170**	**-**	**631,206**	
9040 WORKERS COMPENSATION											
A9040	832000	WORKERS' COMPENSATION	329,038	300,476	300,476	300,476	337,227	337,227	337,227	302,265	
A9040	832001	VOLUNTEER FIREFIGHTERS	8,406	1,314	1,314	1,314	-	-	-	-	
TOTAL COMPENSATION			**337,444**	**301,790**	**301,790**	**301,790**	**337,227**	**337,227**	**337,227**	**302,265**	
9050 UNEMPLOYMENT BENEFITS											
A9050	850100	UNEMPLOYMENT BENEFITS	3,709	800	800	22,277	4,000	4,000	3,262	3,000	
TOTAL UNEMPLOYMENT			**3,709**	**800**	**800**	**22,277**	**4,000**	**4,000**	**3,262**	**3,000**	
9055 DISABILITY											
A9055	850000	DISABILITY INSURANCE	4,219	5,500	5,500	4,204	5,500	5,500	1,782	5,500	
TOTAL DISABILITY			**4,219**	**5,500**	**5,500**	**4,204**	**5,500**	**5,500**	**1,782**	**5,500**	
9060 HEALTH INSURANCE											
A9060	840000	HEALTH INSURANCE	3,817,599	3,772,465	3,772,465	3,095,916	4,251,849	4,251,849	2,608,281	4,435,476	
A9060	840100	MEDICARE REIMBURSEMENT	207,769	187,221	187,221	210,778	200,806	200,806	124,317	240,178	
A9060	840400	EMPLOYEE DRUG TESTING	1,778	3,000	3,000	-	-	-			
A9060	840500	DENTAL INSURANCE	82,322	83,469	83,469	95,230	92,997	92,997	72,991	108,600	
A9060	840600	VISION INSURANCE	11,739	11,664	11,664	10,946	11,404	11,404	10,863	19,190	
TOTAL HEALTH INSURANCE			**4,121,207**	**4,057,819**	**4,057,819**	**3,412,870**	**4,557,056**	**4,557,056**	**2,816,452**	**4,803,444**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND EXPENSE (A)			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
9710 SERIAL BONDS											
A9710	605500	2014 (2005) PRINCIPAL	732,464								
A9710	605600	2016 PRINCIPAL	133,381	135,642	135,642	135,642	137,902	137,902	137,902	141,293	
A9710	605700	2018 PRINCIPAL	579,258	599,513	599,513	599,513	615,715	615,715	615,715	635,968	
A9710	605900	2021 PRINCIPAL	330,000	335,000	335,000	335,000	340,000	340,000	340,000	350,000	
A9710	705500	2014 (2005) INTEREST	18,312								
A9710	705600	2016 INTEREST	62,781	60,091	60,091	60,091	57,355	57,355	29,367	54,563	
A9710	705700	2018 INTEREST	401,536	383,855	383,855	383,855	365,626	365,626	187,431	346,851	
A9710	705900	2021 INTEREST	84,400	77,750	77,750	77,750	71,000	71,000	37,200	64,100	
TOTAL SERIAL BONDS			**2,342,132**	**1,591,851**	**1,591,851**	**1,591,851**	**1,587,598**	**1,587,598**	**1,347,615**	**1,592,775**	
9730 BOND ANTICIPATION NOTES											
A9730	607599	BAN PRINCIPAL									
A9730	707599	BAN INTEREST	-	416,000	416,000		420,000	420,000	-	420,000	
TOTAL BANS			**-**	**416,000**	**416,000**	**-**	**420,000**	**420,000**	**-**	**420,000**	
9950 INTERFUND TRANSFERS											
A9950	900001	INTERFUND TRANSFER	10,000								
A9950	900300	INTERFUND TRANSFER	4,814,700			2,783,061					
TOTAL INTERFUND TRANSFERS			**4,824,700**	**-**	**-**	**2,783,061**	**-**	**-**	**-**	**-**	
TOTAL GENERAL EXPENSE			**29,313,395**	**26,277,891**	**26,318,767**	**27,026,086**	**27,910,773**	**27,928,438**	**16,437,373**	**29,539,155**	

GENERAL FUND
REVENUE (A)

			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1325 FINANCE											
A1325	100121	2021 TAX REVENUE	(21,757)				-	-	-	-	
A1325	100122	2022 TAX REVENUE	90,240			11,543	-	-	-	-	
A1325	100123	2023 TAX REVENUE	142,075			37,766	-	-	51	-	
A1325	100124	2024 TAX REVENUE	12,151,584			67,422	-	-	(7,081)	-	
A1325	100125	2025 TAX REVENUE		13,247,051	13,247,051	12,380,270	-	-	18,350,741	-	
A1325	100126	2026 TAX REVENUE									
A1325	102827	BUILDING VIOLATONS	13,049			17,126	-	-	10,483	-	
A1325	108100	PILOTS	337,079	337,000	337,000	351,746	352,500	352,500	834,997	366,000	
A1325	109010	2020 TAX INTEREST				381	-	-	-	-	
A1325	109011	2021 TAX INTEREST				14,567	-	-	-	-	
A1325	109012	2022 TAX INTEREST	46,324				-	-	2,543	-	
A1325	109013	2023 TAX INTEREST	55,648			23,075	-	-	25,647	-	
A1325	109014	2024 TAX INTEREST	414,577			32,154	-	-	29,625	-	
A1325	109015	2025 TAX INTEREST		360,000	360,000	453,508	-	-	550,830	-	
A1325	109016	2026 TAX INTEREST					375,000	375,000	-		
A1325	109017	2027 TAX INTEREST								425,000	
A1325	109050	IN REM INTEREST	112,257	50,000	50,000	157,160	40,000	40,000	16,838	50,000	
A1325	111000	SALES TAX	6,196,770	6,100,000	6,100,000	6,245,895	6,460,000	6,460,000	4,163,758	6,800,000	
A1325	111100	CANNABIS EXCISE TAX	4,266	10,000	10,000	25,091	15,000	15,000	37,478	40,000	
A1325	111300	HOTEL & OCCUPANCY TAX		60,000	60,000	23,834	200,000	200,000	147,702	210,000	
A1325	113000	UTILITY TAX	241,969	252,000	252,000	223,824	252,000	252,000	258,926	270,000	
A1325	117000	FRANCHISE TAX	172,393	176,000	176,000	159,396	176,000	176,000	119,378	158,000	
A1325	123000	SCHOOL TAX PENALTY	58,992	58,000	58,000	65,955	65,000	65,000	65,696	65,000	
A1325	125520	INREM FEES	6,277	4,500	4,500	2,207	5,000	5,000	317	5,000	
A1325	126000	HEALTH INSURANCE REIMBURSEM	476,108	458,051	458,051	505,619	561,356	561,356	404,652	588,534	
A1325	126001	DENTAL INSURANCE REIMBURSEM	67,245	57,826	57,826	69,378	61,718	61,718	41,121	61,607	
A1325	201202	FLEA MARKET FEE	4,620	5,060	5,060	7,700	5,060	5,060	1,760	5,060	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND
REVENUE (A)

			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
A1325	240100	INTEREST & EARNINGS	34,830	12,000	12,000	27,492	12,000	12,000	13,512	20,000	
A1325	240102	BOND & COUPON INTEREST	293	100	100	195	100	100	-	-	
A1325	240105	NYCLASS INTEREST	710,786	500,000	500,000	523,595	500,000	500,000	305,116	500,000	
A1325	250100	BUSINESS/OCCUPATIONAL LICENS	195	600	600	120	600	600	15	200	
A1325	254500	OTHER LICENSES	4,533	4,500	4,500	5,372	4,500	4,500	4,965	4,500	
A1325	261000	FINES & FORFEITED BAIL	60,911	58,800	58,800	66,783	60,000	60,000	58,276	77,000	
A1325	265000	SALE OF SCRAP	26,128	15,000	15,000	31,079	15,000	15,000	44,955	20,000	
A1325	265500	MINOR SALES	532	-	-	75	-	-	55	-	
A1325	266000	SALE OF REAL PROPERTY	-	-	-	1,711,522	-	-	1,574,000	-	
A1325	268001	INSURANCE REIMBURSEMENT	82,577	54,000	54,000	84,104	60,000	60,000	113,994	100,000	
A1325	268003	DISABILITY REIMBURSEMENT	3,667			3,808	3,000	3,000	3,502	3,000	
A1325	270100	REFUND OF PRIOR YEAR EXPENS	-	-	-	193,223	-	-	-	-	
A1325	277000	MISCELLANEOUS REVENUE	2,060	2,000	2,000	37,925	2,000	2,000	675	2,000	
A1325	277008	FILM PERMITS	15,600	5,000	5,000	9,300	6,000	6,000	5,300	12,000	
A1325	280101	INTERFUND REVENUE - WATER	359,810	374,640	374,640	374,640	399,030	399,030	-	427,100	
A1325	280102	INTERFUND REVENUE - SEWER	378,930	396,260	396,260	396,260	409,740	409,740	-	398,901	
A1325	300100	STATE AID AIM FUNDING	1,716,012	1,537,478	1,537,478	1,716,012	1,537,478	1,537,478	680,049	1,716,012	
A1325	300500	STATE AID MORTGAGE TAX	460,219	396,000	396,000	550,926	460,000	460,000	289,566	500,000	
A1325	333100	STATE AID O&M COURT FACILITY	46,462	57,000	57,000	53,947	57,000	57,000	-	53,000	
A1325	378904	STATE AID RESTORE NY	1,596	-	-	3,000	-	-	-	-	
A1325	496000	FEDERAL AID	-	-	-	-	-	-	-	-	
TOTAL FINANCE			**24,474,857**	**24,588,866**	**24,588,866**	**26,664,995**	**12,095,082**	**12,095,082**	**28,149,442**	**12,877,914**	
1410 CITY CLERK											
A1410	125500	CLERK FEES	9,293	10,000	10,000	10,908	10,000	10,000	7,791	10,000	
A1410	125506	NSF CHECK FEE	289	400	400	445	400	400	575	400	
TOTAL CITY CLERK			**9,582**	**10,400**	**10,400**	**11,353**	**10,400**	**10,400**	**8,366**	**10,400**	
1620 PUBLIC BUILDINGS											

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND
REVENUE (A)

			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
A1620	241000	RENTAL OF REAL PROPERTY	27,750	28,305	28,305	28,305	4,546	4,546	4,546	4,637	
TOTAL PUBLIC BUILDINGS			**27,750**	**28,305**	**28,305**	**28,305**	**4,546**	**4,546**	**4,546**	**4,637**	
3120 POLICE											
A3120	152000	POLICE FEES	756	700	700	315	700	700	7	700	
A3120	174000	PARKING TICKETS	46,119	75,000	75,000	119,114	120,000	120,000	59,609	120,000	
A3120	200114	EVENT FEE-POLICE OT	15,055	12,500	12,500	7,296	12,500	12,500	2,250	5,000	
A3120	226001	SCHOOL EVENT SECURITY	4,976	13,000	13,000	10,423	8,000	8,000	6,658	15,000	
A3120	238901	DC DRUG TASK FORCE	185,619	194,809	194,809	111,215	246,600	246,600	64,475	185,000	
A3120	255000	ALARM PERMIT	100	200	200	300	200	200	125	200	
A3120	261200	MISCELLANEOUS	-	-	-	-	-	-	-	-	
A3120	265000	SALE OF SCRAP	825	-	-	-	-	-	275	-	
A3120	268000	INSURANCE RECOVERY	-	-	-	48,675	-	-	1,500	-	
A3120	270500	DONATIONS							500		
A3120	277000	MISC REVENUE	500	-	-	500	-	-	1,173	-	
A3120	277008	FILM OT REIMBURSEMENT	12,040	10,000	10,000	4,960	10,000	10,000	960	10,000	
A3120	277009	BUS PATROL FINES	8,428			10,388			5,165	8,000	
A3120	331500	ST AID STOP DWI	3,037	5,500	5,500	1,575	5,500	5,500	2,089	5,500	
A3120	331508	ST AID POLICE TRAFFIC SERVICES	4,054	4,000	4,000	-	4,000	4,000	-	4,000	
A3120	438950	FED AID - Byrne Grant/JAG	4,668	-	-	-	-	-	-	-	
TOTAL POLICE			**286,177**	**315,709**	**315,709**	**314,761**	**407,500**	**407,500**	**144,786**	**353,400**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND
REVENUE (A)

			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
3410 FIRE											
A3410	238901	DC SHARED SERVICE	-	-	-	-	-	-	16,580	-	
A3410	277050	FEE FOR FIRE SERVICES	1,282	-	-	-	-	-	-	-	
A3410	348900	ST AID HEALTH WORKERS	4,844	-	-	-	-	-	-	-	
A3410	438912	FEDERAL AID	2,414	-	-	1,813	-	-	2,357	2,000	
TOTAL FIRE			**8,540**	**-**	**-**	**1,813**	**-**	**-**	**18,937**	**2,000**	
3510 ANIMAL CONTROL											
A3510	254200	DOG LICENSES	7,258	8,000	8,000	6,645	8,000	8,000	5,624	8,000	
A3510	261100	DOG FINES	240	600	600	300	600	600	700	600	
TOTAL ANIMAL CONTROL			**7,498**	**8,600**	**8,600**	**6,945**	**8,600**	**8,600**	**6,324**	**8,600**	

GENERAL FUND
REVENUE (A)

			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
3620 BUILDING DEPARTMENT											
A3620	226000	RECORD SEARCHES	30,360	35,000	35,000	32,375	35,000	35,000	25,025	30,000	
A3620	238000	FIRE INSPECTION FEE	2,200	15,000	15,000	2,100	7,500	7,500	4,400	5,500	
A3620	238500	SEWER INSPECTION FEE	800	500	500	750	500	500	410	500	
A3620	238900	SECTION 8 INSPECTION FEE	4,340	5,000	5,000	4,305	4,500	4,500	2,240	2,000	
A3620	238905	DC GRANT	5,000	-	-	5,000	5,000	5,000	-	5,000	
A3620	250102	PLUMBING LICENSES	25,600	18,000	18,000	25,150	20,000	20,000	21,750	25,000	
A3620	250103	ELECTRIC LICENSES	65,750	40,000	40,000	83,175	57,500	57,500	43,350	60,000	
A3620	255500	BUILDING PERMITS	172,633	180,000	180,000	251,110	180,000	180,000	155,743	180,000	
A3620	255501	C.O. APPLICATION FEE	22,515	18,000	18,000	36,090	20,000	20,000	44,175	40,000	
A3620	256500	PLUMBERS PERMITS	29,803	15,000	15,000	36,678	25,000	25,000	16,250	25,000	
A3620	257000	RENTAL PERMITS	3,525	7,000	7,000	1,320	2,000	2,000	2,435	2,000	
A3620	257100	VACANT REGISTRATION	3,500	5,000	5,000	3,500	5,000	5,000	1,500	3,000	
A3620	257101	STR REGISTRATION	2,700	3,500	3,500	2,850	3,500	3,500	6,290	5,000	
A3620	257500	ELECTRICAL PERMITS	14,810	11,000	11,000	20,570	13,500	13,500	13,400	15,000	
A3620	259000	VEHICLE PERMITS	100	250	250	10	125	125	-	-	
A3620	259002	TREE & GRADING PERMITS	200	200	200	-	200	200	550	400	
A3620	259005	CHICKEN PERMITS	-	50	50	50	50	50	50	50	
A3620	259006	SIDE CAFÉ PERMITS	550	500	500	375	500	500	200	750	
A3620	261200	MISCELLANEOUS	9,210	2,000	2,000	7,500	2,000	2,000	11,153	7,000	
A3620	261202	SNOW VIOLATIONS	908	1,500	1,500	-	1,500	1,500	-	1,000	
TOTAL BUILDING DEPARTMENT			**394,504**	**357,500**	**357,500**	**512,908**	**383,375**	**383,375**	**348,921**	**407,200**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND
REVENUE (A)

			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
5110 HIGHWAY											
A5110	171000	ROAD IMPROVEMENT 15% HAULEI	300,509	299,000	299,000	290,205	324,450	324,450	-	324,450	
A5110	171002	EV CHARGING STATION	8,278	13,200	13,200	13,145	14,400	14,400	10,099	15,000	
A5110	172100	PARKING FEE	18,000	14,400	14,400	14,475	14,400	14,400	10,800	14,400	
A5110	178901	MTA COMMUTER PARKING	75,277	60,000	60,000	60,521	58,516	58,516	43,456	58,516	
A5110	256000	STREET OPENING PERMITS	22,170	15,000	15,000	17,400	15,000	15,000	11,400	15,000	
A5110	268000	INSURANCE RECOVERIES	16,087	3,200	15,477	22,196	3,000	3,000	8,978	5,000	
A5110	277000	BVAC FUEL REIMBURSEMENT	15,896	17,138	17,138	15,896	16,182	16,182	87	20,442	
A5110	351000	STATE AID 9D O&M	24,123	24,123	24,123	24,123	24,123	24,123	-	24,123	
TOTAL HIGHWAY			**480,340**	**446,061**	**458,338**	**457,961**	**470,071**	**470,071**	**84,820**	**476,931**	
A5182 TRANSPORTATION											
A5182	270500	DONATIONS						1,000	1,000		
TOTAL TRANSPORTATION			**-**	**-**	**-**	**-**	**-**	**1,000**	**1,000**	**-**	
A7110 PARK											
A7110	208900	PLANNING RECREATION FEE			27,000	27,000					
A7110	200116	MEMORIAL BENCH FEE									
TOTAL PARK			**-**	**-**	**27,000**	**27,000**	**-**	**-**	**-**	**-**	
A7112 UNIVERSITY SETTLEMENT											
A7112	200108	SUMMER CAMP FEE	59,112	64,000	64,000	91,326	92,000	92,000	78,792	95,000	
A7112	200190	USC-USAGE FEE	21,480	24,000	24,000	29,600	25,000	25,000	10,650	40,000	
A7112	241000	RENTAL OF REAL PROPERTY	15,700	16,800	16,800	16,300	16,800	16,800	12,350	16,800	
TOTAL UNIVERSITY			**96,292**	**104,800**	**104,800**	**137,226**	**133,800**	**133,800**	**101,792**	**151,800**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND
REVENUE (A)

			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
7140	**RECREATION**										
A7140	200100	RECREATION FEES	14,215	11,500	11,500	10,895	15,500	15,500	5,375	20,000	
A7140	200101	PARK USE FEES	6,567	7,500	7,500	4,615	6,000	6,000	2,105	5,000	
A7140	200115	AFTER SCHOOL	190,500	160,000	160,000	189,989	168,000	168,000	134,297	185,000	
A7140	200160	YARD SALE FEES-NEW	680	1,500	1,500	810	1,500	1,500	460	1,500	
A7140	200175	BEACON HOOPS FEES	12,080	16,000	16,000	16,712	16,000	16,000	17,120	17,500	
A7140	200187	TENNIS FEES	3,886	5,000	5,000	4,904	5,000	5,000	-	5,000	
A7140	238906	DC WORKFORCE INVESTMENT	-	-	-	22,596	21,000	21,000	30,124	32,000	
A7140	241000	RENTAL OF REAL PROPERTY	4,400	3,000	3,000	4,400	3,000	3,000	3,400	4,400	
A7140	270500	DONATIONS	10,937	-	-	500	-	-	-		
A7140	270554	MENS SOFTBALL FEES	5,999	7,500	7,500	4,760	7,500	7,500	5,390	6,500	
A7140	270572	WOMENS SOFTBALL FEE	5,598	7,500	7,500	6,619	7,500	7,500	6,945	7,000	
A7140	270596	WOMENS VOLLEYBALL FEE	850	500	500	-	500	500	-	500	
A7140	364300	ST AID FOOD ASSISTANCE	4,765	5,000	5,000	5,563	-	-	-		
A7140	382000	ST AID YOUTH PROGRAM	-	5,000	5,000	-	-	-	-		
A7140	388900	ST AID OTHER C&R	74,856	-	-	-	-	-	-		
A7140	408900	FEDERAL AID	133,500	-	-	-	-	-	-		
TOTAL RECREATION			**468,833**	**230,000**	**230,000**	**272,363**	**251,500**	**251,500**	**205,216**	**284,400**	
7141	**SWIMMING POOL FACILITY**										
A7141	200183	POOL TICKET FEES	9,958	10,000	10,000	14,830	12,500	12,500	12,641	12,500	
A7141	238902	DC GRANT SWIM ACADEMY	5,000	5,000	5,000	5,000	5,000	5,000	-	10,000	
TOTAL SWIMMING POOL FACILITY			**14,958**	**15,000**	**15,000**	**19,830**	**17,500**	**17,500**	**12,641**	**22,500**	
7620	**ADULT RECREATION**										
A7620	200165	SENIOR ART FEES	187	5,000	5,000	5,103	4,800	4,800	9,110	7,000	
TOTAL ADULT RECREATION			**187**	**5,000**	**5,000**	**5,103**	**4,800**	**4,800**	**9,110**	**7,000**	

2027 CITY OF BEACON PROPOSED BUDGET

GENERAL FUND REVENUE (A)

			2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
7989 FARMERS MARKET											
A7989	201201	FARMERS MARKET PROCEEDS	600	1,800	1,800	1,500	1,200	1,200	600	1,200	
TOTAL FARMERS MARKET			**600**	**1,800**	**1,800**	**1,500**	**1,200**	**1,200**	**600**	**1,200**	
8010 ZONING											
A8010	211000	ZONING FEES	3,500	2,500	2,500	2,000	2,500	2,500	3,000	3,000	
TOTAL ZONING			**3,500**	**2,500**	**2,500**	**2,000**	**2,500**	**2,500**	**3,000**	**3,000**	
8020 PLANNING											
A8020	211500	PLANNING APPLICATION FEES	27,793	18,500	18,500	36,344	34,000	34,000	52,400	45,000	
TOTAL PLANNING			**27,793**	**18,500**	**18,500**	**36,344**	**34,000**	**34,000**	**52,400**	**45,000**	
8160 SANITATION											
A8160	213001	GARBAGE CAN FEE-CITY SHARE	10,517	2,000	2,000	9,223	4,000	4,000	8,338	8,500	
A8160	213002	ADD A CAN FEE	107	50	50	47	50	50	63	50	
A8160	213004	COMPOST BINS	765	-	-	335	200	200	-	200	
TOTAL SANITATION			**11,389**	**2,050**	**2,050**	**9,605**	**4,250**	**4,250**	**8,401**	**8,750**	
8189 TRANSFER STATION											
A8189	213000	TRANSFER STATION CHARGES	52,306	68,000	68,000	40,508	50,000	50,000	44,461	50,000	
TOTAL TRANSFER STATION			**52,306**	**68,000**	**68,000**	**40,508**	**50,000**	**50,000**	**44,461**	**50,000**	
9950 INTERFUND TRANSFERS											
A9950	503100	INTERFUND TRANSFER	37,287								
TOTAL INTERFUND TRANSFER			**37,287**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	
TOTAL GENERAL REVENUE			**26,402,393**	**26,203,091**	**26,242,368**	**28,550,520**	**13,879,124**	**13,880,124**	**29,204,763**	**14,714,732**	

WATER FUND EXPENSE (F)

		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
1380 FISCAL AGENT FEES										
F1380-461200	FISCAL AGENT FEE	500	8,000	8,000	-	8,000	8,000	-	8,000	
TOTAL FISCAL AGENT FEES		**500**	**8,000**	**8,000**	**-**	**8,000**	**8,000**	**-**	**8,000**	
1420 LAW										
F1420-450400	ATTORNEYS	38,454	42,000	42,000	40,009	42,000	42,000	24,036	42,000	
TOTAL LAW		**38,454**	**42,000**	**42,000**	**40,009**	**42,000**	**42,000**	**24,036**	**42,000**	
1680 TECHNOLOGY										
F1680-250000	PURCHASE OF EQUIPMENT	2,359	5,480	5,480	4,548	680	680	-	2,480	
F1680-444100	LICENSE/PERMITS	1,814	4,088	4,088	1,995	3,800	9,800	9,262	2,240	
F1680-452003	IT CONSULTANT	3,269	9,450	9,450	2,070	8,000	8,000	347	8,000	
TOTAL TECHNOLOGY		**7,442**	**19,018**	**19,018**	**8,613**	**12,480**	**18,480**	**9,609**	**12,720**	
1950 TAXES ON CITY PROPERTY										
F1950-468000	TAXES ON CITY PROPERTY	224,558	230,200	230,200	226,272	230,797	230,797	227,165	233,980	
TOTAL TAXES ON CITY PROPERTY		**224,558**	**230,200**	**230,200**	**226,272**	**230,797**	**230,797**	**227,165**	**233,980**	
1980 MTA PAYROLL TAX										
F1980-400099	MTA PAYROLL TAX	2,986	2,782	2,942	1,483	-	-	-	-	
TOTAL MTA PAYROLL TAX		**2,986**	**2,782**	**2,942**	**1,483**	**-**	**-**	**-**	**-**	
1990 CONTINGENCY										
F1990-400001	CONTINGENCY FUND	-	52,000	1,636	-	10,000	10,000	-	10,000	
F1990-400004	CONTINGENCY RETIREMENT	-	5,000	5,000	-	5,000	5,000	-	5,000	
TOTAL CONTINGENCY		**-**	**57,000**	**6,636**	**-**	**15,000**	**15,000**	**-**	**15,000**	

WATER FUND EXPENSE (F)

		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
8310 WATER ADMINISTRATION										
F8310-416000	MATERIALS & SUPPLIES									
F8310-423201	INTRUSION ALARM MONITORS	336	660	660	336	700	700	337	-	
F8310-441500	COMPUTER SUPPORT/DATA PROC.SER	-	25,000	25,000	-	25,000	25,000	-	25,000	
F8310-443200	TRAINING	-	4,000	3,570	1,445	2,000	2,000	-	2,000	
F8310-446006	WATER/SEWER BILL PRINTING	988	1,800	1,800	1,788	1,800	1,800	2,588	2,000	
F8310-450500	ADMINISTRATION FEE TO GENERAL	359,810	374,640	374,640	374,640	399,030	399,030	-	427,100	
F8310-452000	CONSULTANT	30,573	35,000	27,000	2,633	50,000	50,000	20,136	35,000	
F8310-462000	TRAVEL	107	1,000	1,430	1,219	1,000	1,000	8		
F8310-465000	POSTAGE	10,108	5,850	13,850	12,529	11,000	11,000	5,251	11,000	
F8310-467000	ASSOCIATION DUES	-	220	220	-	220	220	-		
TOTAL WATER ADMINISTRATION		**401,922**	**448,170**	**448,170**	**394,590**	**490,750**	**490,750**	**28,320**	**502,100**	
8320 WATER SUPPLY										
F8320-422085	SUPPLY ELECTRIC	754	3,000	3,000	16,006	3,150	4,150	4,569	7,539	
F8320-424000	WATER FROM OTHER GOVERNMENTS	351,719	480,000	480,000	266,172	400,000	393,000	-	400,000	
TOTAL WATER SUPPLY		**352,473**	**483,000**	**483,000**	**282,178**	**403,150**	**397,150**	**4,569**	**407,539**	
8330 WATER PURIFICATION										
F8330-101000	REGULAR SALARIES	240,289	232,881	243,189	249,914	258,704	258,704	191,871	265,444	
F8330-105000	OVERTIME	25,339	25,000	25,000	26,659	27,000	27,000	25,795	30,000	
F8330-105200	SICK LEAVE BONUS	-							1,000	
F8330-105202	ON CALL	10,486	10,400	10,400	10,600	10,400	10,400	7,600	10,400	
F8330-112500	MEALS	112	100	100	63	100	100	35	100	
F8330-119000	CLOTHING ALLOWANCE	1,950	1,950	1,950	1,950	1,950	1,950	-	1,950	
F8330-190000	SEVERANCE/RETIREMENT PAY	-	-	-	-	-	-	-		
F8330-410900	CHEMICALS	96,139	88,000	90,206	87,849	89,000	89,000	61,619	90,000	
F8330-412685	GAS/OIL FOR HEAT	11,698	20,700	20,700	18,120	21,320	21,320	12,514	20,576	
F8330-416000	MATERIALS & SUPPLIES	2,734	7,000	7,224	5,231	6,500	6,500	1,987	6,500	

WATER FUND EXPENSE (F)

		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
F8330-422045	PURIFICATION ELECTRIC	227,678	235,000	235,000	247,820	246,750	246,750	121,809	200,984	
F8330-423000	TELEPHONES	2,388	2,196	2,196	2,364	2,400	2,400	1,661	2,400	
F8330-423001	CELL PHONES	5,234	5,682	5,682	5,661	5,958	5,958	3,808	5,724	
F8330-441300	CHEMICAL ANALYSIS/LAB WORK	31,825	40,000	40,000	33,420	38,000	38,000	17,605	38,000	
F8330-445100	MAINTENANCE OF EQUIPMENT	28,539	70,000	67,570	25,847	60,000	60,000	18,119	45,000	
F8330-447200	REPAIR OF EQUIPMENT	46,865								
F8330-820000	SOCIAL SECURITY	19,926	20,680	21,469	20,436	22,809	22,809	16,236	23,630	
TOTAL WATER PURIFICATION		**751,202**	**759,589**	**770,686**	**735,934**	**790,891**	**790,891**	**480,659**	**741,708**	
8340 WATER DISTRIBUTION										
F8340-100401	SUPERINTENDENT SALARY	112,695	112,000	121,542	123,695	126,271	126,271	94,532	135,000	
F8340-101000	REGULAR SALARIES	480,109	519,113	545,448	497,412	553,675	553,675	340,778	571,911	
F8340-103100	TEMPORARY POSITION	16,910	18,240	18,240	10,951	17,000	17,000	22,071	18,000	
F8340-105000	OVERTIME	21,669	30,000	29,900	24,806	29,000	29,000	16,941	30,000	
F8340-105200	SICK LEAVE BONUS	1,200	2,400	3,000	3,000	3,000	3,000	4,293	5,000	
F8340-105202	ON CALL	10,206	10,400	10,400	10,200	10,400	10,400	6,800	10,400	
F8340-112500	MEALS	371	250	550	518	300	300	203	300	
F8340-119000	CLOTHING ALLOWANCE	4,550	5,200	5,200	4,213	5,200	5,200	-	5,200	
F8340-120000	HEALTH INSURANCE BUY-OUT	-	2,500	2,500	1,219	2,500	2,500	625	-	
F8340-190000	SEVERANCE/RETIREMENT	19,176							-	
F8340-250000	EQUIPMENT	3,645	18,000	17,800	17,688	15,000	15,000	2,260	15,000	
F8340-250031	PURCHASE HYDRANTS	-	12,000	12,000	8,585	10,000	10,000	-	15,000	
F8340-250400	PURCHASE WATER METERS	18,188	20,000	20,000	14,133	10,000	10,000	-	10,000	
F8340-413000	GAS & DIESEL	25,695	29,158	29,158	30,672	25,550	25,550	25,274	34,420	
F8340-415100	METER PARTS	4,224	8,000	8,000	6,896	7,500	7,500	-	7,500	
F8340-416000	MATERIALS & SUPPLIES	13,015	20,000	20,000	20,124	19,000	19,000	9,540	33,000	
F8340-416300	PAINTS	240	1,500	1,500	486	1,000	1,000	-	1,000	
F8340-416400	PIPE	1,038	2,500	2,500	2,376	1,500	1,500	-	1,500	
F8340-417400	ROADSIDE DEVELOPMENT	8,257	10,000	10,231	10,230	9,000	9,000	4,304	10,000	

WATER FUND EXPENSE (F)

		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
F8340-417500	SAFETY SUPPLIES	4,066	4,500	4,500	2,165	4,500	4,500	1,461	4,500	
F8340-418600	TUBES & TIRES	1,979	4,000	6,736	6,704	5,500	5,500	1,296	6,000	
F8340-443200	TRAINING	170		200	200	5,000	5,000	-	5,000	
F8340-445200	MAINTENANCE SERVICE	3,510	14,000	12,600	7,198	14,000	14,000	1,950	22,000	
F8340-447000	RENTAL OF EQUIPMENT	-	6,000	6,000	5,372	5,000	5,000	-	5,000	
F8340-447200	REPAIR OF EQUIPMENT	131,511	60,000	58,233	41,674	60,000	60,000	45,250	60,000	
F8340-447300	REPAIR OF REAL PROPERTY	5,206	15,000	12,985	-	9,000	9,000	690	9,000	
F8340-447700	RENTAL OF RIGHT OF WAY	1,129	1,200	1,200	1,129	1,200	1,200	1,623	1,200	
F8340-454000	ENGINEERS	19,788	20,000	20,000	1,468	20,000	20,000	22,347	20,000	
F8340-454004	ENGINEERS-DAM INSPECTION	4,595	20,000	22,015	21,971	25,000	25,000	-	55,000	
F8340-457600	LEAK DETECTION	-	15,000	15,000	15,040	10,000	10,000	2,825	15,000	
F8340-820000	SOCIAL SECURITY	47,252	53,558	56,348	47,678	57,172	57,172	35,105	59,350	
TOTAL WATER DISTRIBUTION		**960,394**	**1,034,519**	**1,073,786**	**937,803**	**1,062,268**	**1,062,268**	**640,168**	**1,165,281**	
9010 EMPLOYEES RETIREMENT SYSTEM										
F9010-810000	RETIREMENT	100,516	126,839	126,839	123,210	151,195	151,195	-	158,223	
TOTAL EMPLOYEES RETIREMENT SYSTEM		**100,516**	**126,839**	**126,839**	**123,210**	**151,195**	**151,195**	**-**	**158,223**	
9040 WORKERS COMPENSATION										
F9040-830000	WORKERS' COMPENSATION	52,047	42,812	42,812	42,812	48,973	48,973	48,973	36,238	
TOTAL WORKERS COMPENSATION		**52,047**	**42,812**	**42,812**	**42,812**	**48,973**	**48,973**	**48,973**	**36,238**	
9055 DISABILITY										
F9055-850000	INSURANCE	514	650	650	526	650	650	334	650	
TOTAL DISABILITY		**514**	**650**	**650**	**526**	**650**	**650**	**334**	**650**	

WATER FUND EXPENSE (F)		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET 09/29/26	2026 YTD ACTUAL 09/29/26	2027 PROPOSED BUDGET	COMMENTS
9060 HEALTH INSURANCE										
F9060-840000	HEALTH INSURANCE	451,162	395,670	395,670	351,459	419,357	419,357	284,189	419,357	
F9060-840100	MEDICARE REIMBURSEMENT	11,880	11,880	11,880	15,540	15,540	15,540	9,333	19,478	
F9060-840500	DENTAL INSURANCE	9,692	9,365	9,365	7,281	7,985	7,985	4,323	6,425	
F9060-840600	VISION INSURANCE	1,219	1,180	1,180	1,082	1,180	1,180	1,061	1,844	
TOTAL HEALTH INSURANCE		**473,953**	**418,095**	**418,095**	**375,362**	**444,062**	**444,062**	**298,906**	**447,104**	
9710 SERIAL BONDS										
F9710-605500	2014 (2005) PRINCIPAL	160,355	-	-	-	-	-	-	-	
F9710-605600	2016 PRINCIPAL	169,975	172,856	172,856	172,856	175,738	175,738	175,738	180,060	
F9710-605900	2021 PRINCIPAL	124,475	125,908	125,908	125,908	130,199	130,199	130,199	133,059	
F9710-705500	2014 (2005) INTEREST	4,009	-	-	-					
F9710-705600	2016 INTEREST	80,005	76,577	76,577	76,577	73,091	73,091	37,424	69,533	
F9710-705900	2021 INTEREST	109,998	107,181	107,181	107,181	104,300	104,300	52,882	101,338	
TOTAL SERIAL BONDS		**648,817**	**482,522**	**482,522**	**482,522**	**483,328**	**483,328**	**396,243**	**483,990**	
9730 BOND ANTICIPATION NOTES										
F9730-607599	BAN Principal	-	-	-	-	-	-	-	-	
F9730-707599	BAN Interest	-	163,000	163,000	-	163,000	163,000	-	163,000	
TOTAL BOND ANTICIPATION NOTES		**-**	**163,000**	**163,000**	**-**	**163,000**	**163,000**	**-**	**163,000**	
9950 INTERFUND TRANSFERS										
F9950-900001	INTERFUND TRANSFER	100,000			1,190,000					
TOTAL INTERFUND TRANSFERS		**100,000**	**-**	**-**	**1,190,000**	**-**	**-**	**-**	**-**	
TOTAL WATER EXPENSES		**4,115,778**	**4,318,197**	**4,318,356**	**4,841,314**	**4,346,544**	**4,346,544**	**2,158,982**	**4,417,533**	

2027 CITY OF BEACON PROPOSED BUDGET

WATER FUND REVENUE (F)

		2024 YTD ACTUAL	2025 ADOPTED BUDGET	2025 REVISED BUDGET	2025 YTD ACTUAL	2026 ADOPTED BUDGET	2026 REVISED BUDGET	2026 YTD ACTUAL	2027 PROPOSED BUDGET	COMMENTS
		12/31/24		12/31/25	12/31/25		09/29/26	09/29/26		
8310 WATER ADMINISTRATION										
F8310-126000	HEALTH INSURANCE REIMBURSEMEN	75,800	71,324	71,324	73,514	75,244	75,244	56,139	75,244	
F8310-126001	DENTAL INSURANCE REIMBURSEMEN	6,612	6,096	6,096	6,096	6,096	6,096	4,308	5,286	
F8310-214000	RESIDENTIAL & COMMERCIAL	2,063,844	2,227,069	2,227,069	2,149,493	2,282,204	2,282,204	1,755,752	2,341,003	
F8310-214001	CORRECTIONAL FACILITIES	1,134,802	1,185,000	1,185,000	997,411	1,140,000	1,140,000	604,085	1,140,000	
F8310-214002	TOWN OF FISHKILL	739,707	660,000	660,000	644,199	660,000	660,000	304,985	660,000	
F8310-214400	WATER SERVICE CHARGES	22,736	35,000	35,000	256,981	50,000	50,000	76,807	63,000	
F8310-214800	WATER PENALTY	66,251	45,000	45,000	80,297	45,000	45,000	21,217	45,000	
F8310-240100	INTEREST & EARNINGS	17,130	8,000	8,000	10,063	8,000	8,000	2,182	8,000	
F8310-240105	INTEREST & EARNINGS - NYCLASS	130,110	80,000	80,000	82,354	80,000	80,000	36,384	80,000	
F8310-265000	SALE OF SCRAP/EQUIPMENT	7,600	-	-	3,416					
F8310-268000	INSURANCE RECOVERIES	-	-	-	-					
F8310-277000	MISCELLANEOUS REVENUE	-	708	708	1,278			3,884		
TOTAL WATER ADMINISTRATION		**4,264,592**	**4,318,197**	**4,318,197**	**4,305,102**	**4,346,544**	**4,346,544**	**2,865,743**	**4,417,533**	
TOTAL WATER REVENUES		**4,264,592**	**4,318,197**	**4,318,197**	**4,305,102**	**4,346,544**	**4,346,544**	**2,865,743**	**4,417,533**	

2027 CITY OF BEACON PROPOSED BUDGET

SEWER FUND EXPENSE (G)

		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET	2026 YTD ACTUAL	2027 PROPOSED BUDGET	COMMENTS
1380 FISCAL AGENT FEES										
G1380-461200	FISCAL AGENT FEE	500	24,000	24,000	-	24,000	24,000	-	20,000	
TOTAL FISCAL AGENT FEES		**500**	**24,000**	**24,000**	**-**	**24,000**	**24,000**	**-**	**20,000**	
1420 LAW										
G1420-450400	ATTORNEYS	49,990	54,000	54,000	51,441	54,000	54,000	30,903	52,000	
TOTAL LAW		**49,990**	**54,000**	**54,000**	**51,441**	**54,000**	**54,000**	**30,903**	**52,000**	
1680 TECHNOLOGY										
G1680 250000	EQUIPMENT	4,719	2,230	2,230	2,118	2,230	2,230	-	4,280	
G1680 444100	LICENSE/PERMITS	1,717	2,996	2,996	2,248	3,714	9,714	9,395	3,460	
G1680 452003	IT CONSULTANT	2,637	9,450	9,450	4,371	4,000	4,000	1,065	4,000	
TOTAL TECHNOLOGY		**9,073**	**14,676**	**14,676**	**8,737**	**9,944**	**15,944**	**10,460**	**11,740**	
1980 MTA PAYROLL TAX										
G1980-400099	MTA PAYROLL TAX	2,804	2,635	2,761	1,404					
TOTAL MTA PAYROLL TAX		**2,804**	**2,635**	**2,761**	**1,404**	**-**	**-**	**-**	**-**	
1990 CONTINGENCY										
G1990-400001	CONTINGENCY FUND	-	65,000	25,137	-	20,000	-	-		
G1990-400004	CONTINGENCY RETIREMENT	-	5,000	5,000	-	5,000	-	-		
TOTAL CONTINGENCY		**-**	**70,000**	**30,137**	**-**	**25,000**	**-**	**-**	**-**	
8110 SEWER ADMINISTRATION										
G8110-450500	ADMINISTRATION FEE TO GEN	378,930	396,260	396,260	396,260	409,740	409,740	-	398,901	
TOTAL SEWER ADMINISTRATION		**378,930**	**396,260**	**396,260**	**396,260**	**409,740**	**409,740**	**-**	**398,901**	

SEWER FUND EXPENSE (G)		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET	2026 YTD ACTUAL	2027 PROPOSED BUDGET	COMMENTS
8120 SANITARY SEWER										
G8120-416000	MATERIALS & SUPPLIES	2,141	12,000	12,000	3,631	10,000	10,000	2,526	4,500	
G8120-422075	SANITARY SEWER ELECTRIC	387	525	525	488	551	551	259	427	
G8120-447000	RENTAL OF EQUIPMENT	-	3,000	3,000	-	2,000	2,000	-	2,000	
G8120-447200	REPAIR OF EQUIPMENT	62,075	25,000	25,000	17,812	18,000	18,000	5,493	18,000	
G8120-447300	MANHOLE REPAIRS I&I		100,000	100,000	-	40,000	40,000	-	-	
G8120-454000	ENGINEERS	19,795	20,000	20,000	795	20,000	20,000	-	20,000	
TOTAL SANITARY SEWER		**84,398**	**160,525**	**160,525**	**22,726**	**90,551**	**90,551**	**8,278**	**44,927**	
8130 WATER POLLUTION CONTROL										
G8130-100401	SUPERINTENDENT SALARY	97,819	95,227	99,512	101,343	104,488	104,488	76,356	109,190	
G8130-101000	REGULAR SALARIES	656,232	715,238	692,183	638,375	793,223	793,223	485,351	762,616	
G8130-103100	TEMPORARY POSITION									
G8130-105000	OVERTIME	111,814	97,000	152,000	148,726	115,000	115,000	113,172	150,000	
G8130-105200	SICK LEAVE BONUS	311	1,200	2,000	2,000	3,000	3,000	2,000	2,000	
G8130-112500	MEALS	1,655	2,000	2,000	2,240	2,000	2,000	1,883	2,000	
G8130-119000	CLOTHING ALLOWANCE	5,200	6,500	6,500	-	6,500	6,500	-	5,850	
G8130-120000	HEALTH BUYOUT	2,500	2,500	2,500	2,500	2,500	2,500	417	-	
G8130-190000	SEVERANCE/RETIREMENT PAY									
G8130-250000	PURCHASE EQUIPMENT	60,873	78,000	77,000	34,239	60,000	58,500	71,687	55,000	
G8130-410900	CHEMICALS	171,029	188,000	188,000	140,538	198,000	183,000	87,258	135,000	
G8130-410901	CARBON MEDIA/ODOR CONTROL								40,000	
G8130-411000	CLEANING SUPPLIES	-	500	500	385	500	500	226	600	
G8130-412680	GAS/OIL FOR HEAT	5,987	8,100	8,100	5,966	8,340	8,340	5,356	8,838	
G8130-412802	FLOWERS & LANDSCAPING	-	2,000	2,000	104	1,000	1,000	-	500	
G8130-413000	GAS & DIESEL	4,685	4,736	4,736	2,160	3,201	3,201	1,632	3,262	
G8130-414500	LAB SUPPLIES	1,878	4,800	4,800	4,537	4,800	4,800	959	5,000	
G8130-415400	TOOLS	3,664	4,900	6,230	5,923	1,400	1,400	-	3,000	
G8130-416000	MATERIALS & SUPPLIES	13,647	13,000	13,111	2,977	13,000	14,500	9,127	13,500	
G8130-416300	PAINTS	-	500	59	-	500	500	-	500	
G8130-417500	SAFETY SUPPLIES	208	9,550	9,550	940	4,500	4,500	629	4,500	
G8130-417700	SANITARY AND PAPER SUPPLI	2,865	5,040	5,040	3,298	3,000	3,000	2,561	3,100	
G8130-422065	WPC ELECTRIC	219,256	235,000	235,000	260,992	246,750	240,750	128,296	211,689	

2027 CITY OF BEACON PROPOSED BUDGET

SEWER FUND EXPENSE (G)

		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET	2026 YTD ACTUAL	2027 PROPOSED BUDGET	COMMENTS
G8130-423000	TELEPHONES	4,863	4,500	4,500	5,248	5,000	5,000	2,732	5,000	
G8130-423001	CELL PHONES	1,915	1,572	1,572	1,917	1,572	1,572	1,277	1,920	
G8130-441300	CHEMICAL ANALYSIS/LAB WOR	33,970	41,000	41,000	36,668	40,000	40,000	23,684	38,000	
G8130-441500	SOFTWARE & SUPPORT	5,840	11,300	11,300	7,965	2,800	13,000	800	23,000	
G8130-443200	TRAINING	963	2,000	2,000	307	5,750	5,750	605	2,000	
G8130-444100	PROFESSIONAL LICENSE FEES	15,500	16,000	16,000	1,950	16,000	16,000	15,614	16,000	
G8130-445100	MAINTENANCE OF EQUIPMENT	14,877	45,000	45,097	38,903	40,000	34,840	16,766	55,000	
G8130-446006	PRINTING BILLS	988	1,800	1,800	1,788	1,000	1,160	2,588	2,000	
G8130-446600	REFUSE REMOVAL	695,892	732,870	738,870	708,866	725,000	886,000	430,638	950,000	
G8130-447200	REPAIR OF EQUIPMENT	179,235	160,000	164,903	131,531	115,000	127,500	74,936	105,000	
G8130-447211	PROJECTS	1,808	20,000	9,000	5,996	10,000	7,300	-	10,000	
G8130-447300	REPAIR OF REAL PROPERTY	6,076	5,000	5,000	-	4,000	4,000	-	15,000	
G8130-454000	ENGINEERS	5,392	50,000	50,000	23,937	35,000	35,000	18,044	20,000	
G8130-462000	TRAVEL	5	500	500	-	500	500	-		
G8130-465000	POSTAGE	5,813	5,400	5,400	6,105	6,000	6,000	4,845	6,200	
G8130-820000	SOCIAL SECURITY	63,095	70,354	73,187	64,701	78,543	78,543	49,155	78,922	
TOTAL WATER POLLUTION CONTROL		**2,395,855**	**2,641,087**	**2,680,950**	**2,393,125**	**2,657,867**	**2,812,867**	**1,628,594**	**2,844,187**	

2027 CITY OF BEACON PROPOSED BUDGET

SEWER FUND EXPENSE (G)

		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET	2026 YTD ACTUAL	2027 PROPOSED BUDGET	COMMENTS
9010 EMPLOYEES RETIREMENT SYSTEM										
G9010-810000	RETIREMENT	128,811	162,584	162,584	157,894	193,805	193,805	-	202,813	
TOTAL EMPLOYEES RETIREMENT SYSTEM		**128,811**	**162,584**	**162,584**	**157,894**	**193,805**	**193,805**	**-**	**202,813**	
9040 WORKERS COMPENSATION										
G9040-830000	WORKERS' COMPENSATION	39,242	31,004	31,004	31,004	20,765	20,765	20,765	17,899	
TOTAL WORKERS COMPENSATION		**39,242**	**31,004**	**31,004**	**31,004**	**20,765**	**20,765**	**20,765**	**17,899**	
9055 DISABILITY										
G9055-850000	INSURANCE	451	600	600	409	600	600	233	600	
TOTAL DISABILITY		**451**	**600**	**600**	**409**	**600**	**600**	**233**	**600**	
9060 HEALTH INSURANCE										
G9060-840000	HEALTH INSURANCE	566,523	406,244	406,244	440,005	437,000	437,000	355,246	466,813	
G9060-840100	MEDICARE REIMBURSEMENT	25,506	24,982	24,982	25,308	25,308	25,308	17,316	30,192	
G9060-840500	DENTAL INSURANCE	10,031	10,036	12,536	15,057	15,670	15,670	11,304	17,164	
G9060-840600	VISION INSURANCE	1,469	1,481	1,481	1,191	1,381	1,381	1,272	2,313	
TOTAL HEALTH INSURANCE		**603,529**	**442,743**	**445,243**	**481,561**	**479,359**	**479,359**	**385,138**	**516,482**	

2027 CITY OF BEACON PROPOSED BUDGET

SEWER FUND EXPENSE (G)		2024 YTD ACTUAL 12/31/24	2025 ADOPTED BUDGET	2025 REVISED BUDGET 12/31/25	2025 YTD ACTUAL 12/31/25	2026 ADOPTED BUDGET	2026 REVISED BUDGET	2026 YTD ACTUAL	2027 PROPOSED BUDGET	COMMENTS
9710 SERIAL BONDS										
G9710-605500	2014 (2005) PRINCIPAL	142,181	-	-	-					
G9710-605600	2016 PRINCIPAL	286,644	291,502	291,502	291,502	296,360	296,360	296,360	303,647	
G9710-605700	2018 PRINCIPAL	135,742	140,487	140,487	140,487	144,286	144,286	144,286	149,032	
G9710-605900	2021 PRINCIPAL	310,525	314,092	314,092	314,092	324,801	324,801	324,801	331,941	
G9710-705500	2014 (2005) INTEREST	3,555	-	-	-					
G9710-705600	2016 INTEREST	134,920	129,139	129,139	129,139	123,260	123,260	63,112	117,260	
G9710-705700	2018 INTEREST	94,095	89,952	89,952	89,952	85,680	85,680	43,922	81,280	
G9710-705900	2021 INTEREST	274,408	267,381	267,381	267,391	260,194	260,194	131,924	252,805	
TOTAL SERIAL BONDS		**1,382,070**	**1,232,553**	**1,232,553**	**1,232,563**	**1,234,581**	**1,234,581**	**1,004,405**	**1,235,965**	
9730 BOND ANTICIPATION NOTES										
G9730-607599	BAN Principal									
G9730-707599	BAN Interest		180,000	177,500	-	180,000	180,000	-	177,000	
TOTAL BOND ANTICIPATION NOTES		**-**	**180,000**	**177,500**	**-**	**180,000**	**180,000**	**-**	**177,000**	
9950 INTERFUND TRANSFERS										
G9950-900001	INTERFUND TRANSFER	100,000	-	-	294,280					
TOTAL INTERFUND TRANSFERS		**100,000**	**-**	**-**	**294,280**	**-**	**-**	**-**	**-**	
TOTAL SEWER EXPENSES		**5,175,653**	**5,412,667**	**5,412,793**	**5,071,404**	**5,380,212**	**5,516,212**	**3,088,776**	**5,522,514**	

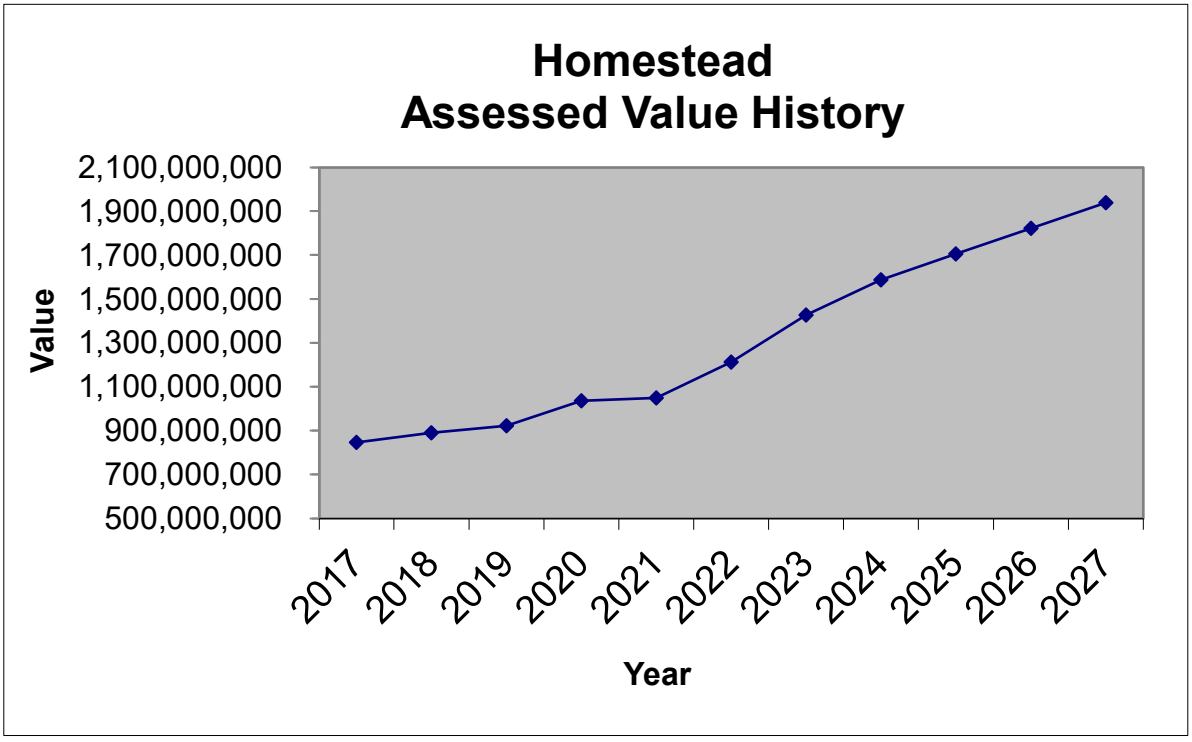
SEWER FUND REVENUE (G)		2024 YTD ACTUAL	2025 ADOPTED BUDGET	2025 REVISED BUDGET	2025 YTD ACTUAL	2026 ADOPTED BUDGET	2026 REVISED BUDGET	2026 YTD ACTUAL	2027 PROPOSED BUDGET	COMMENTS
		12/31/24		12/31/25	12/31/25		09/29/26	09/26/26		
8110 SEWER ADMINISTRATION										
G8110-126000	HEALTH INSURANCE REIMBURSEMEN	45,806	47,171	47,171	43,785	53,973	53,973	42,416	53,973	
G8110-126001	DENTAL INSURANCE REIMBURSEMEN	11,924	13,355	13,355	9,461	12,545	12,545	7,175	12,545	
G8110-212000	SEWER RENTS	1,286,740	1,382,141	1,382,141	1,316,800	1,392,594	1,392,594	1,089,827	1,598,411	
G8110-212001	CORRECTIONAL FACILITY	777,091	758,000	758,000	764,922	758,000	758,000	427,512	820,000	
G8110-212003	TOWN OF FISHKILL	1,346,072	1,420,000	1,420,000	933,638	1,225,000	1,225,000	430,568	1,060,000	
G8110-212007	BEACON SCHOOL BUS GARAGE	403			789	400	400	812	800	
G8110-212008	DUTCHESS STADIUM SEWER	7,336	5,000	5,000	8,332	5,000	5,000	2,529	7,435	
G8110-212009	DC TRANSPORT CENTER SEWER	180			879			99	350	
G8110-212800	SEWER PENALTY	5,552	6,000	6,000	7,181	6,000	6,000	5,442	6,000	
G8110-240100	INTEREST & EARNINGS	31,886	13,000	13,000	15,054	13,000	13,000	1,677	13,000	
G8110-240105	INTEREST & EARNINGS - NYCLASS	140,932	75,000	75,000	36,920	70,000	70,000	18,312	70,000	
G8110-265000	SALE OF SCRAP									
G8110-277000	MISCELLANEOUS REVENUE				40,000			20,000		
TOTAL SEWER ADMINISTRATION		**3,653,922**	**3,719,667**	**3,719,667**	**3,177,761**	**3,536,512**	**3,536,512**	**2,046,369**	**3,642,514**	
8130 WATER POLLUTION CONTROL										
G8130-212200	HAULER FEES	62,457	59,000	59,000	69,829	82,400	82,400	34,590	80,000	
G8130-212204	HAULER FEES BILLED MONTHLY	1,655,433	1,634,000	1,634,000	1,574,666	1,761,300	1,761,300	1,123,506	1,800,000	
G8130-391001	STATE AID - NYSERDA	20,000								
TOTAL WATER POLLUTION CONTROL		**1,737,890**	**1,693,000**	**1,693,000**	**1,644,495**	**1,843,700**	**1,843,700**	**1,158,096**	**1,880,000**	
9950 INTERFUND TRANSFERS										
G9950-503100	INTERFUND TRANSFERS	22,645	-	-	-	-	-	-	-	
TOTAL INTERFUND TRANSFERS		**22,645**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	
TOTAL SEWER REVENUES		**5,414,457**	**5,412,667**	**5,412,667**	**4,822,256**	**5,380,212**	**5,380,212**	**3,204,465**	**5,522,514**	

CITY OF BEACON
TAX CAP CALCULATION
2027

	Allowable 2027 Budget	Adopted 2026 Budget
Prior year tax levy	13,880,238	13,247,051
Tax base growth factor % (increase in tax base)	2.10%	2.04%
	14,171,723	**13,517,291**
Add: Prior Year PILOTS	352,500	337,000
	14,524,223	13,854,291
Allowable Levy Growth factor % (Inflation)	2.00%	2.00%
	14,814,707	14,131,377
Less: Current year PILOTS	(366,000)	(352,500)
Tax Levy limit	14,448,707	13,778,877
Available carry over from prior year (used)	100,716	202,077
Tax Levy limit before Exlcusions	14,549,423	13,980,954
Add: Exclusions	-	-
Tax levy limit	14,549,423	13,980,954
Use of fund balance	-	-
Available carry over to next year		(100,716)
Loss of available carry over to next year		
Actual Tax levied	14,549,423	13,880,238
Dollar growth	669,185	633,187
Effective tax levy increase %	4.82%	4.78%

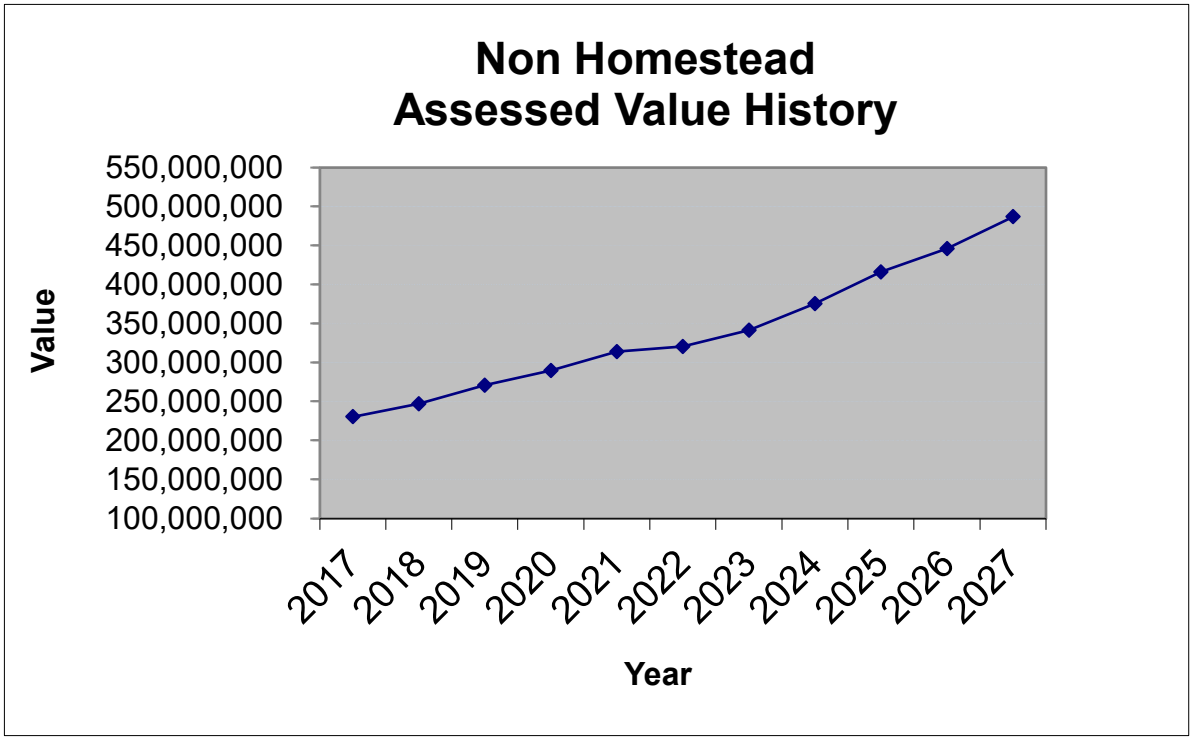
CITY OF BEACON
HOMESTEAD
ASSESSED VALUES
2017-2027

YEAR	VALUE	
2017	846,174,024	
2018	890,121,552	
2019	921,272,380	
2020	1,035,407,247	
2021	1,049,204,857	
2022	1,212,207,405	
2023	1,426,130,810	
2024	1,587,292,505	
2025	1,705,642,304	
2026	1,821,200,389	
2027	1,938,557,544	as of 9/25/26



CITY OF BEACON
NON HOMESTEAD
ASSESSED VALUES
2017-2027

Tax YEAR	VALUE	
2017	230,385,626	
2018	246,894,305	
2019	270,710,226	
2020	289,494,865	
2021	313,815,987	
2022	320,365,120	
2023	341,303,420	
2024	375,359,513	
2025	415,844,001	
2026	445,694,113	
2027	486,842,338	as of 9/25/26



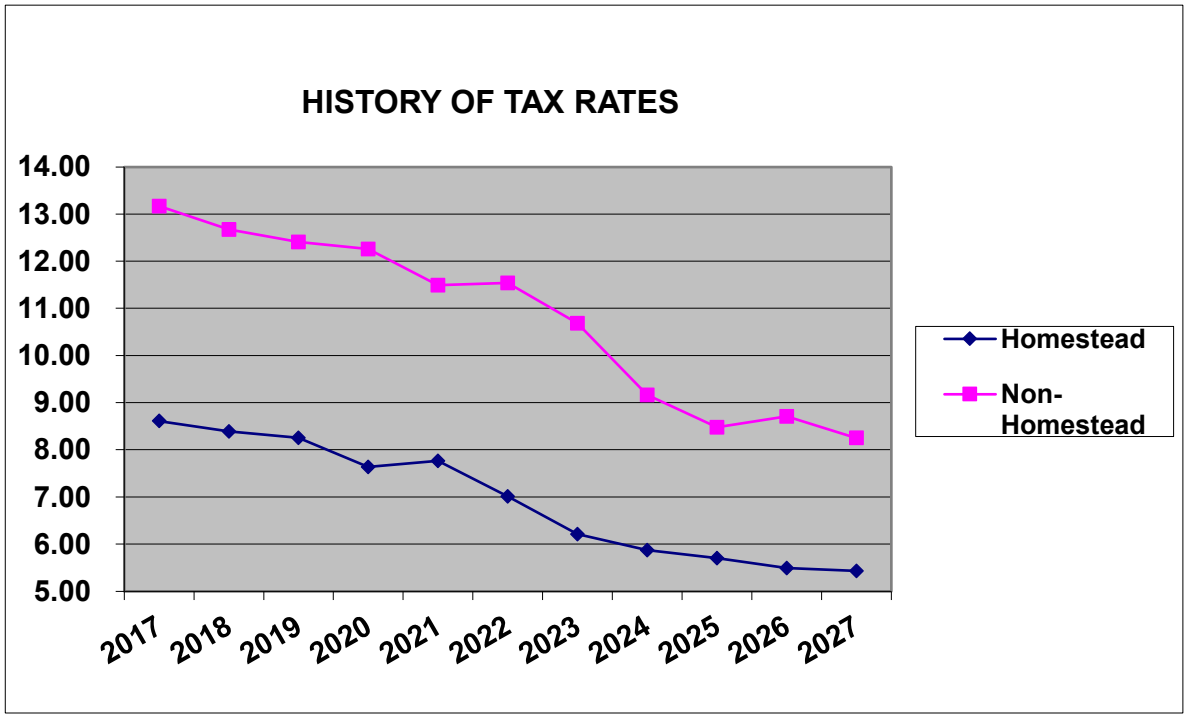
CITY OF BEACON
TAX LEVY
HISTORY
2017-2027

		LEVY	FUND BALANCE
	YEAR	AMOUNT	TO OFFSET LEVY
	2017	10,319,219	247,500
	2018	10,593,191	162,980
	2019	10,964,181	148,317
	2020	11,455,743	379,842
	2021	11,751,122	2,273,843
	2022	12,293,218	585,000
	2023	12,507,397	200,000
	2024	12,757,008	253,100
	2025	13,247,051	75,000
	2026	13,880,238	151,412
Proposed	2027	14,549,423	275,000



CITY OF BEACON
HISTORY OF TAX RATES
2017-2027

	Homestead		Non-Homestead	
	YEAR	RATE	YEAR	RATE
	2017	8.61	2017	13.17
	2018	8.39	2018	12.67
	2019	8.25	2019	12.41
	2020	7.64	2020	12.26
	2021	7.76	2021	11.49
	2022	7.01	2022	11.54
	2023	6.21	2023	10.68
	2024	5.87	2024	9.16
	2025	5.70	2025	8.48
	2026	5.49	2026	8.71
Proposed	2027	5.43	2026	8.25



NUMBER OF EMPLOYEES PER DEPARTMENT

Department	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Budget to Budget Change
Administrator	2.0	2.0	2.0	3.0	2.0	1.0	1.0	1.0	1.0	2.0	2.0	-
Assessor	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	-
Building	3.0	3.0	4.0	4.0	3.0	4.0	4.0	5.0	5.0	5.0	5.0	-
City Clerk	1.0	1.0	1.5	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	-
Council	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	-
Finance	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	-
Fire	14.0	14.0	14.0	17.0	17.0	17.0	18.0	18.0	18.0	18.0	18.0	-
Highway	15.0	16.0	17.0	17.0	17.0	18.0	18.0	18.0	18.0	18.0	18.0	-
Human Resource	-	-	-	-	1.0	1.0	1.0	1.0	1.0	2.0	2.0	-
Mayor	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	1.0	1.0	-
Park	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	-
Police	35.0	36.0	36.0	37.0	37.0	36.0	36.0	36.0	36.0	36.0	36.0	-
Police Office	3.0	3.0	3.0	3.0	3.0	4.0	4.5	5.0	5.0	5.0	5.0	-
Public Buildings	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-
Recreation	3.0	3.5	3.5	3.5	3.5	3.5	3.5	4.5	4.5	4.5	4.5	-
Recycle	3.0	2.0	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	-
Water	11.0	11.0	11.0	11.0	11.0	11.0	12.0	12.0	12.0	12.0	12.0	-
Sewer	11.0	11.0	11.0	11.0	10.0	11.0	11.0	11.0	11.0	11.0	10.0	(1.0)
Totals	117.5	119.0	121.0	126.5	124.5	126.5	129.0	131.5	131.5	132.5	131.5	(1.0)

2027 PROPOSED BUDGET SUMMARY PRESENTATION

OCTOBER 5, 2026



Highway Garage Solar Array Project Ribbon Cutting
May 8, 2026

BUDGET TIMELINE



Fishkill Avenue Repaving - Spring 2026

October 5:	Mayor's Budget Message Summary Presentation
October 19:	Highway, Water and Sewer Department Presentations
October 19:	Vote to Set Public Hearing
November 2:	Police, Fire and Recreation Department Presentations
November 2:	Public Hearing Opens
December 21:	Final Mtg for Budget Adoption

BUDGET OVERVIEW

The proposed operating budget includes the General Fund, Water Fund, and Sewer Fund. It does not include any capital projects, which are in the 5-Year Capital Program.

The proposed spending plan totals $39.5 Million:

- $29.5 Million in the General Fund (Increase of 5.8% from 2026)
- $4.4 Million in the Water Fund (Increase of 1.6% from 2026)
- $5.5 Million in the Sewer Fund (Decrease of 2.6% from 2026)

The budget proposes to decrease property tax rates for homes 1.03% and for commercial properties 5.28%. Water rates would stay flat and sewer rates would rise 10%.

Based on the Adjusted Rate Proportions and assessed value increase, taxes on average homes would increase 3.9% and taxes on commercial properties would decrease 5.28%. The tax increases have been mitigated significantly by the addition to the tax rolls of approximately $46 Million in new construction.



City of Beacon Fire Chief and Fire Department Staff

SIGNIFICANT ITEMS: EXPENSES



City of Beacon Emergency SNAP Assistance Program
November 2025

Budget increases are related primarily to rising employee salary and retirement costs. Other key drivers are the increases in the City's proposed ambulance contract, waste hauling contracts and inflationary increases across the board.

The budget proposes the use of the $275,000 in the City's General Fund Balance to offset the tax levy increase which is an increase of the prior years use of $151,412.

The largest year-over-year increases are: General Fund Health and Dental Insurance ($246k); Police Salaries ($230k); Fire Salaries ($268k); Retirement ($154k for ERS, Fire, and Police); and Sludge Hauling ($225k).

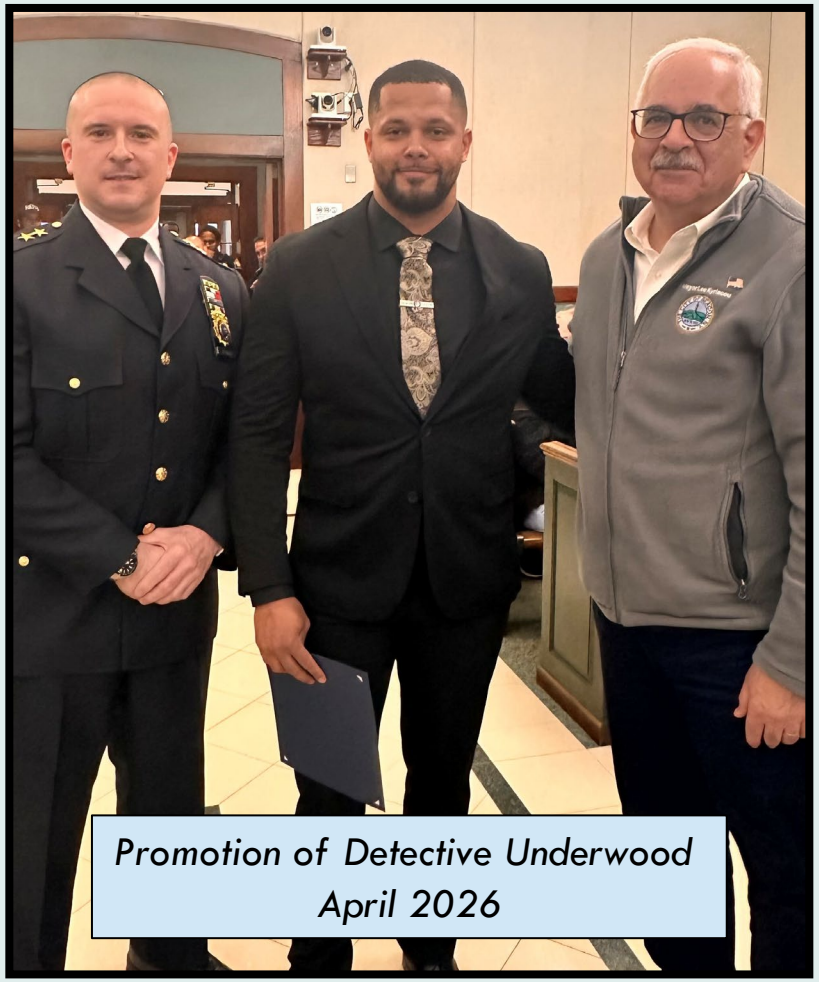
Despite these increases, the 2027 Proposed Budget is at the New York State Tax Cap limit.

SIGNIFICANT ITEMS: REVENUES

Revenue from Sales Tax is projected to increase from $6.46 million to $6.8 million. This additional funding is the result of the Sales Tax Agreement negotiated by the Mayor in 2022, which increased from 2.35% to 2.45% in 2026 & 2027 and based on amounts projected to receive in 2026 the City increased the 2027 projected amounts.

The budget also includes $210k for the hotel occupancy tax, $150k is due to the opening of the Mirbeau Inn & Spa in May 2026.

Other revenue changes include: increase to State Aid of 178k, County Aid decrease 62k, mortgage tax increase $40k based on the trending average.



Promotion of Detective Underwood
April 2026

BUDGET SUMMARY

	General Fund	Water Fund	Sewer Fund
Appropriations	$29,539,155	$4,417,533	$5,522,514
Total Revenue	$14,714,732	$4,417,533	$5,522,514
Balance of Appropriations	$14,824,423	-	-
Appropriated Fund Balance	$275,000	$-0-	$-0-
Proposed Tax Levy	**$14,549,423**		

For 2027 the Tax Cap is allowed to increase $669,185 which is 4.82% over last years levy. The proposed budget is at tax cap with no plan of exceeding it.

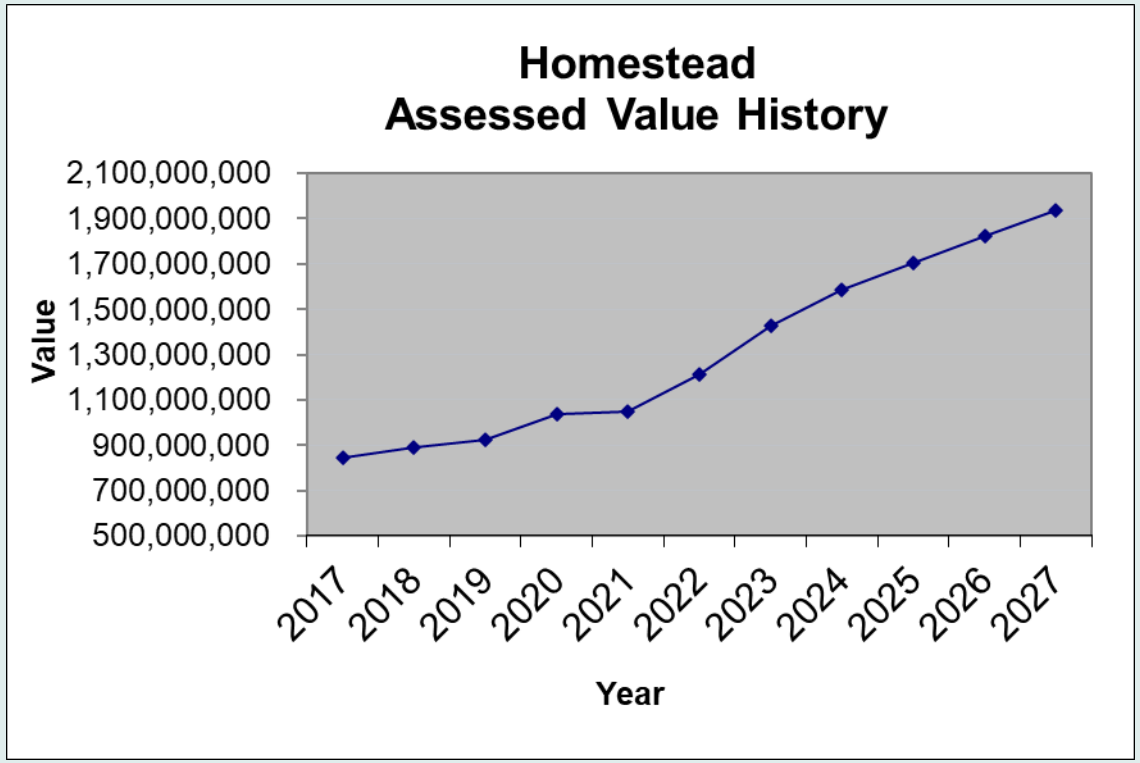
The tax cap is on the tax levy, not the tax rate.

BUDGET SUMMARY

	Homestead	Non-Homestead	Totals
Tax Levy Distribution	$10,532,761	$4,016,662	$14,549,423
Base Proportion	72.39298%	27.60702%	100.00%
2027 Tax Rate	5.433298	8.250437	
2026 Tax Rate	5.489724	8.710794	
Tax Rate Percentage Decrease	-1.0279%	-5.2849%	
09/25/26- Tentative Roll	$1,938,557,544	$486,842,338	$2,425,399,882
11/20/25 – Final Roll	$1,821,200,389	$445,694,113	$2,266,894,502
Assessment Percentage Increase	6.44%	9.23%	6.99%
Assessment Base Increase	$117,357,155	$41,148,225	$158,505,308

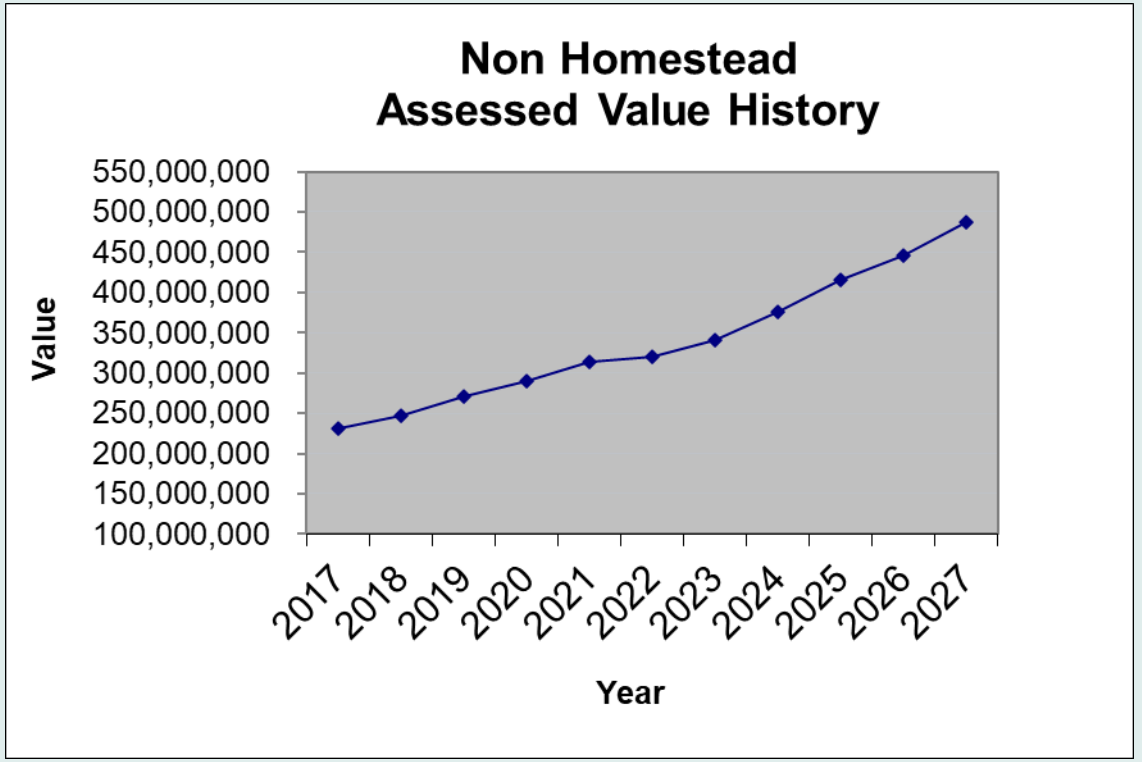
HOMESTEAD ASSESSED VALUES 2017-2027

Year	Value
2017	$846,174,024
2018	$890,121,552
2019	$921,272,380
2020	$1,035,407,247
2021	$1,049,204,857
2022	$1,212,207,405
2023	$1,426,130,810
2024	$1,587,292,505
2025	$1,705,642,304
2026	$1,821,200,389
2027	$1,938,557,554 *As of 9/25/26*



NON-HOMESTEAD ASSESSED VALUES 2017-2027

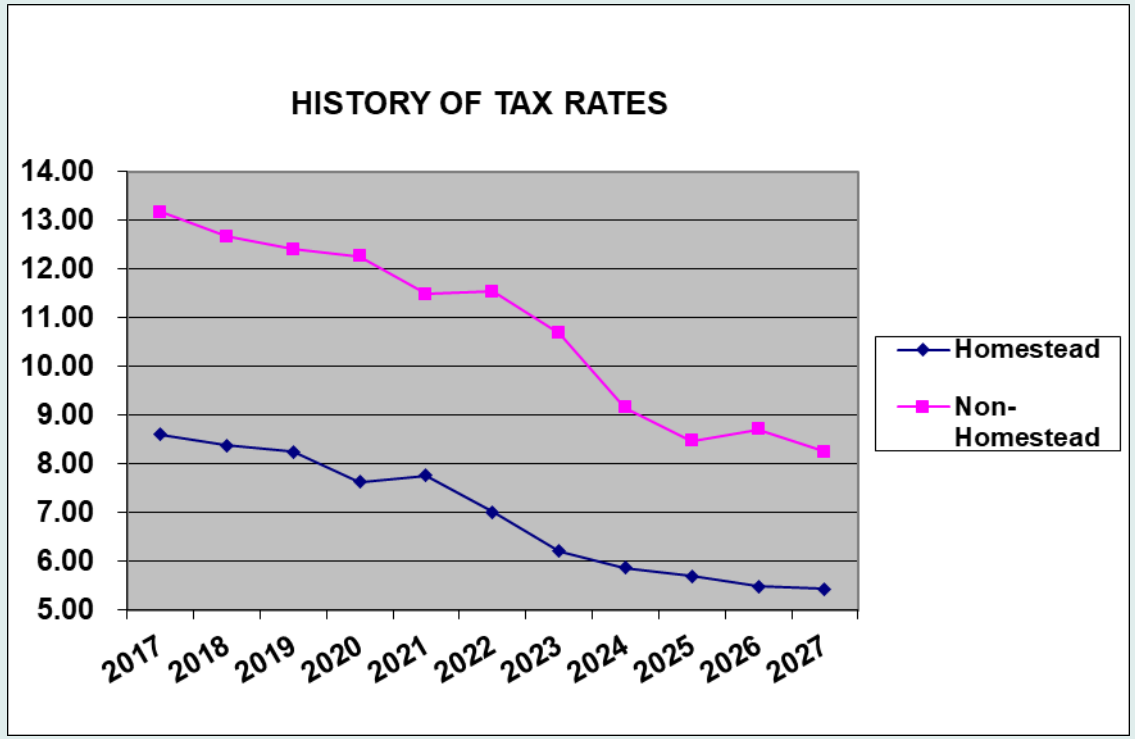
Year	Value
2017	$230,385,626
2018	$246,894,305
2019	$270,710,226
2020	$289,494,865
2021	$313,815,987
2022	$320,365,120
2023	$341,303,420
2024	$375,359,513
2025	$415,844,001
2026	$445,694,113
2027	$486,842,338 *As of 9/25/26*



TAX RATE HISTORY
2017-2027

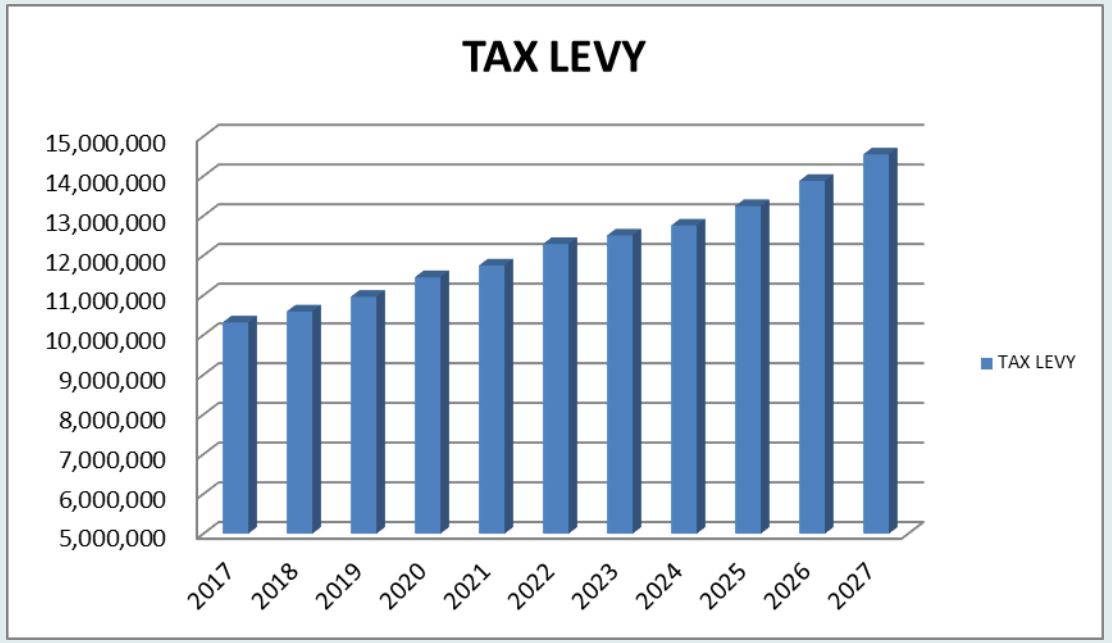
Homestead		Non-Homestead	
YEAR	RATE	YEAR	RATE
2017	8.61	2017	13.17
2018	8.39	2018	12.67
2019	8.25	2019	12.41
2020	7.64	2020	12.26
2021	7.76	2021	11.49
2022	7.01	2022	11.54
2023	6.21	2023	10.68
2024	5.87	2024	9.16
2025	5.70	2025	8.48
2026	5.49	2026	8.71
*2027	5.43	*2027	8.25

*Proposed



TAX LEVY/ FUND BALANCE USE 2017-2027

Year	Levy Amount	Fund Balance to Offset Levy
2017	$10,319,219	$247,500
2018	$10,593,191	$162,980
2019	$10,964,181	$148,317
2020	$11,455,743	$379,842
2021	$11,751,122	$2,273,843
2022	$12,293,218	$585,000
2023	$12,507,397	$200,000
2024	$12,757,008	$253,100
2025	$13,247,051	$75,000
2026	$13,880,238	$151,412
*2027	$14,549,423	$275,000



HOMESTEAD TAX IMPACT SAMPLE BILL

TAX YEAR	ASSESSED VALUE	RATE	TAX AMOUNT
2026	$500,000	5.489724	$2,744.86
2027	$525,000*	5.433298	$2,852.48
	**5% Assessment Increase*		
NET INCREASE- $			$107.62
NET INCREASE- %			3.92%

NON-HOMESTEAD TAX IMPACT SAMPLE BILL

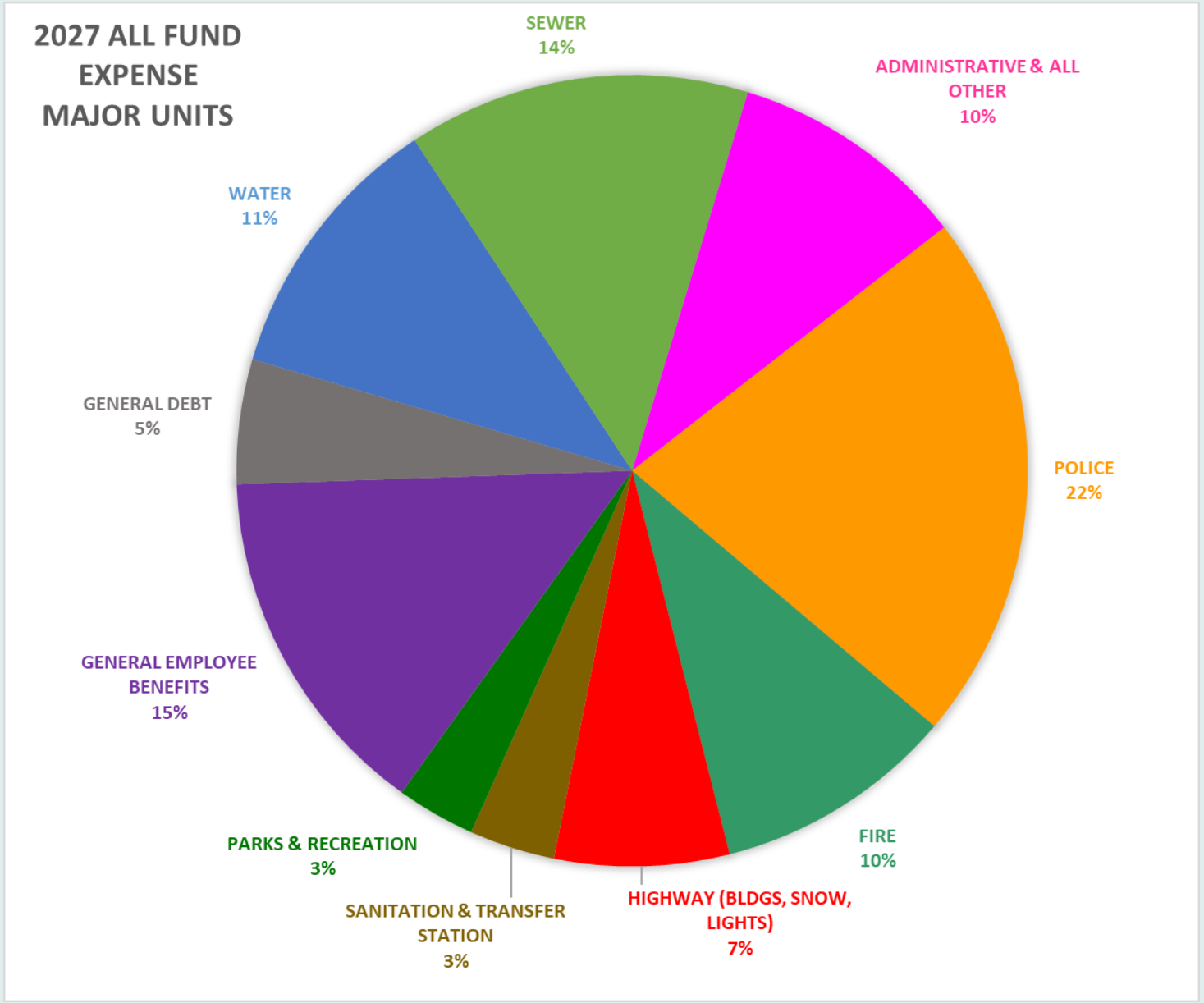
TAX YEAR	ASSESSED VALUE	RATE	TAX AMOUNT
2026	$500,000	8.710794	$4,355.40
2027	$500,000	8.250437	$4,125.22
NET DECREASE- $			-$230.18
NET DECREASE- %			-5.28%

EMPLOYEES BY DEPARTMENT 2017-2027

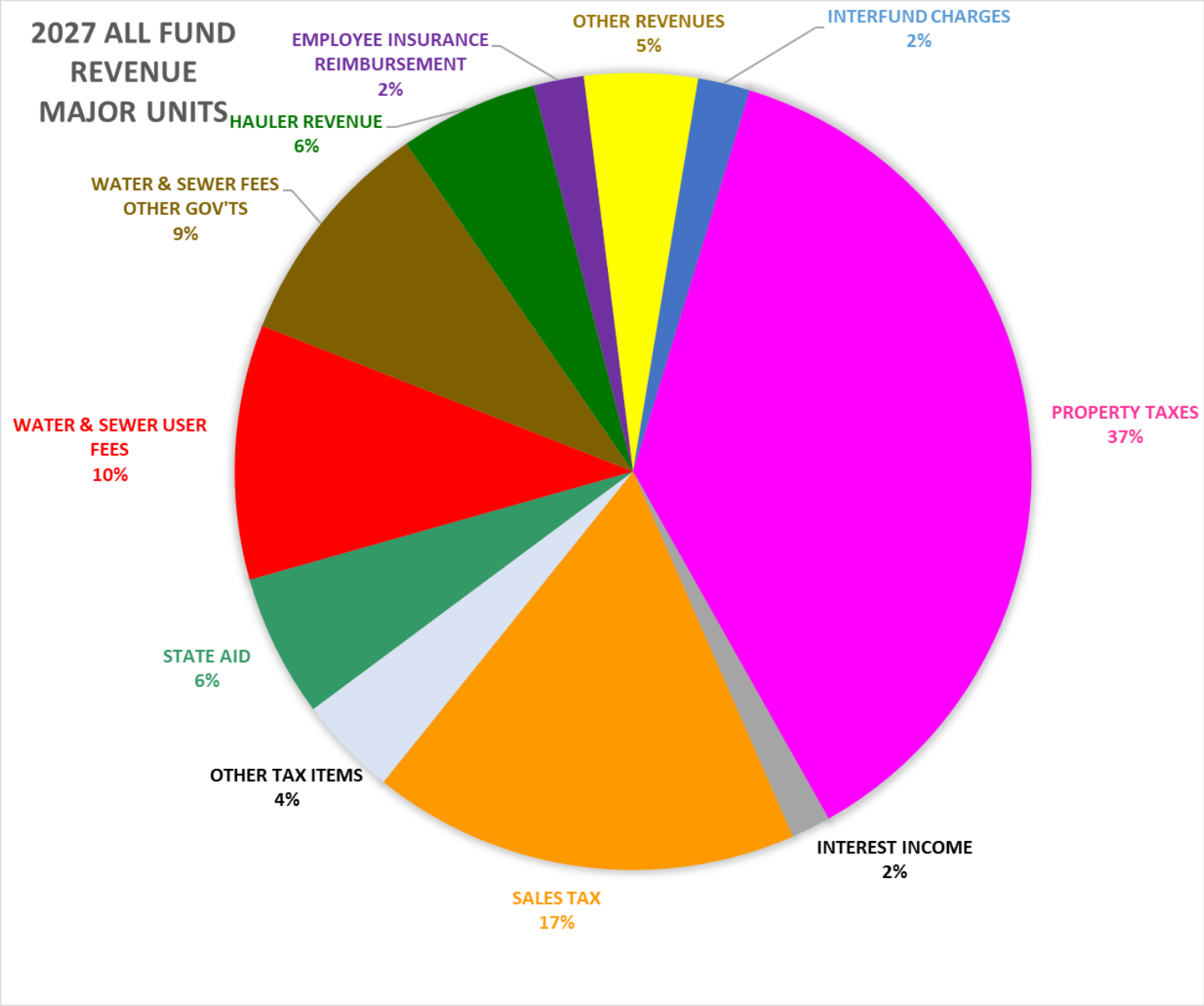
NUMBER OF EMPLOYEES PER DEPARTMENT

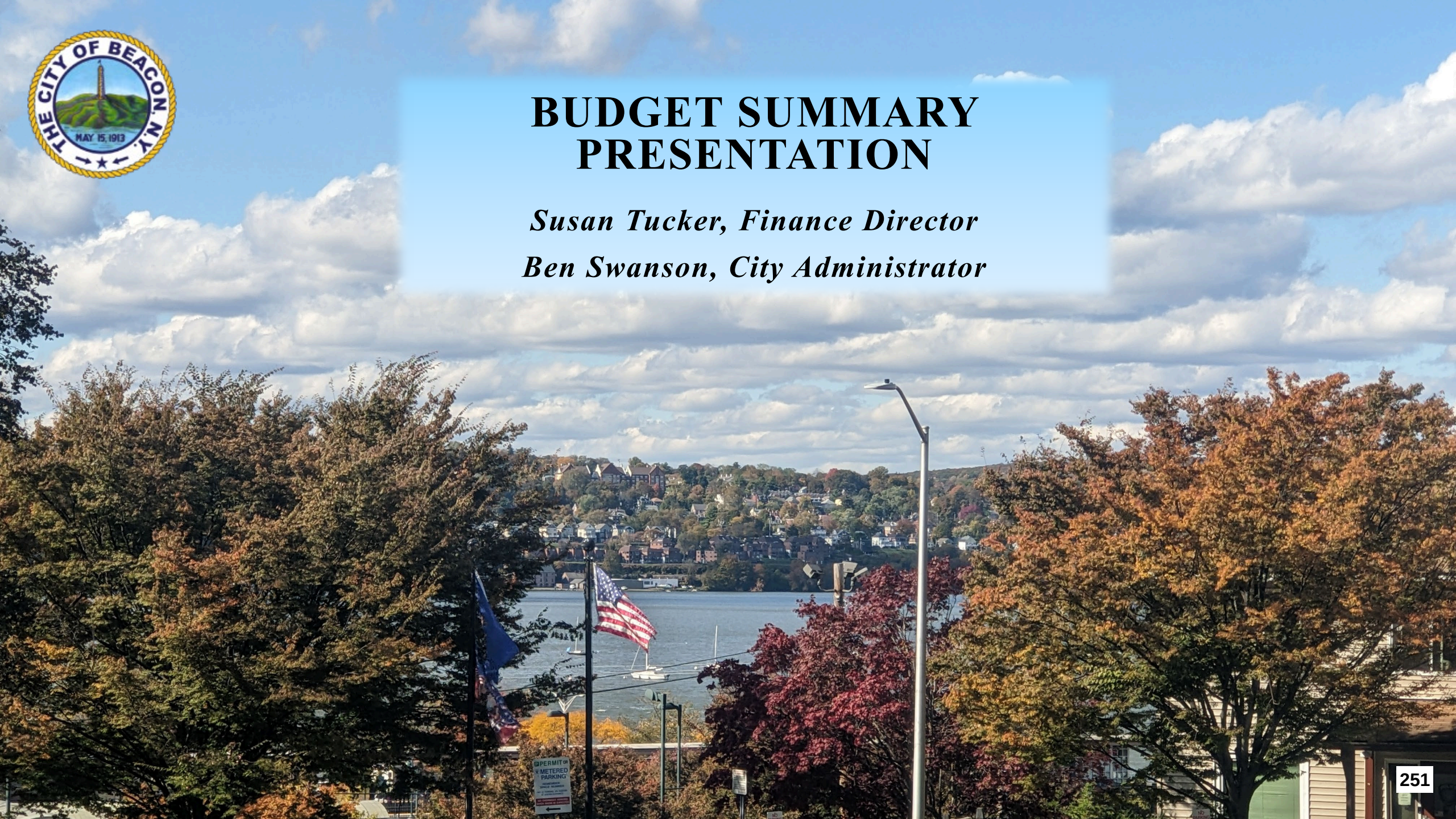
Department	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Budget to Budget Change
Administrator	2.0	2.0	2.0	3.0	2.0	1.0	1.0	1.0	1.0	2.0	2.0	-
Assessor	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	-
Building	3.0	3.0	4.0	4.0	3.0	4.0	4.0	5.0	5.0	5.0	5.0	-
City Clerk	1.0	1.0	1.5	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	-
Council	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	-
Finance	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	-
Fire	14.0	14.0	14.0	17.0	17.0	17.0	18.0	18.0	18.0	18.0	18.0	-
Highway	15.0	16.0	17.0	17.0	17.0	18.0	18.0	18.0	18.0	18.0	18.0	-
Human Resource	-	-	-	-	1.0	1.0	1.0	1.0	1.0	2.0	2.0	-
Mayor	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	1.0	1.0	-
Park	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	-
Police	35.0	36.0	36.0	37.0	37.0	36.0	36.0	36.0	36.0	36.0	36.0	-
Police Office	3.0	3.0	3.0	3.0	3.0	4.0	4.5	5.0	5.0	5.0	5.0	-
Public Buildings	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-
Recreation	3.0	3.5	3.5	3.5	3.5	3.5	3.5	4.5	4.5	4.5	4.5	-
Recycle	3.0	2.0	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	-
Water	11.0	11.0	11.0	11.0	11.0	11.0	12.0	12.0	12.0	12.0	12.0	-
Sewer	11.0	11.0	11.0	11.0	10.0	11.0	11.0	11.0	11.0	11.0	10.0	(1.0)
Totals	117.5	119.0	121.0	126.5	124.5	126.5	129.0	131.5	131.5	132.5	131.5	(1.0)

EXPENSE BREAKDOWN



REVENUE BREAKDOWN





BUDGET SUMMARY PRESENTATION

Susan Tucker, Finance Director

Ben Swanson, City Administrator

Title:

October 5, 2026 Minutes

ATTACHMENTS

October 5, 2026 Minutes

COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508
AND LIVE VIA ZOOM

Mayor Lee Kyriacou
Councilmember Amber Grant, At Large
Councilmember Paloma Wake, At Large
Councilmember Lastar Gorton, Ward 1
Councilmember Zack Smith, Ward 2
Councilmember Sergei Krasikov, Ward 3
Councilmember Carolyn Glauda, Ward 4
City Administrator Ben Swanson

October 5, 2026
7:00 PM
Draft
City Council
Minutes

Regular Meeting

These minutes are for the regular meeting of the Beacon City Council. The City Council Meeting was held through video conference and in the Courtroom at 1 Municipal Plaza, Beacon NY 12508. A video recording of the meeting is available at

https://www.youtube.com/@cityofbeacon8181. 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. 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

Mayor Lee Kyriacou

Councilmember Amber Grant, At Large

Councilmember Paloma Wake, At Large

Councilmember Lastar Gorton, Ward One

Councilmember Zack Smith, Ward Two

Councilmember Sergei Krasikov, Ward Three

Councilmember Carolyn Glauda, Ward Four

Also Present

Benjamin Swanson, City Administrator

Nicholas Ward-Willis, City Attorney

Call to Order

Pledge of Allegiance

Roll Call

Public Comment

Public Hearings

Public Hearing for a Proposed Local Law Concerning the Fishkill Development District and Hotels

Motion to close the public hearing by Councilmember Grant.
Second by Mayor Kyriacou.

Motion passes 7 - 0.

Public Hearing for a Proposed Local Law Concerning Parking, Standing, and Stopping

Motion to close the public hearing by Councilmember Gorton.
Second by Councilmember Smith.

Motion passes 7 - 0.

Public Hearing for a Proposed Local Law Concerning Mid-Year Salary Increases for Appointed Employees and Officers

Motion to close the public hearing by Councilmember Grant.
Second by Councilmember Krasikov.

Motion passes 7 - 0.

Public Hearing for a Proposed Local Law Concerning Penalties for Violations of the City's Zoning, Fire Prevention, and Building Codes (to be adjourned to October 19, 2026)

Motion to adjourn the public hearing to October 19, 2026 by Councilmember Grant.
Second by Councilmember Gorton.

Motion passes 7 - 0.

Presentation of the Proposed 2027 Operating Budget

Proposed 2027 Operating Budget

Reports: Mayor, City Council, and City Administrator

Workshop

Proposed Local Law Concerning Penalties for Violations of the City's Zoning, Fire Prevention, and Building Codes

Local Laws and Resolutions

1. Resolution No. 79 - Adopting Local Law No. 3 of 2026 Concerning the Fishkill Development District and Hotels

   Motion to table the resolution until October 19, 2026 by Councilmember Glauda.
   Second by Councilmember Smith.

   Motion passes 6 - 1. Councilmember Grant voted against the motion.

2. Resolution No. 80 - Adopting Local Law No. 4 of 2026 Concerning Parking, Standing, and Stopping

   Motion to adopt the resolution by Councilmember Glauda.
   Second by Councilmember Gorton.

   Motion passes 7 - 0.

3. Resolution No. 81 - Adopting Local Law No. 5 of 2026 Concerning Mid-Year Salary Increases for Appointed Employees and Officers

   Motion to adopt the resolution by Councilmember Gorton.
   Second by Councilmember Grant.

   Motion passes 7 - 0.

4. Resolution No. 82 - Referring a Local law Concerning Penalties for Violations of the City's Zoning, Fire Prevention, and Building Codes to the City of Beacon Planning Board

   Motion to adopt the resolution by Councilmember Smith.
   Second by Councilmember Wake.

   Motion passes 7 - 0.

Approval of Minutes

1. September 21, 2026 Minutes

   Motion to approve the minutes, as amended, by Councilmember Grant.
   Second by Councilmember Smith.

   Motion passes 7 - 0.

Public Comment - Second Opportunity

Announcement of Next Meeting: October 19, 2026 at 7:00 p.m.

Adjournment

Motion to adjourn by Councilmember Smith.
Second by Councilmember Glauda.

Motion passes 7 - 0.

City of Beacon City Council Agenda
10/19/2026

Title:

Executive Session: Real Property

ATTACHMENTS