



DRAFT

MAP, PLAN AND REPORT

FOR

**EXTENSION NO. 4
OF THE CONSOLIDATED KIAMESHA SEWER DISTRICT**

**TOWN OF THOMPSON
SULLIVAN COUNTY, NEW YORK**

Client:

**Town of Thompson
4052 Route 42
Monticello, NY 12701**

Prepared by:

**MHE Engineering, D.P.C.
33 Airport Center Drive, Suite 202
New Windsor, New York 12553**

**ANY UNAUTHORIZED ALTERATION OR
ADDITION TO THIS DOCUMENT IS A
NEW YORK STATE EDUCATION LAW.**

**Job No.: 95-55.1, 24-100
Dated: August 5, 2025**

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

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A. **INTRODUCTION**

Saddle Lane LLC has petitioned the Town of Thompson Town Board in correspondence from their agent, Mr. Joel Kohn, dated March 14, 2024, for the consideration of an extension to the Consolidated Kiamesha Sewer District to include property which they own. The Town Board, therefore, authorized MHE Engineering D.P.C. at the August 20, 2024 Town Board meeting to prepare the following Map, Plan and Report for the District Extension. The correspondence and authorization are provided as Attachment 1 to this report.

B. **BENEFIT AREA**

The area to be benefited consists of tax parcel ID 13.-3-36.1. The parcel is located at the end of Saddle Lane, and extends along the Route 17/I-86 and Route 42 north interchange. The total area of the parcel is approximately 35.86 acres and it is within the Town Zoning district HC-2.

The District extension is more formally shown on the map in Attachment No. 2. A description of the parcel to be annexed, prepared by Howard W. Weeden, P.L.S., P.C., is provided in Attachment No. 3.

C. **PROJECT DESCRIPTION**

The property owner has indicated that they intend to develop the property with a 65 unit row home project. Each unit will include 5 bedrooms. Utilizing a flow rate of 110 gallons per day (gpd) per bedroom, the project is anticipated to generate up to 35,750 gpd of wastewater.

Additional features proposed include a community building and swimming pools. The project will be accessed from Saddle Lane with a potential emergency access onto Route 42 North.

A Concept Plan prepared for the applicant by MNTM Engineering – Land Surveying is provided in Attachment 4.

This report will identify improvements necessary for the connection of the subject property to the Consolidated Kiamesha Sewer District and costs associated to provide service to the properties.

D. **EXISTING FACILITIES**

1. **KIAMESHA WWTP CAPACITY:**

The Kiamesha Lake Sewage Treatment Plant has a rated capacity of 2,000,000 gallons per day. The plant is located on Rock Ridge Drive approximately 3,500 feet north-east of the project site. The existing average daily flow to the Sewage Treatment Plant was approximately 327,000 gallons per

day from June 2021 to April 2022. The maximum monthly average flow observed in this time frame was 402,700 gpd. There are additional projects within the district that have committed flow to the plant. A summary of these flows is provided below:

| | | |
|----|----------------------------|----------------------|
| a. | Plant Flow Current | 402,700 gpd |
| b. | Adelar/EPR Casino | 373,100 gpd |
| c. | Concord Future | 350,000 gpd |
| d. | Lakeview Estates | 33,000 gpd |
| e. | District Extension No. 1 | 47,000 gpd |
| f. | District Extension No. 2* | 80,000 gpd |
| g. | District Extension No.3 | 66,000 gpd |
| | Total flow: | 1,351,800 gpd |
| | Available Capacity: | 648,200 gpd |

*Extension No. 2 is proposed but not yet adopted by the Town Board.

Based on the permitted capacity at the Kiamesha Lake Sewage Treatment Plant, and committed flows for the Casino/Resort, other project developments and previous District extensions, the sewage treatment plant has adequate capacity to treat the wastewater generated from the proposed Extension No. 4 of the Kiamesha Consolidated Sewer District. The extension is projected to add an estimated 66,000 gpd of additional flow while the available capacity at the WWTP is 648,200 gpd.

2. **COLLECTION MAINS:**

The existing sewer district collection system consist of a series of gravity sewer mains, pump stations and sewer force mains. The closest gravity sewer main to the project site is located at the intersection of NYS Route 42 and Anawana Lake Road. This sewer main is located approximately 700 feet north of the project site. The gravity sewer main flows west to the Anawana Lake pump station. Discussions with the Town Water and Sewer Superintendent indicate that this pump station does not have capacity to handle the additional flows generated by the proposed project.

E. **PROPOSED IMPROVEMENTS**

1. **ON-SITE IMPROVEMENTS**

A series of gravity sewer mains will be installed on the project site to collect flows from the Row house development. An on-site pump station and force main will be required to convey flows from the project to the existing district collection system. The pump station will need to be designed to handle a peak flow rate of approximately 100 gpm. The force main will need to be sized to maintain a velocity of at least two feet per second. Pump selection and force main sizing will be dependent upon the ultimate location of the connection to the existing District system as described in the following sections.

2. DISTRICT COLLECTION SYSTEM IMPROVEMENTS

The following sections will describe the three potential alternatives for connecting the project to the existing District collection system.

- 1- The first alternative consists on installing a new force main from the on-site pump station along Route 42 to the gravity collection system at the intersection of Route 42 and Golden Ridge Road. Flow would then be by gravity to the existing Anawana Lake Road pump station. Flows are then pumped across Route 42 and along Golden Ridge Road to the head of the WWTP. The existing pump station is at capacity and will require replacement under this alternative. The estimated cost of this alternative, not including the on-site pump station, is \$2,763,000.00.
- 2- The second alternative consists of installing a new force main along Rock Ridge Drive from the on-site project pump station to the head of the WWTP. There are currently multiple sewer mains that discharge to the manhole at the head of the plant. A new influent receiving structure will need to be constructed to accommodate the addition of another main. The estimated cost of this alternative, not including the on-site pump station, is \$1,616,250.00.
- 3- The Village of Monticello currently owns and operates a pump station on Thompson Road just east of the intersection with Rock Ridge Drive adjacent to Route 17/86 westbound. This station currently receives residential sewer flows from a portion of the Village and filter backwash water from the Village water treatment plant located at Kiamesha lake. The Village is currently planning to construct a new pump station on adjacent to the eastbound Route 17/86 lanes which will then accept the majority of the flow tributary to the existing station. The Village and Town have discussed the Town then taking ownership of the existing pump station on Thompson Road and treating the remaining flows at the Kiamesha WWTP under an Intermunicipal Agreement.

Under this alternative, the on-site pump station from the development would discharge to the existing gravity sewer system at the intersection of Rock Ridge drive and Thompson Road. Flow would then be by gravity to the existing pump station. The existing force main conveying the Village filter backwash water would be intercepted in front of the WWTP and backwash flows directed to the head of the plant. The remaining portion of the forcemain would then be utilizes to convey flows from the Thompson Road pump station back to the head of the Kiamesha WWTP. This would require replacement of the existing pumps in the Thompson Road Pump Station and the construction of a new inlet structure at the head of the WWTP. The estimated cost for this alternative is \$1,245,000.00.

Concept plans for the three alternatives are provided in Attachment 4 of this report.

F. **APPROVALS REQUIRED**

The construction of the proposed collection system, pump station and force main will require New York State Department of Environmental Conservation (DEC) approval for sewer main extension under all connection alternatives. The force main will also cross a stream which will require a DEC stream disturbance permit under alternatives 1 and 2. New York State Department of Transportation approval will be required for the work within the Route 42 Right-of-way described in alternative 1. As the total earth disturbance associated with the project will exceed 5 acres, a Storm Water Pollution Prevention Plan will be required to obtain coverage under the NYS SPDES permit for construction related activities will also be required for all alternatives..

G. **PROJECT COSTS**

The project developers will be responsible for all design, permitting and construction costs associated with the installation of infrastructure improvements for the collection of waste water within the proposed property. The project developer will also be responsible for the costs associated with the improvements required to connect to the existing District collection system and WWTP as described in Section E. Those costs, depending upon the alternative selected, are estimated to be between \$1,245,000 and \$2,763,000, depending upon the alternative selected.

Properties requesting to be annexed into the District are required to pay a fee for the existing capacity that they will be using. The current fee for reserve capacity in the district is \$22 per gallon per day. The total capacity cost for the requested 33,000 gpd is therefore \$726,000.00.

H. **ANNUAL COSTS**

The Consolidated Kiamesha Sewer District assesses Annual Debt Costs and Operation and Maintenance (O&M) Costs on a point system, which is based upon Property Use Classification. The current Schedule of Points for the District is provided in Attachment 5.

The Town of Thompson Town Board has adopted Local Law 4 of 2024, provided in Attachment 7, which establishes the following rates for the 2025 Consolidated Kiamesha Sewer District assessment:

Capital Debt Service = \$10.06/Point

Annual O&M Cost = \$49.35/Point

The Annual Sewer Fee for a parcel in the District Extension will be calculated by multiplying the sewer points for the property classification by the rates noted above.

The project is proposing single-family residences with 5-bedrooms. The property classification of 210 with 5 bedrooms would be assessed the following annual cost:

O&M (Rent) 20 Points (\$49.35/Point) = \$987.00
Capital Debt 20 Points (\$10.06/Point) = \$201.02
Total Annual Cost = \$1,188.20

A typical 4 bedroom dwelling within the District is assessed 10 Rent and 10 Debt points. The resulting Annual Cost for a 4 bedroom dwelling is therefore \$594.10 per year.

These costs were calculated utilizing the 2025 budget for the District. Sewer Rents are calculated and adjusted annually by the Town Board and the cost estimated above would be recalculated and assessed annually.

I. **OWNERSHIP AND MAINTENANCE**

The property owner/developer will own and be responsible for the maintenance of the sewage pump station, collection system and force main within the project property. Any off site improvements described in Section E will be dedicated to the Consolidated Sewer District which will then own and maintain them.

J. **CONCLUSION**

The costs associated with Extension No.4 of the existing Kiamesha Sewer District to service the benefit area are described above. The extension will not result in increased costs for existing District users.

Respectfully submitted,

MHE Engineering, D.P.C.

DRAFT

Matthew J. Sickler, P.E.
Associate

ATTACHMENT 1
CORRESPONDENCE

ATTACHMENT 2

DISTRICT EXTENSION MAP

ATTACHMENT 3

DESCRIPTION OF DISTRICT EXTENSION

ATTACHMENT 4

PROPERTY DEVELOPMENT SKETCH PLANS

ATTACHMENT 5

SCHEMATIC ESTIMATE OF PROBABLE COST

ATTACHMENT 6

2020 SCHEDULE OF POINTS

ATTACHMENT 7

LOCAL LAW 4 OF 2024 SEWER RENTS FY 2025

ATTACHMENT 1

CORRESPONDENCE

JK EXPEDITING SERVICES CORP.

63 LIBERTY STREET - PO Box 369

MONTICELLO, NY 12701

PHONE 845-796-9110

March 14, 2024

Town Board of the Town of Thompson
4052 Route 42
Monticello NY 12701

RE: Request for consideration of a Sewer District Extension
Town of Thompson Tax Map No. 13.-3-36.1
Saddle Ln. / Rock Ridge Dr.

Dear Supervisor Rieber and Town Board Members;

I represent the owner of the property mentioned above in the matter of working with the Town on annexing the property into the Consolidated Kiamesha Sewer District, so that the property can be served by municipal sewer.

The parcel is currently a vacant parcel with some wetlands on it. The owner is proposing to construct a 65-unit Row Housing Development with amenities.

The property has road frontage to Saddle Ln. and to Rock Ridge Dr. It also has frontage on State Route 42, which most likely will only be allowed for emergency access to the property.

The projected flow for this project would be 35,750 gallons per day (65 homes x 5 bedrooms x 110 gpd per bedroom).

Attached is a preliminary sketch for a 65-unit Row Housing Development.

Also attached is a tax map showing the parcel to be annexed into the Kiamesha Sewer District.

With this letter I would like to ask the Board to consider this request and take any action as appropriate to authorize the completion of a Map, Plan and Report by the Town Engineer.

If you have any questions, please do not hesitate to contact me at 845-796-9110 or by email at joel@jkexpediting.com

Truly yours,

Joel Kohn

At a regular meeting of the Town Board of the
Town of Thompson held at the Town Hall, 4052
Route 42, Monticello, New York on August 20,
2024

**RESOLUTION PURSUANT TO TOWN LAW FOR THE PROPOSED EXTENSION NO.
04 OF THE CONSOLIDATED KIAMESHA SEWER DISTRICT IN THE TOWN OF
THOMPSON**

WHEREAS, JK Expediting Services Corp., on behalf of Saddle Lane LLC, has made a request to the Town Board of the Town of Thompson to extend the Consolidated Kiamesha Sewer District, a Special Improvement District heretofore created in said Town, to include certain parcel of property, namely SBL 13-3-36.1 (State Route 42); and

WHEREAS, the said area to be included in the Consolidated Kiamesha Sewer District is totally located within the Town of Thompson and outside any incorporated village; and

WHEREAS, the said Town Board is desirous of preparing a general map and plan for providing sewer facilities in the aforesaid area of said Town and to appropriate a specific amount to pay the cost of preparing said general map and plan, and for other services in connection therewith; the costs of which shall be borne by said applicant, Saddle Lane LLC.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Thompson as follows:

1. That the Town Board does hereby authorize MHE Engineering, D.P.C. of 33 Airport Center Drive, Suite 202, New Windsor, New York 12553 to prepare a general map and plan for the extension of the sewer facilities and services in the area of the Town of Thompson now serviced by the Consolidated Kiamesha Sewer District, and for such other services as may be necessary in connection therewith.

2. That the Town Board does hereby appropriate the sum of \$11,000.00 to pay the cost of preparing the general map and plan for the extension of the sewer facilities, as well as all legal expenses incurred by the district to complete any district extension, and all costs and disbursements incurred by the district in processing the extension. That all engineering, legal costs and other disbursements for preparation of a general map, plan and report shall be paid by the applicant. Said monies shall be deposited by the applicant in the Town escrow account prior to preparation of said map, plan and report and will be released to MHE Engineering, D.P.C. upon completion, and other monies held in escrow will be disbursed upon completion of the extension.

3. That MHE Engineering, D.P.C., of 33 Airport Center Drive, Suite 202, New Windsor, New York 12553, be, and they hereby are, retained at a cost not to exceed \$5,000.00, of which

said monies are to be paid by the developer, to prepare a general map and plan for the extension of the sewer facilities and services to the area known as the Consolidated Kiamesha Sewer District.

4. Legal fees incurred by the Town in connection with the extension of the Consolidated Kiamesha Sewer District are to be paid by the applicant.

5. That all maps and plans prepared by MHE Engineering, D.P.C. shall conform with the requirements of Section 192 of the Town Law, and shall be filed with the Town Clerk.

6. That the map, plan and report shall be prepared once monies are placed in escrow by the applicant.

7. That in the event that the said Consolidated Kiamesha Sewer District shall be extended as herein proposed, and shall thereafter be approved pursuant to the provisions of the Town Law, the expense incurred by the Town for the preparation of the maps and plans and other services therefor shall be deemed to be part of the cost of such improvement, and the Town shall be reimbursed the amount paid therefor, or such portion of that amount which the Town Board at the public hearing held pursuant to the Town Law shall allocate against such District.

8. That this resolution is subject to a permissive referendum pursuant to and in accordance with the provisions of Sections 209-b and 90 of the Town Law.

9. That within ten (10) days from the date of this resolution, the Town Clerk shall post and publish a notice which shall set forth the date of the adoption of the resolution, shall contain an abstract of such resolution concisely setting forth the purpose and effect thereof, shall specify that this resolution was adopted subject to a permissive referendum, and shall publish such notice in the Sullivan County Democrat, the official newspaper of the Town, and in addition, that the Town Clerk shall post or cause to be posted on the signboard of the Town of Thompson a copy of such notice within ten (10) days after the date of the adoption of this resolution.

Moved by: Councilman Ryan T. Schock

Seconded by: Councilman John A. Pavese

The Members voted on the foregoing Resolution as follows:

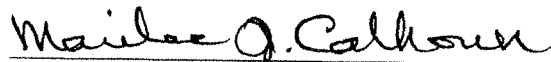
| | |
|-----------------------------------|------------------|
| Supervisor WILLIAM J. RIEBER, JR. | Yes [X] No [] |
| Councilman SCOTT S. MACE | Yes [X] No [] |
| Councilman JOHN A. PAVESE | Yes [X] No [] |
| Councilwoman MELINDA S. MEDDAUGH | Yes [X] No [] |
| Councilman RYAN T. SCHOCK | Yes [X] No [] |

STATE OF NEW YORK:

COUNTY OF SULLIVAN SS.:

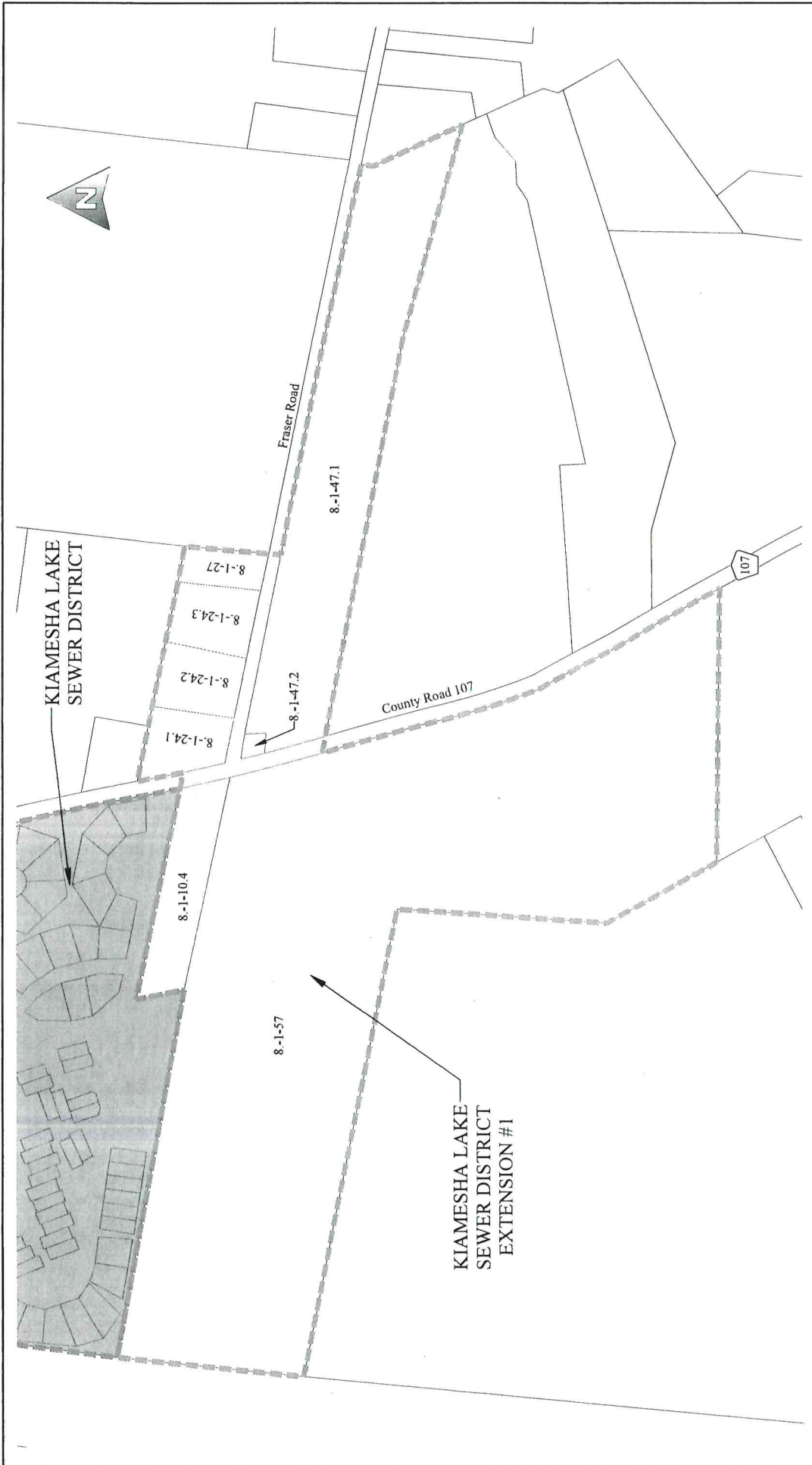
The undersigned, Town Clerk of the Town of Thompson, does hereby certify that the resolution for proposed Extension No. 04 of the Consolidated Kiamesha Sewer District in the Town of Thompson and authorization of a map, plan and report with respect to the extension of a municipal district was adopted by said Town Board on August 20, 2024, a majority of all Town Board members voting in favor thereof, and the same has been compared with the original on file in my office and is a true and correct copy of said original and is in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on August 22, 2024.


Marilee J. Calhoun
Marilee J. Calhoun, Town Clerk

ATTACHMENT 2

DISTRICT EXTENSION MAP



MFE
ENGINEERING

33 Airport Center Drive
New Windsor, NY 12553
(845) 867-3100

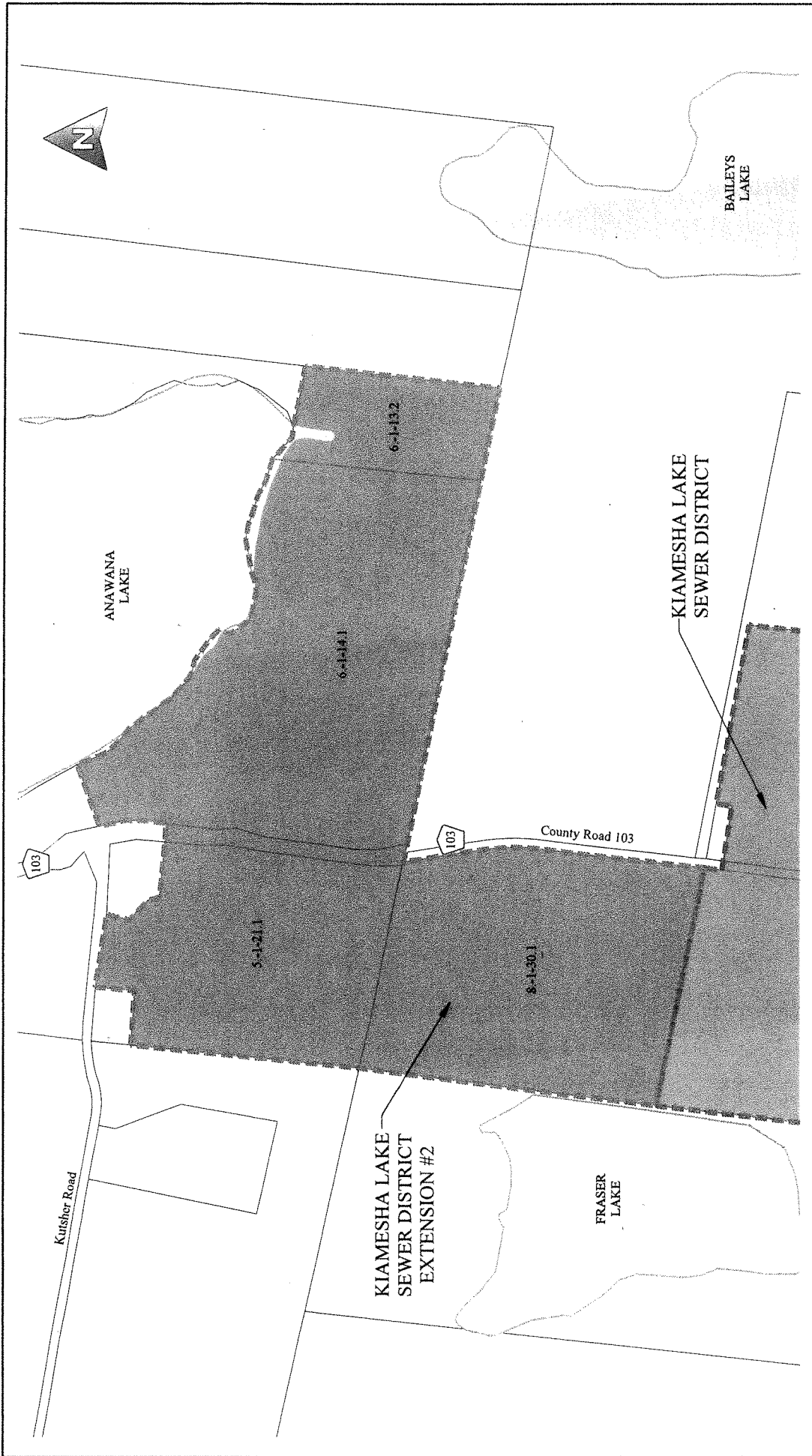
111 Whitfield Drive
Spartanburg, PA 18337
(610) 268-2785

**KIAMESHA LAKE SEWER DISTRICT
EXTENSION #1**
SCALE: 1" = 300'

DRAWN BY: JI
REVIEWED BY: MS
PROJECT # 24-100
PHASE #

SK-1

ISSUED DATE: 21 April, 2025



MFE
ENGINEERING

33 Alport Center Drive
Suite 202
New Windsor, NY 12553
(845) 887-3100

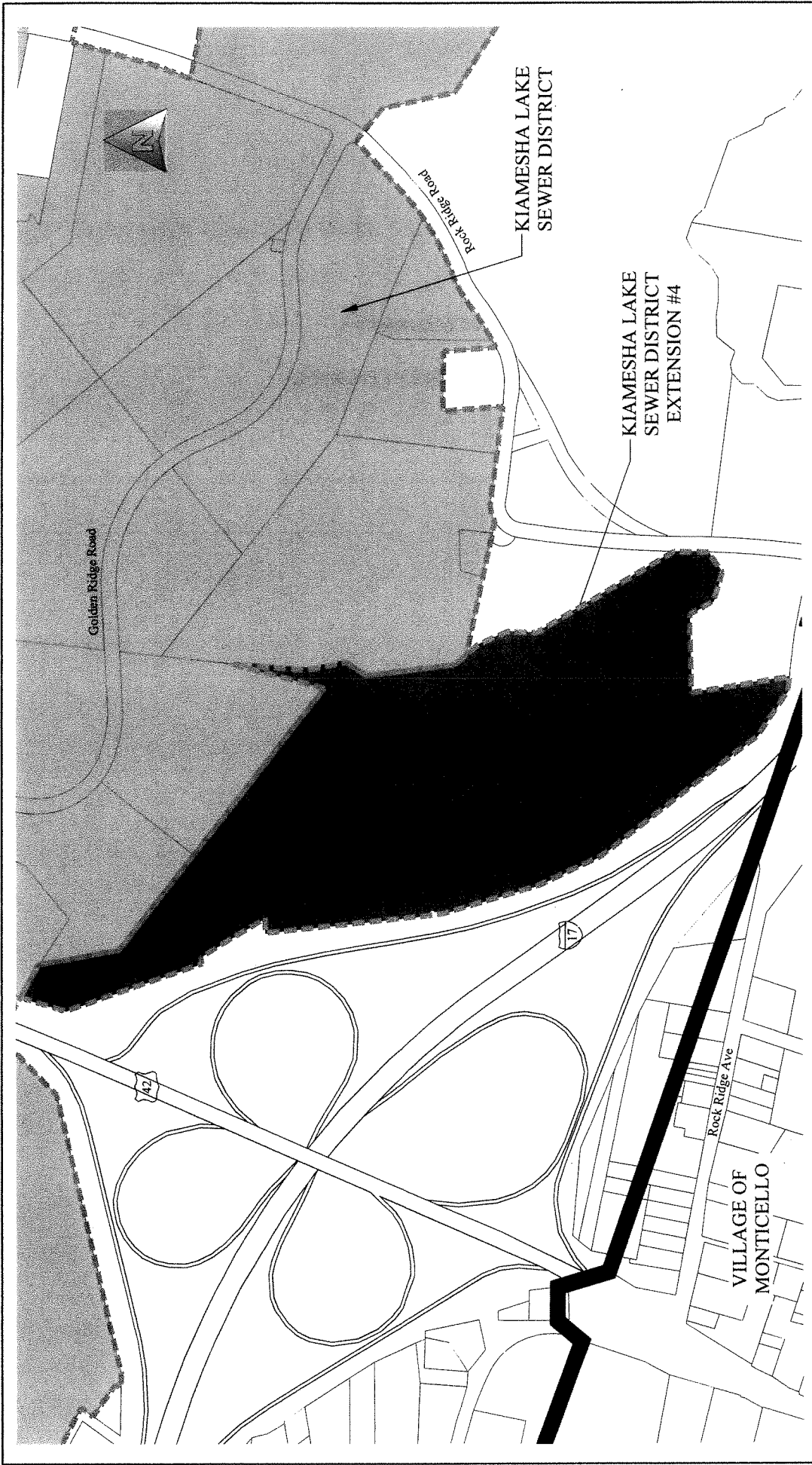
111 Wheelfield Drive
Suite 1
Albion, PA 16837
(814) 268-2786

KIAMESHA LAKE SEWER DISTRICT
EXTENSION #2
SCALE: 1" = 500'

| | |
|--------------|--------|
| DRAWN BY: | JJ |
| REVIEWED BY: | MS |
| PROJECT # | 24-100 |
| PHASE # | |

SK-2

ISSUED DATE: 21 April, 2025



MFE
ENGINEERING

33 Airport Center Drive
New Windsor, NY 12553
(845) 887-3100

111 Whittedale Drive
Ward, PA 15357
(717) 296-2786

**KIAMESHA LAKE SEWER DISTRICT
EXTENSION #4**
SCALE: 1" = 300'

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| DRAWN BY: | JJ |
| REVIEWED BY: | MS |
| PROJECT # | 24-100 |
| PHASE # | ~ |

SK-4

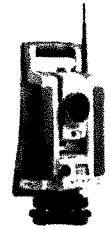
ISSUED DATE: 21 April, 2025

ATTACHMENT 3

DESCRIPTION OF DISTRICT EXTENSION



Howard W. Weeden, PLS, PC
Professional Land Surveying Services since 1991
62 Main Street, Walden, New York 12586
tel.: 845.778.7643 fax.: 845.778.7307
hwwpls@yahoo.com



November 9, 2023

SURVEY DESCRIPTION FOR LEBOVITS

All that certain plot, piece, or parcel of land situate, lying and being in the Town of Thompson, County of Sullivan, and State of New York and being more particularly bounded and described as follows;

Beginning at a point on the easterly side of New York State Route 42, said point being the southwesterly most corner of the lands reputedly of Banta; thence from said point or place of beginning and along the lands reputedly of said Banta; South 56 degrees 58 minutes 25 seconds East a distance of 163.42 feet; thence the following three (3) courses and distances along the lands reputedly of Rayhar LLC, 1) South 10 degrees 09 minutes 13 seconds East a distance of 268.47 feet; 2) South 51 degrees 53 minutes 10 seconds East a distance of 1095.78 feet; 3) North 14 degrees 22 minutes 00 seconds East a distance of 309.20 feet; thence along the lands reputedly of La Dirot Associates, South 06 degrees 31 minutes 22 seconds West a distance of 227.44 feet; thence continuing along the lands reputedly of said La Dirot Associates and along the lands reputedly of EPR Concord II, LP, South 10 degrees 32 minutes 25 seconds East a distance of 826.34 feet; thence continuing along the lands reputedly of said EPR Concord II, LP, and passing over an iron pin found on line at 486.63 feet, South 30 degrees 14 minutes 19 seconds East a distance of 528.64 feet; thence through the pavement of Rock Ridge Drive, South 02 degrees 38 minutes 47 seconds West a distance of 85.57 feet; thence the following five (5) courses and distances along the

lands reputedly of Blyakher, 1) South 57 degrees 55 minutes 35 seconds West a distance of 73.42 feet; 2) North 71 degrees 20 minutes 25 seconds West a distance of 73.31 feet; 3) North 28 degrees 16 minutes 25 seconds West a distance of 82.72 feet; 4) South 87 degrees 13 minutes 35 seconds West a distance of 269.12 feet to an iron pipe found; 5) along the general line of an old stone wall. South 00 degrees 58 minutes 25 seconds East a distance of 319.98 feet; thence the following twelve (12) courses and distances along the easterly assumed road taking line of Interstate Route 86, 1) North 74 degrees 27 minutes 40 seconds West a distance of 144.89 feet; 2) North 46 degrees 51 minutes 18 seconds West a distance of 422.55 feet; 3) North 26 degrees 51 minutes 24 seconds West a distance of 574.73 feet to a monument found; 4) North 15 degrees 19 minutes 30 seconds West a distance of 247.68 feet to a monument found; 5) North 10 degrees 03 minutes 28 seconds West a distance of 75.72 feet to a monument found; 6) North 04 degrees 54 minutes 14 seconds East a distance of 51.02 feet to a monument found; 7) North 84 degrees 35 minutes 32 seconds West a distance of 24.46 feet to a monument found; 8) North 05 degrees 49 minutes 32 seconds West a distance of 539.50 feet to a monument found; 9) North 83 degrees 03 minutes 17 seconds East a distance of 45.35 feet to a monument found; 10) North 31 degrees 12 minutes 45 seconds West a distance of 259.74 feet to a monument found; 11) North 23 degrees 59 minutes 41 seconds West a distance of 274.58 feet; 12) North 13 degrees 53 minutes 11 seconds West a distance of 200.46 feet to a monument found; thence along the easterly side of said New York State Route 42, North 11 degrees 15 minutes 52 seconds East a distance of 172.81 feet to the point or place of beginning, as surveyed by Howard W. Weeden, P.L.S., P.C., Walden, New York, on 3 November 2023 and containing 35.862 acres of land, more or less.

ATTACHMENT 4

PROPERTY DEVELOPMENT SKETCH PLANS

JK EXPEDITING SERVICES CORP.

63 LIBERTY STREET - PO Box 369

MONTICELLO, NY 12701

PHONE 845-796-9110

March 14, 2024

Town Board of the Town of Thompson
4052 Route 42
Monticello NY 12701

RE: Request for consideration of a Sewer District Extension
Town of Thompson Tax Map No. 13.-3-36.1
Saddle Ln. / Rock Ridge Dr.

Dear Supervisor Rieber and Town Board Members;

I represent the owner of the property mentioned above in the matter of working with the Town on annexing the property into the Consolidated Kiamesha Sewer District, so that the property can be served by municipal sewer.

The parcel is currently a vacant parcel with some wetlands on it. The owner is proposing to construct a 65-unit Row Housing Development with amenities.

The property has road frontage to Saddle Ln. and to Rock Ridge Dr. It also has frontage on State Route 42, which most likely will only be allowed for emergency access to the property.

The projected flow for this project would be 35,750 gallons per day (65 homes x 5 bedrooms x 110 gpd per bedroom).

Attached is a preliminary sketch for a 65-unit Row Housing Development.

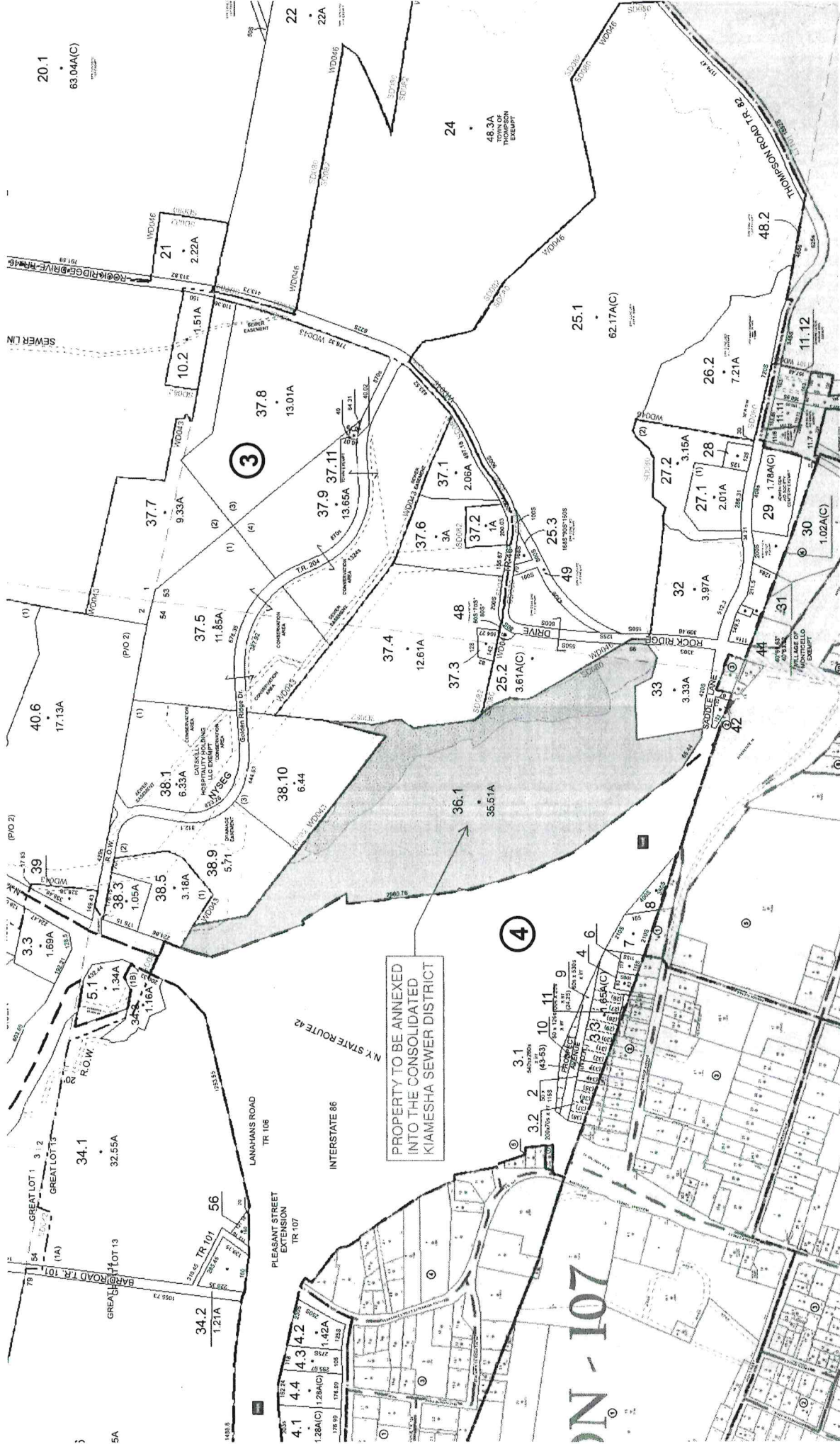
Also attached is a tax map showing the parcel to be annexed into the Kiamesha Sewer District.

With this letter I would like to ask the Board to consider this request and take any action as appropriate to authorize the completion of a Map, Plan and Report by the Town Engineer.

If you have any questions, please do not hesitate to contact me at 845-796-9110 or by email at joel@jkexpediting.com

Truly yours,

Joel Kohn



PROPERTY TO BE ANNEXED
 INTO THE CONSOLIDATED
 KIAMESHA SEWER DISTRICT

3

4

ON - 107

20.1
 63.04A(C)

24
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 THOMPSON
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ATTACHMENT 5

SCHEMATIC ESTIMATE OF PROBABLE COST



Town of Thompson
 Sullivan County, NY
 Kiamasha Sewer District Extension
 Alternative 2
 Estimate of Probable Construction Cost

Last Revised:
 2-Sep-25
 Revised By:
 MJS

| ITEM | DESCRIPTION | QUANTITY | UNIT | UNIT PRICE | EXT. PRICE | TOTALS |
|---|---|----------|------|---------------|------------|--------------|
| <u>Construct New FM to Head of WWTP</u> | | | | | | |
| 1 | General Conditions 5% | 1 | LS | \$ 50,000.00 | \$ 50,000 | |
| 2 | 6" SDR 26 PVC Forcemain | 3,450 | LF | \$ 250.00 | \$ 862,500 | |
| 3 | Cleanouts | 5 | LS | \$ 8,000.00 | \$ 40,000 | |
| 4 | New Plant Influent Structure | 1 | LS | \$ 125,000.00 | \$ 125,000 | |
| | <i>Subtotal</i> | | | | | \$ 1,077,500 |
| | <i>Construction Contingencies (25%)</i> | | | | | \$ 269,375 |
| | <i>Estimated Total Construction Cost</i> | | | | | \$ 1,346,875 |
| | <i>Engineering, legal, admin, construction services 20%</i> | | | | | \$ 269,375 |
| | <i>Total Design and Construction Cost</i> | | | | | \$ 1,616,250 |

*Note(s): 1) This is an "Estimate of Probable Construction Cost," for estimating purposes only.

ATTACHMENT 6

2020 SCHEDULE OF POINTS

Part 2
Sewer Rents

ARTICLE VIII
Consolidated Harris Sewer District
[Amended 8-17-2021 by L.L. No. 8-2021]

§ 194-35. Imposition of rents.

Pursuant to the authority of Article 14-F of the General Municipal Law, known as the "Sewer Rent Law of the State of New York," and any and all amendments thereto, there are hereby established and imposed sewer rents as a means of producing revenue for the Consolidated Harris Sewer District in the Town of Thompson.

§ 194-36. Definitions and word usage.

- A. Definitions. As used in this article, the following terms shall have the meanings indicated:

CONSOLIDATED HARRIS SEWER DISTRICT — As previously constituted, has within its bounds all premises and buildings or structures and subject parcels currently existing in the formerly established Harris Sewer District, Dillon Farms Sewer District and Cold Spring Road Sewer District, and a number of other parcels of vacant or unimproved land.

SEWER DISTRICT — The Consolidated Harris Sewer District, Town of Thompson, as heretofore established by the Town Board of said Town.

SEWER RENT FUND — The fund established by the Supervisor upon authorization of the Town Board of the Town of Thompson, into which fund shall be deposited the sewer rents established, imposed and collected in accordance with the provisions of this article.

SEWER SYSTEM — Includes all collection and disposal systems constructed by and for the former Harris Sewer District, Dillon Farms Sewer District and Cold Spring Road Sewer District, consisting of, but not limited to, a gravity interceptor, two wastewater pumping stations and a force main interceptor sewer system, through and by which waste water from the Consolidated Harris Sewer District will flow to the Village of Monticello sewer system at Jefferson Street for treatment at the existing Village sewage treatment plant until completion and operation of a joint Town of Thompson-Village of Monticello wastewater regional treatment facility, when the wastewater from the Consolidated Harris Sewer District will be treated at the latter facility.

- B. Terms generally. The terms "sewer rents," "sewer system," "part," "sewage," "industrial waste" and "other wastes" shall be as defined in § 451 of the General Municipal Law.

§ 194-37. Disposition of sewer rent fund.

- A. Revenue derived from sewer rents, including penalties and interest, shall be credited to a special fund, to be known as the "Sewer Rent Fund." Moneys in such fund shall be used in the following order:
- (1) For the payment of the costs of operation, maintenance and repairs of the sewer system, or such part or parts thereof for which sewer rents have been established and imposed.
 - (2) For the payment of the interest on and amortization of, or payment of, indebtedness which has been or shall be incurred for the construction of the sewer system or such part or parts thereof for which sewer rents have been established and imposed (other than indebtedness, and the interest thereon, which is to be paid in the first instance from assessments upon benefited real property).
 - (3) For the construction of sewage treatment and disposal works with necessary appurtenances, including pumping stations, or for the extension, enlargement or replacement of, or additions to, such sewer systems, or part or parts thereof.
- B. Such revenues from sewer rents shall not be used to finance the cost of any extension of any part of a sewer system (other than any sewage treatment and disposal works with necessary appurtenances, including pumping stations) to serve unsewered areas if such part has been constructed wholly or partly at the expense of real property especially benefited or for the payment of the interest on and the amortization of, or payment of, indebtedness which is to be paid in the first instance from assessments upon benefited real property.

§ 194-38. Computation of sewer rentals.

The Town Board, prior to December 31 of each year, shall cause to be prepared a statement setting forth as sewer rentals the estimated amounts as required for the ensuing fiscal year for the purposes constituting the Sewer Rent Fund and which shall be used for the purposes and in the order provided in § 453 of the General Municipal Law. The same shall be based upon a formula using the master sewer readings for the district. The Town Board shall levy the amounts, as so adopted, against the real property liable at the same time and in the same manner as Town taxes, and such amounts shall be set forth in the annual tax rolls.

§ 194-39. Review and revision of costs and charges.

- A. The Town shall annually review the total cost of operation and maintenance of the treatment works and revise the charges in order to accomplish the following:
- (1) Generate sufficient revenue to pay the total operation and maintenance costs necessary to the proper operation and maintenance (including replacement) of the treatment works; and
 - (2) Apply excess revenues collected to the cost of operation and maintenance for the next year and adjust the rate accordingly.

- B. The annual bill shall give a breakdown of the rate and portion of the charges attributable to wastewater treatment services.
- C. The user charge system shall take precedence over any terms or conditions of agreements or contracts between the Town and users (including industrial users, special districts, other municipalities or federal agencies or installations) which are inconsistent with the requirements of Section 204(b)(1)(A) of the Act and these regulations.

§ 194-40. Rents to constitute lien.

Sewer rents shall constitute a lien upon the real property served by the sewer system or such part or parts thereof for which sewer rents are hereby established and imposed. The lien shall be prior and superior to every other lien or claim, except for the lien of an existing tax assessment or other lawful charge imposed by or for the State of New York or political subdivision or district thereof.

§ 194-41. Cooperation of owners of real property.

The Sewer and Water Superintendent may require every owner and/or occupant of real property within the Sewer District to furnish him with such information as may be necessary and reasonable in order to carry out the provisions of this article. It shall be permissible for the Sewer and Water Superintendent or other properly authorized person employed by the Sewer District to enter upon real property at reasonable times for the purpose of obtaining such information as may be necessary to carry out the provisions of this article.

§ 194-42. Collection authority.

The Town Board of the Town of Thompson shall have the authority to collect sewer rents as provided in Subdivisions 3 and 4 of § 452 of the General Municipal Law.