

**TOWN OF THOMPSON
NOTICE OF PUBLIC HEARING
ON PROPOSED LOCAL LAW**

NOTICE IS HEREBY GIVEN that there has been duly introduced at a meeting of the Town Board of the Town of Thompson, New York, held on July 07, 2026, a proposed Local Law No. 04 of 2026, entitled "A Local Law Imposing a Temporary Moratorium on Local Land Use Approvals for So-Called "Package Plant" and Decentralized Water and Wastewater Infrastructure Facilities within the Town of Thompson, Pending Development of Comprehensive Land Use Regulations".

NOTICE IS FURTHER GIVEN that the Town Board of the Town of Thompson will conduct a Public Hearing on the aforesaid proposed Local Law at the Town Hall, 4052 Route 42, Monticello, New York, on August 04, 2026 at 7:00 P.M., or as soon thereafter as said Public Hearing shall be convened, at which time all persons interested will be heard.

Copies of the Local Law described above are on file in the office of the Town Clerk of the Town of Thompson, where the same are available to public inspection during regular office hours.

PLEASE TAKE FURTHER NOTICE, that all interested persons will be given an opportunity to be heard on said proposed Local Law at the place and time aforesaid.

NOTICE IS HEREBY GIVEN, pursuant to the requirements of the Open Meetings Law of the State of New York, that the Town Board of the Town of Thompson will convene in public meeting at the place and time aforesaid for the purpose of conducting a Public Hearing on the proposed Local Law described above and, as deemed advisable by said Board, taking action on the enactment of said Local Law.

Dated: July 21, 2026

BY ORDER OF THE TOWN BOARD

TOWN OF THOMPSON

MARILEE J. CALHOUN, TOWN CLERK

**NOTICE OF PUBLIC HEARING
WITH RESPECT TO THE ISSUANCE OF
REVENUE OBLIGATIONS BY THE
PUBLIC FINANCE AUTHORITY**

Notice is hereby given that at 7:00 p.m. on Tuesday, August 04, 2026, a public hearing, as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), will be held at the Regular Meeting of the Board of the Town of Thompson, New York, on behalf of the Public Finance Authority, a commission organized under and pursuant to the provisions of Sections 66.0301, 66.0303, and 66.0304 of the Wisconsin Statutes, as amended (the "Authority"), with respect to the proposed issuance by the Authority of one or more series of qualified 501(c)(3) bonds (as defined in Section 145 of the Code) (the "Bonds") in an aggregate amount not to exceed \$15,000,000. The hearing will be held in person at Town Hall, 4052 State Route 42, Monticello, NY 12701.

The Bonds are expected to be issued pursuant to Section 66.0304 of the Wisconsin Statutes, as amended, and the proceeds from the sale of the Bonds will be loaned to Congregation Machna Shalva (together with any affiliates, including Yeshiva Ketana of Bobov 45, Inc., 5815 CMS LLC, 1315 CMS LLC, 1462 CMS LLC and 4018 CMS LLC, the "Borrowers") and used to finance: (a) the acquisition by one of the Borrowers of various facilities comprising Camp Iroquois Springs, with a main address of 66 Bowers Road, located in the Hamlet of Rock Hill, Town of Thompson, Sullivan County, New York, and adjacent and proximate sites (collectively, the "Facilities"); and (b) capitalized interest and costs incurred in connection with the issuance of the Bonds (collectively, the "Project"). The Facilities will be owned and operated by one or more of the Borrowers for educational and cultural purposes.

The Bonds will be special, limited obligations of the Authority payable solely from the loan repayments to be made by the Borrowers to the Authority, and certain funds and accounts established by the loan and security agreement for the Bonds. **The Bonds will not be a debt or liability of the Town of Thompson.**

Interested persons wishing to express their views on the Project and the proposed issuance of qualified 501(c)(3) bonds to finance the Project will be given the opportunity to do so at the public hearing. The hearing will provide a reasonable opportunity to be heard for persons wishing to express their views on the merits of the Project, its location, the issuance of the Bonds, or related matters.

Dated: July 21, 2026

By Order of the Town Board,
Town of Thompson

W

Minutes of a Regular Meeting of the Town Board of the Town of Thompson held at the Town Hall, 4052 State Route 42, Monticello, New York and held remotely via Zoom on **July 07, 2026.**

ROLL CALL:

Present: Supervisor Scott S. Mace, Presiding
Councilman John A. Pavese
Councilwoman Melinda S. Meddaugh
Councilman Richard L. Benjamin, Jr.

DRAFT

Absent: Councilman Ryan T. Schock

Also Present: Marilee J. Calhoun, Town Clerk
Kelly M. Murran, Deputy Town Clerk
Michael B. Mednick, Attorney for the Town
Jill M. Weyer, Director of Community Development
Glenn Somers, Parks & Recreation Superintendent
Hayden Carnell, Highway Superintendent
James L. Carnell, Jr., Director of Buildings, Planning, & Zoning
Dave Ohman, P.E., of Delaware Engineering DPC

Present Via Zoom: Michael G. Messenger, Water & Sewer Superintendent

REGULAR MEETING – CALL TO ORDER

Supervisor Mace opened the meeting at 7:00 PM with the Pledge to the Flag. This meeting was held in person and remotely via Videoconferencing streamed live on the Zoom app, which is accessible to the public. The meeting is also being recorded for full transcription purposes should it be required.

1) PUBLIC HEARING: PROPOSED LOCAL LAW #3 OF 2026: ADD CHAPTER 171 "PANHANDLING AGGRESSIVE"

Supervisor Mace opened the Public Hearing at 7:00 PM. Town Clerk, Marilee J. Calhoun read the legal public notice and stated that she had an original affidavit of publication. Notice of said hearing was duly published in the Sullivan County Democrat on June 23, 2026 with same being posted at the Town Hall and website on May 21, 2026.

Supervisor Mace asked if the Town Board had any comments. The Board had no comments.

Supervisor Mace asked if anyone from the public would like to be heard on this matter. There were no public comments made.

After an opportunity for all persons to be heard Supervisor Mace entertained a motion that the public hearing be closed.

A motion to close the Public Hearing at 7:03 PM was made by Councilwoman Meddaugh and seconded by Councilman Pavese.

PRESENTATION BY: CMS CAMPUS HOLDINGS, INC. – TAX EQUITY AND FISCAL RESPONSIBILITY ACT (TEFRA) – RE: REQUEST FOR PUBLIC HEARING

Attorney Martin S. Miller was present on behalf of the applicant, Congregation Machna Salva. Attorney Miller said that the purpose of this presentation is to request to set a public hearing for approving a bond pertaining to the property known as Camp Iroquois Springs, Rock Hill, for both the purchase and the enhancement of the property. Attorney Miller said that the Board does not have to approve, guarantee payments or endorse anything. Councilman Pavese asked how this project would benefit the Town? Attorney Miller said that the property owner would be spending considerable cash in the Town i.e. construction materials, employment and families living/spending in the Town. Councilman Pavese said that with other projects similar to this, the supplies and services are purchased out of the County and Town. There needs to be a public benefit to the Town. Supervisor Mace, Attorney Miller, the Board Members, and the Property Owner continued with a 15-minute discussion pertaining to this request.

APPROVAL OF MINUTES:

On a motion made by Councilman Pavese and seconded by Councilwoman Meddaugh the minutes of the June 16th, 2026 Regular Town Board Meeting were approved as presented.

Vote: Ayes 4 Mace, Pavese, Meddaugh, and Benjamin
 Nays 0
 Absent 1 Schock

PUBLIC COMMENT:

- 1) Eric Feinblatt of Sustainable Sullivan – Supports Clean Air Act and Law adopted by the Village of Monticello. He clarified purpose of the law.
- 2) Rebekah Creshkoff of Sustainable Sullivan – Excellent Comprehensive Plan.
- 3) Martha Scoppa of Liberty and member of Senior Legislative Action Committee (SLAC) of Sullivan County - Read a statement Re: Clean Air Act Law.
- 4) Marcy Wilde of Rock Hill and Lake Community Alliance – Clean Air Act is needed and Incinerator is ridiculous, consider Environmental Impacts.
- 5) Linda Christie of Rock Hill – Supports Clean Air Act Law and the Incinerator is nasty.
- 6) Frank Cobiello of Mamakating – Encourages adoption of Clean Air Act Law similar to Village of Monticello.
- 7) Jen Lashinsky stated that the Incinerator causes not only health concerns, but revenue issues as well by choosing to not reside or spend money in the area.
- 8) Taylor Jaffe of Catskill Mountain Keeper – Supports both Clean Air Act Law & Temporary Moratorium on Package Plants.
- 9) Karen Stevenson – Supports Clean Air Act Law and should be adopted before 08/07/26.
- 10) Dr. Pete Marchetto of Forestburgh – Supports Clean Air Act Law.
- 11) Marvin Lerner of Rock Hill – Stated to stop ruining the environment.

12) Pamela Zaitchick of Glen Wild remarked on density issues and thanked the Board for the sewer moratorium.

Supervisor Mace said that the Town is looking into similar laws and enforcement of those laws. He mentioned the Village of Hudson Falls law for example.

Mr. Feinblatt said that the Hudson Falls law is slightly different, because they already have an Incinerator operating.

CORRESPONDENCE:

Supervisor Mace reported on correspondence that was sent or received as follows:

- **Cecilia Thomas, Loans & Grants, NYS of Opportunity Empire State Development:** Letter dated 06/18/2026 to Town Clerk Calhoun Re: The Center for Discovery Children's Specialty Hospital Capital Project, Public Notice of Virtual Public Hearing on Friday, June 26th, 2026 from 2PM to 3PM.
- **Denise Frangipane, CEO, Sullivan 180:** Letter dated 06/30/26 to Supervisor Mace Re: Notification of 2026 Silver Feather Community Impact Grant Award in the amount of \$100,000.00.
- **Meeting Tree Computer:** Quarterly IT Infrastructure Report April 1st – June 30th, 2026 Dated: 06/16/2026.
- **Kathleen McGreal, John O'Donnell & Una O'Donnell of Rock Hill, NY:** Email dated 07/07/2026 to Supervisor Mace and Town Board Re: Support Adoption of Clean Air Act Law.
- **Allen Hirsch, Publisher, The Country Vues:** Email dated 07/02/26 to Supervisor Mace and Town Board Re: Support Adoption of a Strong Local Clean Air Law.

AGENDA ITEMS:

1) DISCUSS: TAX EQUITY AND FISCAL RESPONSIBILITY ACT (TEFRA) PUBLIC HEARING FOR CMS CAMPUS HOLDINGS, INC.

The Following Resolution Was Duly Adopted: Res. No. 297 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes establishing a date for a public hearing on Tuesday, July 21, 2026 at 7:00 PM Prevailing Time to be held at the Town Hall located at 4052 State Route 42, Monticello, NY 12701. The purpose of said public hearing is to obtain citizens' views and comments relative to the request for a (TEFRA) Bond in the amount of \$15,000,000 pertaining to the property known as Camp Iroquois Springs, Rock Hill.

Moved by: Supervisor Mace

Seconded by: Councilman Benjamin

Vote: Ayes 3 Mace, Pavese, and Benjamin

Nays 1 Meddaugh

Absent 1 Schock

2) RESOLUTION AUTHORIZING ENGAGEMENT OF HARRIS BEACH MURTHA CULLINA PLLC, AS SPECIAL COUNSEL AND STERLING ENVIRONMENTAL ENGINEERING, P.C. AS INDEPENDENT TECHNICAL CONSULTANT IN CONNECTION WITH THE COORDINATED REVIEW OF THE TOWNLINE SOLAR PROJECT

The Following Resolution Was Duly Adopted: Res. No. 298 of the Year 2026.

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 July 07, 2026

RESOLUTION AUTHORIZING ENGAGEMENT OF HARRIS BEACH MURTHA CULLINA PLLC, AS SPECIAL COUNSEL AND STERLING ENVIRONMENTAL ENGINEERING, P.C. AS INDEPENDENT TECHNICAL CONSULTANT IN CONNECTION WITH THE COORDINATED REVIEW OF THE TOWNLINE SOLAR PROJECT

WHEREAS, RWE Solar Development, LLC has proposed the Townline Solar Project ("Project"), a major renewable energy generation facility proposed to be located in the Towns of Thompson and Forestburgh, Sullivan County, New York; and

WHEREAS, the Project is subject to review by the New York State Office of Renewable Energy Siting ("ORES") pursuant to Article VIII of the New York State Public Service Law and applicable implementing regulations, including PSC Matter No. 24-03035; and

WHEREAS, ORES regulations provide for the availability of local agency account ("Intervenor") funds to assist municipalities and local parties in participating in the permitting process; and

WHEREAS, the Town has an interest in participating in the ORES review process to ensure that environmental, land use, public health, safety, community-impact, and local-law issues associated with the Project are appropriately reviewed and addressed; and

WHEREAS, the Town, together with Sullivan County and the Town of Forestburgh, has entered into a Memorandum of Understanding to establish a cooperative framework for coordinated review of the Project, including the joint engagement of legal counsel and environmental/planning consultants and the pursuit and use of local agency account or intervenor funds; and

WHEREAS, the proposed scope of representation may include advising the Town and the other participating governments regarding the Article VIII/ORES permitting process; coordinating with designated representatives and jointly retained consultants; assisting with preparation, review, and submission of comments, correspondence, filings, and other materials; advising regarding local law, land use, environmental, public health, safety, and community-impact issues; assisting with applications for, allocation of, and use of local agency account or intervenor funds; and providing related legal advice and support in connection with the matter; and

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WHEREAS, Sullivan County issued Request for Proposals R-26-18 to retain qualified independent technical consultants to assist in reviewing the Project, and proposals received in response to R-26-18 have been reviewed by the County and the Towns; and

WHEREAS, the County and the Towns have agreed that Sterling Environmental Engineering, P.C., located at 24 Wade Road, Latham, New York 12110, is the best qualified firm to provide independent technical consulting services in connection with the coordinated review of the Project; and

WHEREAS, the total estimated cost of the independent technical consulting services to be provided by Sterling Environmental Engineering, P.C. is \$98,200, plus incidental expenses, as detailed in the applicable fee schedule; and

WHEREAS, Harris Beach Murtha Cullina PLLC has provided an engagement letter describing the proposed legal services to be provided in connection with the coordinated review of the Project and the related ORES proceeding; and

WHEREAS, the cost of the services will be covered by the aforementioned intervenor funds made available as a requirement of the permitting process set forth by ORES, and neither the County nor the Towns shall be obligated to pay expenses beyond those fully covered by intervenor funds unless appropriate authorizations are secured from each municipality's governing body; and

WHEREAS, the Town Board finds that it is in the best interests of the Town to authorize the engagement of Harris Beach Murtha Cullina PLLC as special counsel and Sterling Environmental Engineering, P.C. as independent technical consultant for the limited purposes described herein, subject to the availability and use of awarded intervenor funds and any further authorization required for expenditures not covered by such funds

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

1. That the Town Board hereby authorizes the engagement of Sterling Environmental Engineering, P.C. to provide independent technical consulting services in connection with the coordinated review of the Townline Solar Project and related ORES proceeding, in an amount not to exceed \$98,200 plus incidental expenses, substantially in accordance with the proposal, fee schedule, and contract documents approved through the coordinated review process; and be it further
2. That the Town Board hereby authorizes the engagement of Harris Beach Murtha Cullina PLLC as special counsel to represent the Town, jointly with Sullivan County and the Town of Forestburgh, in connection with coordinated review of the Townline Solar Project and the related ORES proceeding, including PSC Matter No. 24-03035, substantially in

accordance with the terms of the engagement letter presented to the Town Board; and be it further

3. That the Town Supervisor is hereby authorized to execute the Harris Beach Murtha Cullina PLLC engagement letter, any agreement or authorization necessary for Sterling Environmental Engineering, P.C. to provide the independent technical consulting services described herein, and any related documents necessary to effectuate this resolution, subject to review and approval as to form by the Town Attorney, if applicable; and be it further
4. That the legal and independent technical consulting services authorized by this resolution are intended to be paid from local agency account or intervenor funds awarded by ORES to the extent such funds are awarded and available for such purposes, and that no Town funds shall be expended for fees, expenses, or disbursements not covered by such funds unless separately authorized by the Town Board or otherwise agreed in writing in accordance with the MOU, the engagement letter, and any applicable consultant agreement; and be it further
5. That the Town Supervisor, Town Clerk, and other appropriate Town officials are hereby authorized and directed to take such further actions as may be necessary or appropriate to carry out the intent of this resolution.

This Resolution shall take effect immediately.

Moved by: Councilwoman Melinda S. Meddaugh

Seconded by: Councilman Richard L. Benjamin, Jr.

The Members voted on the foregoing Resolution as follows:

Supervisor SCOTT S.MACE	Yes ☒	No ☐
Councilman JOHN A. PAVESE	Yes ☒	No ☐
Councilwoman MELINDA S. MEDDAUGH	Yes ☒	No ☐
Councilman RYAN T. SCHOCK	Yes ☐	No ☐ Absent
Councilman RICHARD L. BENJAMIN, JR.	Yes ☒	No ☐

3) CONSOLIDATED KIAMESHA LAKE SEWER DISTRICT EXTENSION NO. 4:
SADDLE LANE, LLC., SBL # 13.-3-36.1 – FINAL ORDER EXPANDING
CONSOLIDATED KIAMESHA SEWER DISTRICT

The Following Resolution Was Duly Adopted: Res. No. 299 of the Year 2026.

-----X
In the Matter of Extension No. 4 of the
CONSOLIDATED KIAMESHA SEWER DISTRICT
in the Town of Thompson, County of
Sullivan, State of New York.

**FINAL ORDER EXPANDING
CONSOLIDATED KIAMESHA
SEWER DISTRICT**

A resolution having been duly adopted by the Town Board of the Town of Thompson directing Town Engineers, MHE Engineering, D.P.C., to supervise the preparation of a map, plan and report relating to the extension of the Consolidated Kiamesha Sewer District in the Town of Thompson, and said map, plan and report were duly filed in the office of the Town Clerk, and an order having been duly adopted by the said Town Board on April 07, 2026, reciting a description of the boundaries of the said proposed district, the improvements proposed, the maximum amount proposed to be expended for said improvements, the proposed method of financing to be employed, the fact that a map, plan and report were on file in the Town Clerk's Office for public inspection, and specifying the 5th day of May, 2026, at 7:00 o'clock, P.M., Prevailing Time, at the Town Hall, 4052 Route 42, Monticello, New York, in said Town, as the time when and the place where said Town Board would meet for the purpose of holding a public hearing to hear all persons interested in the proposal to expand the said sewer district and after due publication and posting of said order according to law, said hearing was duly held by said Board at such time and place, and the Town Board having considered said proposal and heard all persons interested in the same, and did, on May 05, 2026, resolve and determine that the notice of hearing for May 05, 2026, was published and posted as required by law, and otherwise sufficient, that all the property and property owners within the created district would be benefitted thereby, that all property and property owners benefitted were included within the limits of the created district, and that it was in the public interest to grant and hold the relief sought, and it having been then and there further duly resolved that the creation of such district as proposed be approved subject to permissive referendum in the manner provided in Article 7 of the Town Law, and a certificate of the Town Clerk having been duly filed pursuant to subdivision 4 of Section 209-e of the Town Law certifying that no petition was filed requesting such a referendum, and it appearing to the satisfaction to the

said Town Board that no application pursuant to Town Law Section 209-f is required to be made to the State Department of Audit and Control,

NOW, THEREFORE, IT IS HEREBY

ORDERED, that the Consolidated Kiamesha Sewer District, in the Town of Thompson, Sullivan County, New York, be, and the same hereby is, extended, to be bounded and described as more particularly set forth in Schedule "A" annexed hereto and made a part hereof; and it is further

ORDERED, that the Town Board, acting for and on behalf of the said Consolidated Kiamesha Sewer District, as extended be, and it hereby is, authorized to make such improvements in said district as may be required for the proposed operation thereof, provided that the required funds for the same are made available or provided for; and it is further

ORDERED, that the entire amount to be expended for such improvements, including, but not limited to, costs of construction, engineering, administrative, legal and other fees and expenses, shall be borne solely and entirely by the landowners, namely Saddle Lane, LLC, and it is further

ORDERED, that the Town Clerk of the Town of Thompson be, and he hereby is, authorized and directed to cause a certified copy of this order to be duly recorded in the office of the Clerk of Sullivan County, in which the Town of Thompson is located, within ten (10) days after adoption of this order; and it is further

ORDERED, that the Town Clerk be, and he hereby is, authorized and directed to file a certified copy of this order in the office of the Department of Audit and Control, Albany, New York, within ten (10) days after the adoption hereof, if so required.

Moved by: Councilwoman Melinda S. Meddaugh

Seconded by: Councilman John A. Pavese

The members of the Town Board voted as follows:

Supervisor 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 []

No [] Absent

Councilman RICHARD L. BENJAMIN, JR.

Yes [X]

No []

SCHEDULE "A"

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 comer of the lands reputedly of Banta; thence from said point or place of beghming 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 reputed(v of Rayhar LLC, 1) South 10 degrees 09 minutes 13 seconds East a distance of 268.47 feet; 2) South 1 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 reputed(v 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 526.64 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, 0113 November 2023 and containing 35.862 acres of land, more or less.

4) FORMATION OF EMERALD SPRINGS WATER DISTRICT

A) FINAL ORDER CREATING ROCK HILL EMERALD SPRINGS WATER DISTRICT

The Following Resolution Was Duly Adopted: Res. No. 300 of the Year 2026.

-----X
In the Matter of Creation of the **ROCK HILL
EMERALD SPRINGS WATER DISTRICT**
in the Town of Thompson, County of
Sullivan, State of New York.

**FINAL ORDER CREATING
ROCK HILL EMERALD
SPRINGS WATER DISTRICT**

-----X
A Resolution having been duly adopted by the Town Board of the Town of Thompson directing Town Engineers, MHE Engineering, D.P.C., for the preparation of a map, plan and report relating to the creation of the Rock Hill Emerald Springs Water District in the Town of Thompson, and said map, plan and report were duly filed in the office of the Town Clerk, and an Order having been duly adopted by the said Town Board on April 21, 2026, reciting a description of the boundaries of the said proposed district, the improvements proposed, the maximum amount proposed to be expended for said improvements, the proposed method of financing to be employed, the fact that a map, plan and report were on file in the Town Clerk's Office for public inspection, and specifying the 19th day of May, 2026, at 7:00 o'clock, P.M., Prevailing Time, at the Town Hall, 4052 Route 42, Monticello, New York, in said Town, as the time when and the place where said Town Board would meet for the purpose of holding a Public Hearing to hear all persons interested in the proposal to create the said water district and after due publication and posting of said order according to law, said Hearing was duly held by said Board at such time and place, and the Town Board having considered said proposal and heard all persons interested in the same, and did, on May 19, 2026, resolve and determine that the Notice of Hearing for May 19, 2026, was published and posted as required by law, and otherwise sufficient, that all the property and property owners within the created water district would be benefitted thereby, that all property

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and property owners benefitted were included within the limits of the created water district, and that it was in the public interest to grant and hold the relief sought, and it having been then and there further duly resolved that the creation of such district as proposed be approved subject to permissive referendum in the manner provided in Article 7 of the Town Law, and a certificate of the Town Clerk having been duly filed pursuant to subdivision 4 of Section 209-e of the Town Law certifying that no petition was filed requesting such a referendum, and it appearing to the satisfaction to the said Town Board that no application pursuant to Town Law Section 209-f is required to be made to the State Department of Audit and Control,

NOW, THEREFORE, IT IS HEREBY

ORDERED, that the Rock Hill Emerald Springs Water District, in the Town of Thompson, Sullivan County, New York, be, and the same hereby is, created, to be bounded and described as more particularly set forth in Schedule "A" annexed hereto and made a part hereof; and it is further

ORDERED, that the Town Board, acting for and on behalf of the said Rock Hill Emerald Springs Water District, as created be, and it hereby is, authorized to make such improvements in said district as may be required for the proposed operation thereof, provided that the required funds for the same are made available or provided for; and it is further

ORDERED, that the entire amount to be expended for such improvements, including, but not limited to, costs of construction, engineering, administrative, legal and other fees and expenses, shall be borne solely and entirely by the property owners within the said district at a annual cost to a typical property owner in the newly created Water District of *Nine Hundred Sixty-Seven and 25/100 (\$967.25) Dollars*, and it is further

ORDERED, that the Town Clerk of the Town of Thompson be, and she hereby is, authorized and directed to cause a certified copy of this order to be duly recorded in the office of the Clerk of Sullivan County, in which the Town of Thompson is located, within ten (10) days after adoption of this order; and it is further

ORDERED, that the Town Clerk be, and he hereby is, authorized and directed to file a certified copy of this order in the office of the Department of Audit and Control, Albany, New York, within ten (10) days after the adoption hereof, if so required.

Moved by: Councilman Richard L. Benjamin, Jr.

Seconded by: Councilwoman Melinda S. Meddaugh

The members of the Town Board voted as follows:

Supervisor SCOTT S.MACE	Yes ☒	No ☐
Councilman JOHN A. PAVESE	Yes ☒	No ☐
Councilwoman MELINDA S. MEDDAUGH	Yes ☒	No ☐
Councilman RYAN T. SCHOCK	Yes ☐	No ☐ Absent
Councilman RICHARD L. BENJAMIN, JR.	Yes ☒	No ☐

SCHEDULE A

"SCHEDULE A" - District Property Description

Rock Hill Emerald Springs Water District Extension

1. Beginning at a point being the southeast corner of tax map parcel 35.-1-8, and located on the bounds of Rock Hill Drive, Town Road 51 and Emerald Place, N63 °55'40"W a distance of 179.69 feet along the boundary or tax map parcel 35.-1-8 and Rock Hill Drive to a point; thence
2. N60°54'14"W a distance of 417.47 feet to a point; thence
3. N35°44'22"E a distance of 95.57 feet to a point; thence
4. N32°45'13"E a distance of 116.31 feet to a point; thence
5. N57°14'47"W a distance of 95.03 feet to a point; thence
6. N32°47'54"E distance of 37.06 feet to a point; thence
7. N55°46'49"W a distance of 170.31 feet to a point; thence
8. N28°20'07"E a distance of 279.50 feet to a point; thence
9. N82°26'17"W a distance of 159.21 feet to a point; thence
10. N14°29'16"E a distance of 314.87 feet to a point; thence
11. N14°31'01"E a distance of 267.84 feet to a point; thence
12. N14°31'01"E a distance of 1230.5 feet to a point; thence
13. S56°05'34"E a distance of 545.08 feet to a point; thence

14. N85°40'14"E a distance of 871.04 feet to a point in the approximate centerline of Adams Road, TR 2, thence along centerline of said road the following courses:
 S16°54'52"E a distance of 99.98 feet
 S20 01'26"E a distance of 84.69 feet
 S35°14'45"E a distance of 95.03 feet
 S39°02'55"E a distance of 192.38 feet
 S45°42'28"E a distance of 80.88 feet
 Thence a distance of 570 feet along the center of Adams Road in the Southeasterly direction to a point; thence
15. S64°58'25"E a distance of 97 feet to a point; thence
16. S06°30'50"W a distance of 923.70 feet, crossing Adams Road, to a point; thence
17. S04°04'35"W a distance of 383.83 feet to a point; thence
18. S73°24'11"W a distance of 142.00 feet to a point; thence
19. S87°13'13"W a distance of 119.74 feet to a point; thence
20. N80°21'58"W a distance of 82.00 feet to a point; thence
21. S18°11'29"W a distance of 323.91 feet to a point; thence
22. S74°09'03"W a distance of 136.64 feet to a point; thence
23. S73°41'23"W a distance of 241.87 feet to a point; thence
24. S78°14'10"W a distance of 89.63 feet to a point; thence
25. S78°58'55"W a distance of 101.33 feet to a point; thence
26. S75°20'56"W a distance of 69.74 feet to a point; thence
27. N14°39'04"W a distance of 30.34 feet to a point; thence
28. N84°17'00"W a distance of 22.81 feet to a point; thence
29. S79°15'36"W a distance of 92.97 feet to a point; thence
30. S72°36'12"W a distance of 99.70 feet to a point; thence
31. S88°38'54"W a distance of 167.88 feet to a point; thence
32. S71°18'14"W a distance of 12.96 feet to a point; thence
33. N75°16'40"W a distance of 237.66 feet to a point; thence
34. N63°56'29"W a distance of 122.35 feet to point; thence
35. N63°58'29"W a distance of 144.78 feet to a point, being the point of beginning

**B) RESOLUTION TO ORDER TITLE SEARCH & INSURANCE ON THE DEED
TRANSFER FOR THE ROCK HILL EMERALD SPRINGS WATER
COMPANY PROPERTY**

The Following Resolution Was Duly Adopted: Res. No. 301 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the Town Attorney Michael B. Mednick to order a Title Search and Insurance on the Deed Transfer for the Rock Hill Emerald Springs Water Company Property located along Rock Hill Drive and Emerald Place, Rock Hill, NY, SBL # 35.-1-9.6.

Moved by: Councilwoman Meddaugh Seconded by: Councilman Benjamin

Vote: Ayes 4 Mace, Pavese, Meddaugh, and Benjamin

Nays 0

Absent 1 Schock

**5) RESOLUTION TO ENACT: PROPOSED LOCAL LAW #3 OF 2026 – ADD
CHAPTER 171 “PANHANDLING AGGRESSIVE”**

The Following Resolution Was Duly Adopted: Res. No. 302 of the Year 2026.

Resolved, that Agenda Item #5 pertaining to Resolution to Enact: Proposed Local Law #3 of 2026 – Add Chapter 171 “Panhandling, Aggressive” hereby be tabled.

Moved by: Councilman Pavese

Seconded by: Councilwoman Meddaugh

Vote: Ayes 4 Mace, Pavese, Meddaugh, and Benjamin

Nays 0

Absent 1 Schock

**6) INTRODUCE PROPOSED LOCAL LAW #4 OF 2026: TEMPORARY
MORATORIUM ON PACKAGE PLANTS AND DECENTRALIZED INFRASTRUCTURE
LAND USE – ESTABLISH DATE FOR PUBLIC HEARING**

The Following Resolution Was Duly Adopted: Res. No. 303 of the Year 2026.

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 July 07, 2026

**RESOLUTION TO AUTHORIZE A PUBLIC HEARING FOR THE ADOPTION OF A
LOCAL LAW**

WHEREAS, there has been introduced at a meeting of the Town Board of the Town of Thompson held on July 07, 2026, a proposed Local Law No. 04 of 2026, entitled "A Local Law Imposing a Temporary Moratorium on Local Land Use Approvals for So-Called “Package Plant” and Decentralized Water and Wastewater Infrastructure Facilities within the Town of Thompson, Pending Development of Comprehensive Land Use Regulations”.

NOW, THEREFORE, BE IT RESOLVED, that a Public Hearing be held on said proposed Local Law by the Town Board of the Town of Thompson on July 21, 2026 at 7:00 P.M., or as soon thereafter as said Public Hearing shall be convened, at the Town Hall, 4052 Route 42, Monticello, New York, and at least three (3) days' notice of such Public Hearing be given by the Town Clerk of the Town of Thompson by due posting thereof on the bulletin board of the Town of Thompson and by publishing such Notice at least once in the official newspaper of said Town.

Moved by: Councilwoman Melinda S. Meddaugh

Seconded by: Councilman John A. Pavese

**Town Board Meeting
July 07, 2026
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Adopted on Motion July 07, 2026

Supervisor SCOTT S. MACE	Yes	☒	No	☐
Councilman JOHN A. PAVESE	Yes	☒	No	☐
Councilwoman MELINDA S. MEDDAUGH	Yes	☒	No	☐
Councilman RYAN T. SCHOCK	Yes	☐	No	☐ ABSENT
Councilman RICHARD L. BENJAMIN, JR.	Yes	☐	No	☒

7) DELAWARE ENGINEERING, DPC – RESOLUTION TO APPROVE & AUTHORIZE EXECUTION OF AMENDMENT NO. 2 OF PROFESSIONAL SERVICES CONTRACT FOR RE-DESIGN & RE-BID OF THE KIAMESHA WWTP UPGRADE PROJECT, CWSRF PROJECT NO.: C3-5378-06-00, COST NOT TO EXCEED \$95,000.00

The Following Resolution Was Duly Adopted: Res. No. 304 of the Year 2026.

RESOLUTION APPROVING

**AMENDMENT No. 2 TO THE PROFESSIONAL SERVICES AGREEMENT ASSOCIATED WITH THE
KIAMESHA LAKE WASTEWATER TREATMENT PLANT UPGRADE PROJECT**

(WIIA PROJECT # C3-5378-06-00)

WHEREAS, since 2020 the Town Board of the Town of Thompson (“TOWN”) has been advancing a project to upgrade the Kiamesha Lake Wastewater Treatment Plant (the “PROJECT”); and

WHEREAS, the Town executed a Professional Services Agreement with Delaware Engineering, DPC (“DEDPC” for design through bidding on January 5, 2021, which was later amended on June 4, 2024; and

WHEREAS, the Town executed a Project Financing Agreement (“PFA”) with the New York Environmental Facilities Corporation (“NYSEFC”) on August 8, 2024 so that a Water Infrastructure Improvement Act (“WIIA”) grant could be used to reimburse the town for engineering expenses related to the aforementioned contract; and

WHEREAS, on February 19, 2026 the Town Board passed a resolution to authorize the issuance of bid documents, and on April 9, 2026 four bids were received with prices that were significantly higher than the available funding; and

WHEREAS, on April 21, 2026 the Town Board passed a resolution authorizing a reduction in scope, reissuance of bid documents and rebidding, which necessitates an amendment to the Professional Services Agreement with DEDPC; and

WHEREAS, DEDPC has proposed the addition of tasks for the redesign and rebidding services in Contract Amendment No. 2 for a not to exceed fee of \$95,000; and

**Town Board Meeting
July 07, 2026
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WHEREAS, the aforementioned PFA includes a \$300,000 grant contingency that may be used to reimburse the Town for these costs, subject to approval by NYSEFC; and

FURTHER BE IT RESOLVED, it is determined that the Town Board of the Town of Thompson approves the aforementioned amendment to the Professional Services Agreement with Delaware Engineering, DPC and authorizes the Town Supervisor to sign any related documents required by NYSEFC.

Moved by: Councilwoman Melinda S. Meddaugh

Seconded by: Councilman Richard L. Benjamin, Jr.

The members of the Town Board voted as follows:

Supervisor 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 []	No [] Absent
Councilman RICHARD L. BENJAMIN, JR.	Yes [X]	No []

8) RESOLUTION TO APPROVE & AUTHORIZE EXECUTION OF WORKSITE AGREEMENT WITH SULLIVAN COUNTY CENTER FOR WORKFORCE DEVELOPMENT FOR SUMMER YOUTH EMPLOYMENT PROGRAM (SYEP)
The Following Resolution Was Duly Adopted: Res. No. 305 of the Year 2026.

Resolved, that the Worksite Agreement with Sullivan County Center for Workforce Development for Summer Youth Employment Program (SYEP) hereby be approved and that the Town Supervisor be authorized to sign said agreement.

Moved by: Councilwoman Meddaugh Seconded by: Councilman Pavese

Vote: Ayes 3 Mace, Pavese, and Meddaugh
 Nays 1 Benjamin
 Absent 1 Schock

9) COUNTY OF SULLIVAN YOUTH BUREAU: RESOLUTION TO AUTHORIZE EXECUTION OF CONTRACTS FOR YOUTH PROGRAM GRANTS FUNDING (CULTURAL EXCURSIONS \$6,500.00, SUMMER CAMP \$6,500.00 AND SWIM LESSONS \$6,500.00)

The Following Resolution Was Duly Adopted: Res. No. 306 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes acceptance of the Grant Funding in the amount of \$19,500.00 through the County of Sullivan and the Office of Children and Family Services, through the Sullivan County Youth Bureau (Cultural Excursions - \$6,500.00, Summer Camp - \$6,500.00 and Swim Lessons - \$6,500.00) and Further Be It Resolved, that the Town Supervisor hereby be authorized

to execute the necessary contracts as presented in order to accept said grant funds and that the Town be authorized to administer the grant program as required.

Moved by: Councilman Benjamin

Seconded by: Councilman Pavese

Vote: Ayes 4 Mace, Pavese, Meddaugh, and Benjamin

Nays 0

Absent 1 Schock

10) SULLIVAN 180: RESOLUTION TO AUTHORIZE EXECUTION OF CONTRACT FOR 2026 SILVER FEATHER COMMUNITY IMPACT GRANT FUNDING IN THE AMOUNT OF \$100,000.00

The Following Resolution Was Duly Adopted: Res. No. 307 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby accepts the Sullivan 180, 2026 Silver Feather Community Impact Grant in the amount of \$100,000.00 and Further Be It Resolved, that the Director of Community Development Jill M. Weyer hereby be authorized to administer said grant on behalf of the Town and that the Town Supervisor hereby be authorized to execute the necessary grant agreements and documents as presented.

Moved by: Councilman Pavese

Seconded by: Councilman Benjamin

Vote: Ayes 4 Mace, Pavese, Meddaugh, and Benjamin

Nays 0

Absent 1 Schock

11) RESOLUTION TO APPROVE & AUTHORIZE EXECUTION OF INTERMUNICIPAL AGREEMENT (IMA) WITH COUNTY OF SULLIVAN FOR SHARED LASERFICHE ELECTRONIC CONTENT MANAGEMENT SYSTEM SERVICES

The Following Resolution Was Duly Adopted: Res. No. 308 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby approves the execution of the Intermunicipal Agreement (IMA) between the County of Sullivan and the Town of Thompson for Shared Laserfiche Electronic Content Management System Services and authorizes the Town Supervisor to sign said agreement.

Moved by: Councilwoman Meddaugh

Seconded by: Councilman Benjamin

Vote: Ayes 4 Mace, Pavese, Meddaugh, and Benjamin

Nays 0

Absent 1 Schock

12) RESOLUTION TO AUTHORIZE FILING A JUSTICE COURT ADMINISTRATION PROGRAM (JCAP) GRANT APPLICATION FOR 2026-27 GRANT CYCLE

The Following Resolution Was Duly Adopted: Res. No. 309 of the Year 2026.

RESOLUTION TO AUTHORIZE FILING A GRANT APPLICATION TO THE NYS UNIFIED COURT SYSTEM FOR A JUSTICE COURT ASSISTANCE PROGRAM GRANT

WHEREAS, the NYS Unified Court System has requested applications for the current grant cycle of the 2026-2027 Justice Court Assistance Program grants; and

WHEREAS, the program requires the Town to adopt a resolution authorizing the Thompson Town Court to apply for a Justice Court Assistance Program grant in the 2026-2027 grant cycle for up to \$30,000.00 and for the Town supervisor to sign the necessary application.

BE IT FURTHER RESOLVED, that the Town Supervisor be authorized and empowered to certify the application in the name of the Town of Thompson.

and adopted on motion July 07, 2026.

Supervisor Scott S. Mace	Aye
Councilwoman Melinda S. Meddaugh	Aye
Councilman Ryan T. Schock	Absent
Councilman John A. Pavese	Aye
Councilman Richard L. Benjamin, Jr.	Aye

ESTIMATED COST OF \$5,500.00
The Following Resolution Was Duly Adopted: Res. No. 310 of the Year 2026.

Absent 1 Schock

CHANGES
Supervisor Mace said they are moving forward with hiring a supervisor and (6) EMT's. They will bill insurance companies for local residents and accept that as payment in full. Attorney Mednick said there are internal changes to the Charter and changes to the contract that are required. No action was taken.

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Supervisor Mace said that the current shred company has not been good. The Town will try a new larger shred company in the fall, the new company is Shred It, which is part of Waste Management. The fall shred day event is tentatively scheduled to be held on Saturday, October 3rd, 2026, 9am to 12pm at Highway Department.

16) DISCUSS: NOTICE OF CLAIM FOR VEHICLE DAMAGE – STEPHEN & SARAH SATZ

The Following Resolution Was Duly Adopted: Res. No. 311 of the Year 2026.

Resolved, that the repair estimate submitted by Stephen & Sarah Satz for damage done to their vehicle by a manhole located on Lake Shore Drive West, Rock Hill occurring on June 24th, 2026 in the amount of \$1,915.61 hereby be approved for payment subject to release prepared by the Town Attorney.

Moved by: Councilman Benjamin Seconded by: Councilman Pavese

Vote: Ayes 4 **Mace, Pavese, Meddaugh, and Benjamin**

Nays 0

Absent 1 Schock

17) PARKS & RECREATION DEPARTMENT UPDATES

A) NY SWIMS GRANT – \$2.2 MILLION AWARDED FOR NEW POOL AT EAST MONGAUP RIVER PARK

The Following Resolution Was Duly Adopted: Res. No. 312 of the Year 2026.

Resolved, that the NY Swims Grant Award in the amount of \$2.2 million be accepted and the Town Supervisor hereby be authorized to sign required documentation to comply with the conditions set forth in the award letter.

Moved by: Councilman Benjamin Seconded by: Councilwoman Meddaugh

Vote: Ayes 4 **Mace, Pavese, Meddaugh, and Benjamin**

Nays 0

Absent 1 Schock

B) BUS PRICE INCREASE - NEW YORK RED BULL SOCCER GAME TRIP - SATURDAY, AUGUST 1ST, 2026

New York Red Bull Soccer Game Trip – Bus Trip scheduled to be held on Saturday, August 1st, 2026. There would be one bus and (56) tickets purchased. Tickets would be sold for \$100.00 per Adult and Children are Free. The price quote for the bus came in higher than estimated. The price quote total cost is \$3,069.20.

The Following Resolution Was Duly Adopted: Res. No. 313 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes a New York Red Bull Soccer Game Bus Trip to be held on Saturday, August 1st, 2026 upon the request of the Parks & Recreation Department at a total cost not to exceed **\$6,500.00.** including pre-purchase of tickets and bus rental for said trip.

Moved by: Councilman Benjamin Seconded by: Councilwoman Meddaugh

Vote: Ayes 4 Mace, Pavese, Meddaugh, and Benjamin

Nays 0
Absent 1 Schock

C) KARTRITE WATERPARK EVENTS: SWIMMING – TUESDAYS (AUGUST 4th, 11th, 18th & 25th) @ KARTRITE INDOOR WATERPARK

Director Weyer said that the Town will offer tickets for Tuesday, August 4th, 11th, 18th and 25th at a cost of \$25.00 each for a pass to the Kartrite Indoor Waterpark. Residents will be able to purchase tickets in advance to secure their spot. The tickets can be used at the Kartrite Indoor Waterpark from 3PM to 7PM on the Tuesday for which the ticket was purchased. Director Weyer said it would not affect the budget, because the Town is charging the residents \$25.00 each. This offer is only for August.

The Following Resolution Was Duly Adopted: Res. No. 314A of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes payment to the Kartrite Indoor Waterpark for participation of a Swimming Program at the Waterpark to be held on Tuesdays, August 4th, 11th, 18th and 25th from 3PM to 7PM at a cost of \$25.00 per ticket, prepaid to the Town by the resident.

Moved by: Councilman Benjamin Seconded by: Councilwoman Meddaugh

Vote: Ayes 4 Mace, Pavese, Meddaugh and Benjamin

Nays 0

Absent 1 Schock

D) KARTRITE WATERPARK EVENTS: MAGIC SHOW – NOVEMBER 6TH @ KARTRITE INDOOR WATERPARK

Director Weyer requested authorization for the Magic Show Event at the Kartrite Indoor Waterpark. Director Weyer said it would not affect the budget, because the Town is charging Adults \$25.00 and Children \$20.00.

The Following Resolution Was Duly Adopted: Res. No. 314B of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes payment to the Kartrite Indoor Waterpark for participation of the Magic Show Event at the Waterpark to be held on November 6th, 2026 from 3PM to 7PM at a cost of \$25.00 per ticket for adults and \$20.00 per ticket for children, prepaid to the Town by the resident.

Moved by: Councilman Benjamin Seconded by: Councilwoman Meddaugh

Vote: Ayes 4 Mace, Pavese, Meddaugh and Benjamin

Nays 0

Absent 1 Schock

18) WATER & SEWER DEPARTMENT ITEMS:

A) REVIEW & APPROVE PURCHASE OF TELEDYNE ISCO 5800 REFRIGERATED SAMPLER (\$11,440.00 PLUS SHIPPING COSTS) FOR EMERALD GREEN WWTP

The Following Resolution Was Duly Adopted: Res. No. 315 of the Year 2026.

Moved by: Councilman Benjamin Seconded by: Councilman Pavese
Vote: Ayes 4 Mace, Pavese, Meddaugh, and Benjamin
 Nays 0
 Absent 1 Schock

The Following Resolution Was Duly Adopted: Res. No. 316 of the Year 2026.

Moved by: Councilman Benjamin
Seconded by: Councilman Pavese
Vote: Ayes 4 Mace, Pavese, Meddaugh, and Benjamin
Nays 0
Absent 1 Schock

The Following Resolution Was Duly Adopted: Res. No. 317 of the Year 2026.

Delaware Engineering **\$9,958.10 Total Cost**
 Invoice # 24-3143-13 – Engineering services through March 2026 for the Emerald
 Green WWTP Phase 2 Plant Upgrade Project.

Delaware Engineering **\$12,351.00 Total Cost**
 Invoice # 20-2090-27 – Engineering services through April 2026 for the Kiamesha Lake
 WWTP Upgrade Project.

Moved by: Councilwoman Meddaugh Seconded by: Councilman Pavese
Vote: Ayes 4 Mace, Pavese, Meddaugh, and Benjamin
 Nays 0
 Absent 1 Schock

Resolved, that the following bills over \$5,000.00 for the Water & Sewer Department be approved for payment as follows:

MHE Engineering**\$5,175.20 Total Cost**

Invoice # 27108 – Engineering Services for Design & Bidding of the Emerald Green Pump Station # 1,2, & 3 Improvement Project, Project # 24-715.

MHE Engineering**\$10,000.00 Total Cost**

Invoice # 27109 – Engineering Services for Design & Bidding of the Sackett Lake Sewer District I & I Improvement Project, Project # 24-716.

Moved by: Councilman Benjamin

Seconded by: Councilwoman Meddaugh

Vote: Ayes 4 Mace, Pavese, Meddaugh and Benjamin

Nays 0

Absent 1 Schock

The Following Resolution Was Duly Adopted: Res. No. 319 of the Year 2026.

Resolved, that the following bills over \$5,000.00 for the Water & Sewer Department be approved for payment as follows:

Critex, LLC (Mr. Manhole)**\$8,611.00 Total Cost**

Invoice # INV-5820 – Purchase of Vylon Pipe & Re-bar Rings.
(Procurement: Sole Source Procurement.)

Moved by: Councilman Benjamin

Seconded by: Councilman Pavese

Vote: Ayes 4 Mace, Pavese, Meddaugh and Benjamin

Nays 0

Absent 1 Schock

20) BUDGET TRANSFERS & AMENDMENTS

There were no budget transfers or amendments.

21) ORDER BILLS PAID**The Following Resolution Was Duly Adopted: Res. No. 320 of the Year 2026.**

Resolved, that all regular bills for the course of the month, which have been properly audited be approved for payment. A complete list of the regular bills as identified can be found appended to these minutes as per attached.¹

Moved by: Councilwoman Meddaugh

Seconded by: Councilman Pavese

Vote: Ayes 4 Mace, Pavese, Meddaugh, and Benjamin

Nays 0

Absent 1 Schock

OLD BUSINESS:

PERMA Work Zone Grant – Director Weyer said the Grant for the Safety Kits and the Pedestrian Ice Alert signs was awarded.

¹ ATTACHMENT: ORDER BILLS PAID

Resolved, that the Town Board of the Town of Thompson hereby authorizes the acceptance of the Safety Kits and Pedestrian Ice Alert Signs awarded by PERMA through the Work Zone Equipment Grant and the Pedestrian Ice Alert Signs Grant and authorizes the Town Supervisor to sign the necessary documents.

Vote: Ayes 4 **Mace, Pavese, Meddaugh and Benjamin**

Absent 1 Schock

Townline Solar Project – Supervisor Mace said that they would like to do a presentation at the next Town Board Meeting.

There was no new business reported on.

Supervisor Mace

- **Little League Sports Trailer** – Supervisor Mace said the Little League has a Sports Trailer at the school that they need to move. Supervisor Mace wanted to discuss with the Board the possibility to store the trailer at the Town Park temporarily if needed.

- Borscht Belt Historical Marker will be dedicated in Rock Hill on August 8th.
- Rock Hill Summer Concert Series has started last week and is going well.

- Positive comments received regarding the new Dog Park.
- Working on some chip sealing.
- Changes to Paving schedule. They are trying to do some necessary paving, but the price is still high.
- Meeting with Camp on Harris and Big Woods Road to obtain permission for a temporary road access to install a culvert.

- Summer Day Camp started and is going well.
- The playground and dog park have been very busy.
- Assisted Village of Monticello (Jay Sherb – Sanitation & Highway Superintendent) with the Town's Rockhound at their pool area.

Director Jim Carnell

- Two bungalow colonies located on Ranch Road and Pittaluga Road are in failure with their septic systems as reported by the NYDEC.

PUBLIC COMMENT

Pamela Zaitchick of Glen Wild commented on Emerald Springs Water District, Sullivan 180 Silver Feather Award, and Rock Hill Ambulance Contract.

ANNOUNCEMENTS, REMINDERS & FOR YOUR INFORMATION

- 07/08/26 at 6:30 PM: Rosewood Project Scoping Session with Planning Board.
- 07/15/26 at 7PM: Joint Work-Session with Municipal Boards & Building Dept.
- 07/21/26 at 7PM: Regular Town Board Meeting.

ADJOURNMENT

On a motion made by Councilwoman Meddaugh and seconded by Councilman Pavese the meeting was adjourned at 8:29 PM. All board members voted in favor of adjourning the meeting.

Respectfully Submitted By:



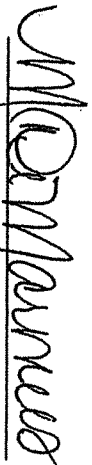
Marilee J. Calhoun, Town Clerk



Town of Thompson
Warrant Report

Town of Thompson
Warrant Report

I hereby certify that the vouchers listed on the attached abstracts of prepaid and claims payable have been duly audited and are presented for payment to the Town Board of the Town of Thompson at the regular meeting there of, held on the 7th day of July 20 2014 the amounts respectively specified. Authorization is hereby given and direction is made to pay each of the claimants in the amount as specified upon each claim stated.


Melissa DeMarnes, Comptroller


Scott S. Mace, Supervisor



Town of Thompson
Warrant Report

SWM0	MELODY LAKE WATER	\$1,033.20	\$0.00	\$0.00	\$0.00	\$6,639.12	\$0.00	\$7,672.32	\$0.00
T000	TRUST & AGENCY FUND	\$8,142.50	\$0.00	\$0.00	\$0.00	\$35,763.82	\$0.00	\$43,906.32	\$0.00
Posted Batch Grand Totals		\$1,183,727.99	\$6,778.79	\$0.00	\$0.00	\$282,008.36	\$0.00	\$1,465,736.35	\$6,778.79

Report Grand Totals

Fund	Fund Description	Invoice Batch		Manual Checks		Purchase Cards		Total	
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	Paid	Unpaid
A000	GENERAL FUND TOWN WIDE	\$320,043.47	\$6,703.79	\$0.00	\$0.00	\$0.00	\$0.00	\$320,043.47	\$6,703.79
B000	GENERAL TOWN OUTSIDE	\$52,401.71	\$75.00	\$0.00	\$0.00	\$0.00	\$0.00	\$52,401.71	\$75.00
DA00	HWY#3 / 4 - TOWN WIDE	\$13,038.87	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,038.87	\$0.00
DB00	HWY#1 - TOWN OUTSIDE	\$543,461.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$543,461.74	\$0.00
H000	CAPITAL PROJECTS	\$51,197.19	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$51,197.19	\$0.00
RD00	ADELAAR ROAD IMPROVEMENT DISTRICT	\$216.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$216.14	\$0.00
SL01	ROCK HILL LIGHTING	\$270.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$270.99	\$0.00
SL02	LUCKY LAKE LIGHTING	\$50.97	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.97	\$0.00
SL03	LAKE LOUISE MARIE	\$148.35	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$148.35	\$0.00
SL04	PATIO HOMES LIGHTING	\$79.54	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$79.54	\$0.00
SL05	KIAMESHA SHORES LIGHTING	\$40.38	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40.38	\$0.00
SL06	EMERALD GREEN LIGHTING	\$556.97	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$556.97	\$0.00
SL07	TREASURE LAKE LIGHTING	\$13.89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13.89	\$0.00
SL09	YESHIVAKIAM. LIGHTING DISTRICT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SL10	EMERALD CORP. PARK LD#10	\$51.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$51.75	\$0.00
SL11	ADELAAR Lighting	\$579.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$579.20	\$0.00
SL12	Route 42 N Lighting	\$128.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$128.44	\$0.00
SRH0	ROCK HILL AMBULANCE DIST	\$11,250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,250.00	\$0.00
SSAR	Adelaar Sewer District	\$12,042.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,042.06	\$0.00
SSHC	Harris Consolidated Sewer District	\$10,430.38	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,430.38	\$0.00
SSKC	Kiamesha Consolidated Sewer District	\$74,839.35	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$74,839.35	\$0.00
SSMD	MELODY LAKE SEWER DIST.	\$2,146.64	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,146.64	\$0.00
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$42,775.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$42,775.70	\$0.00
SSS0	SACKETT LAKE SEWER DIST	\$33,998.72	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$33,998.72	\$0.00
SWA0	ADELAAR RESORT WATER DISTRICT	\$1,805.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,805.70	\$0.00
SWC0	COLD SPRING WATER	\$1,166.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,166.80	\$0.00
SWD0	DILLON WATER DISTRICT	\$483.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$483.56	\$0.00
SWK0	KIAMESHA RT42 WATER	\$281.36	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$281.36	\$0.00
SWL0	LUCKY LAKE WATER DIST	\$1,052.42	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,052.42	\$0.00
SWM0	MELODY LAKE WATER	\$1,033.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,033.20	\$0.00
T000	TRUST & AGENCY FUND	\$8,142.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,142.50	\$0.00
Grand Totals		\$1,183,727.99	\$6,778.79	\$0.00	\$0.00	\$282,008.36	\$0.00	\$1,465,736.35	\$6,778.79



Town of Thompson
Warrant Report

Unposted Batch Totals			
Fund	Fund Description	Invoice Batch	Manual Checks
T000	TRUST & AGENCY FUND	\$0.00	\$0.00
Unposted Batch Grand Totals		\$0.00	\$0.00

Posted Batch Totals			
Fund	Fund Description	Invoice Batch	Manual Checks
A000	GENERAL FUND TOWN WIDE	\$320,043.47	\$6,703.79
B000	GENERAL TOWN OUTSIDE	\$52,401.71	\$75.00
DA00	HWY#3 / 4 - TOWN WIDE	\$13,038.87	\$0.00
DB00	HWY#1 - TOWN OUTSIDE	\$543,461.74	\$0.00
H000	CAPITAL PROJECTS	\$51,197.19	\$0.00
RD00	ADELAAR ROAD IMPROVEMENT DISTRICT	\$216.14	\$0.00
SL01	ROCK HILL LIGHTING	\$270.99	\$0.00
SL02	LUCKY LAKE LIGHTING	\$50.97	\$0.00
SL03	LAKE LOUISE MARIE	\$148.35	\$0.00
SL04	PATIO HOMES LIGHTING	\$79.54	\$0.00
SL05	KIAMESHA SHORES LIGHTING	\$40.38	\$0.00
SL06	EMERALD GREEN LIGHTING	\$556.97	\$0.00
SL07	TREASURE LAKE LIGHTING	\$13.89	\$0.00
SL09	YESHIVAKIAM LIGHTING DISTRICT	\$0.00	\$0.00
SL10	EMERALD CORP. PARK L/D#10	\$51.75	\$0.00
SL11	ADELAAR Lighting	\$579.20	\$0.00
SL12	Route 42 N Lighting	\$128.44	\$0.00
SRH0	ROCK HILL AMBULANCE DIST	\$11,250.00	\$0.00
SSAR	Adelaar Sewer District	\$12,042.06	\$0.00
SSHC	Harris Consolidated Sewer District	\$10,430.38	\$0.00
SSKC	Kiamesha Consolidated Sewer District	\$74,839.35	\$0.00
SSMD	MELODY LAKE SEWER DISTR.	\$2,146.64	\$0.00
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$42,775.70	\$0.00
SSSO	SACKETT LAKE SEWER DISTR	\$33,998.72	\$0.00
SWA0	ADELAAR RESORT WATER DISTRICT	\$1,805.70	\$0.00
SWCO	COLD SPRING WATER	\$1,166.80	\$0.00
SWDO	DILLON WATER DISTRICT	\$483.56	\$0.00
SWKO	KIAMESHA RT42 WATER	\$281.36	\$0.00
SWLO	LUCKY LAKE WATER DISTR	\$1,052.42	\$0.00

M

Minutes of a Special Meeting of the Town Board of the Town of Thompson held at the Town Hall, 4052 State Route 42, Monticello, New York and held remotely via Zoom on **July 28, 2026.**

ROLL CALL:

Present: Supervisor Scott S. Mace, Presiding
Councilman Ryan T. Schock
Councilman Richard L. Benjamin, Jr.

Absent: Councilwoman Melinda S. Meddaugh
Councilman John A. Pavese

DRAFT

Also Present: Marilee J. Calhoun, Town Clerk
Kelly M. Murran, Deputy Town Clerk
Melissa DeMarmels, Town Comptroller
Glenn Somers, Parks & Recreation Superintendent
James L. Carnell, Jr., Director of Buildings, Planning, & Zoning
Michael G. Messenger, Water & Sewer Superintendent

Present Via Zoom: None

SPECIAL MEETING – CALL TO ORDER

Supervisor Mace opened the meeting at 5:00 PM with the Pledge to the Flag. This meeting was held in person and remotely via Videoconferencing streamed live on the Zoom app, which is accessible to the public. The meeting is also being recorded for full transcription purposes should it be required.

Town Clerk Calhoun advised that notice of said meeting was published and sent to the news media and posted on the Town Hall Bulletin Board and on the Town Website.

APPROVAL OF MINUTES:

On a motion made by Councilman Benjamin and seconded by Councilman Schock the approval of the July 7th, 2026 Regular Town Board Meeting minutes was tabled until the next Town Board Meeting to be held on August 4th, 2026.

Vote: Ayes 3 Mace, Schock and Benjamin
 Nays 0
 Absent 2 Meddaugh & Pavese

PUBLIC COMMENT:

1) Frank Wurzel of Rock Hill commented on a dumping issue along Wild Turnpike, Rock Hill. The location was provided to Director Carnell for Code Enforcement Investigation purposes.

CORRESPONDENCE:

**Special Town Board Meeting
July 28, 2026
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Supervisor Mace reported on correspondence that was sent or received as follows:

- **Sullivan County Treasurer's Office:** Check #319867, Dated 07/02/26 for \$28,262.52 for Town Share of Cannabis Revenue 12/01/25 – 02/28/26.
- **Kiwanis Club of Monticello:** Letter dated 07/10/2026 RE: Thank you for maintaining Kiwanis Club Flower Beds.
- **State of New York Comptroller's Office:** Check # 74830390 for \$2,100.00 for Unclaimed Funds from WM Corporate Services, Inc. (Waste Management).

AGENDA ITEMS:

1) REVIEW & APPROVE: AMENDED AGREEMENT WITH ROCK HILL AMBULANCE CORPS ON BEHALF OF THE ROCK HILL AMBULANCE DISTRICT

The Following Resolution Was Duly Adopted: Res. No. 322 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby approves and authorizes the Town Supervisor's execution of the amended agreement between the Town of Thompson acting on behalf of the Rock Hill Ambulance District and the Rock Hill Ambulance Corps for the period beginning January 1st, 2026 through December 31st, 2026 for the purpose of Ambulance Service for a total annual sum of \$135,000.00 to be paid for by the District to the Corps. Also, to permit billing on all calls providing mutual aid for services out of District and to permit billing on all calls providing mutual aid for services inside of District and accepting only the amount insurance companies pay. Further Be It Resolved, that a fully executed copy of said agreement shall be kept on file in the Town Clerk's Office.

Moved by: Councilman Benjamin Seconded by: Councilman Schock

Vote: Ayes 3 Mace, Schock, and Benjamin

Nays 0

Absent 2 Meddaugh & Pavese

2) REQUEST TO PLACE COMMEMORATIVE BENCH AT LAKE IDA PARK – STEVE SCHWARTZ

The Following Resolution Was Duly Adopted: Res. No. 323 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby approves the request of Steve Schwartz for installation of a Commemorative Bench at Lake Ida Park to honor Antonie Magliano and family for many years of dedication to the music community and involvement with the Rock Hill Summer Concert Series now taking place at Lake Ida Park and

Further Be It Resolved, that the installation of said bench shall be subject to design guidelines set forth and approved by the Town of Thompson Parks and Recreation Committee and Town Board.

Moved by: Councilman Benjamin Seconded by: Councilman Schock

Vote: Ayes 3 Mace, Schock, and Benjamin

Nays 0

Absent 2 Meddaugh & Pavese

3) NESIN CULTURAL ARTS CENTER – AUTHORIZE 2-WEEK YOUTH PROGRAM FOLLOWING THE SUMMER DAY CAMP PROGRAM FOR TOTAL COST NOT TO EXCEED \$5,000.00

The Following Resolution Was Duly Adopted: Res. No. 324 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes a 2-Week Summer Arts Youth Program at the Nesin Cultural Arts Center for up to 25-Youths (Grades Pre-K to 12th) at a cost of \$25.00 per youth to be paid for by the parent and the Town to supplement the difference in cost of \$200.00 per youth for a total maximum cost not to exceed \$5,000.00 for both sessions to be held on 08/17/26-08/21/26 and 08/24/26-08/28/26.

Moved by: Councilman Benjamin Seconded by: Councilman Schock
Vote: Ayes 3 Mace, Schock, and Benjamin
 Nays 0
 Absent 2 Meddaugh & Pavese

4) APPROVE RETURN OF SITE IMPROVEMENT PERFORMANCE CASH BOND \$680,000.00 - YJ ESTATES RELATING TO FRASER RESORT PROJECT

The Following Resolution Was Duly Adopted: Res. No. 325 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the return of a Site Improvement Cash Performance Bond for Fraser Resort in the amount of \$680,000.00 to YJ Estates, LLC.

Moved by: Councilman Benjamin Seconded by: Councilman Schock
Vote: Ayes 3 Mace, Schock and Benjamin
 Nays 0
 Absent 2 Meddaugh & Pavese

5) APPROVE BILL FROM WIRE PRO ELECTRIC IN THE AMOUNT OF \$4,000.00 FOR LIGHT POLE REPLACEMENT IN THE EMERALD GREEN LIGHTING DISTRICT

The Following Resolution Was Duly Adopted: Res. No. 326 of the Year 2026.

Resolved, that the following work be approved, as per the Streetlight Maintenance Agreement and payment as follows:

WirePro Electric \$4,000.00 Total Cost
Estimate # 10253 – \$4,000.00 for Fiberglass Light Pole & Light Fixture Replacement in the Emerald Green Lighting District as a result of a car accident.

Moved by: Councilman Benjamin Seconded by: Councilman Schock
Vote: Ayes 3 Mace, Schock and Benjamin
 Nays 0
 Absent 2 Meddaugh & Pavese

6) ESTABLISH BID DATE: GENERATOR SERVICE MAINTENANCE, THURSDAY, 08/20/2026 AT 2PM

The Following Resolution Was Duly Adopted: Res. No. 327 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson advertise for bids for Generator Service Maintenance for the Water & Sewer Department, in accordance with specifications prepared therefore, said bids to be opened on Thursday, August 20th, 2026, at 2:00 o'clock P.M., Prevailing Time, at the Town Hall, 4052 Route 42 North, Monticello, New York, and the Town Clerk be, and she hereby is directed to advertise for bids in the official newspaper of the Town.

Moved by: Councilman Schock Seconded by: Councilman Benjamin

Vote: Ayes 3 Mace, Schock and Mace

Nays 0

Absent 2 Meddaugh & Pavese

7) REVIEW & APPROVE: IT MANUAL

The Following Resolution Was Duly Adopted: Res. No. 328 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby approves the Employee Guide to Information Security Policies aka the Information Technology (IT) Manual for the Town of Thompson as presented and that each Town Employee shall be provided with and acknowledge receipt of said Manual.

Moved by: Councilman Schock Seconded by: Councilman Benjamin

Vote: Ayes 3 Mace, Schock and Benjamin

Nays 0

Absent 2 Meddaugh & Pavese

8) AUTHORIZE APPLICATION FOR LOCAL GOVERNMENT CITIZENS GRANT (CREG) – PHASE 2

The Following Resolution Was Duly Adopted: Res. No. 329 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the submittal of a grant application for the Citizens Re-Organization Empowerment Grant (CREG) Program through the NYS Division of Local Government Services for Phase 2 regarding consolidation of Town lighting districts. Further Be It Resolved, that the Town Supervisor hereby be authorized to execute all financial/administrative documents relating to the implementation of the program/grant application and authorize Director Jill M. Weyer as the lead applicant contact person and authorize her to submit said grant application.

Moved by: Councilman Benjamin Seconded by: Councilman Schock

Vote: Ayes 3 Mace, Schock and Benjamin

Nays 0

Absent 2 Meddaugh & Pavese

9) MELODY LAKE WELLHOUSE IMPROVEMENT PROJECT ITEMS:

**A) APPROVE & AUTHORIZE – WITTCO, INC. APPLICATION FOR
PAYMENT #10 \$4,370.00**

The Following Resolution Was Duly Adopted: Res. No. 330 of the Year 2026.

Resolved, that application # 10 in the amount of \$4,370.00 with Wittcon, Inc. for the Melody Lake Wellhouse Improvement Project hereby be approved and the Town Supervisor hereby be authorized to execute said application for payment.

Moved by: Councilman Benjamin Seconded by: Councilman Schock

Vote: Ayes 3 Mace, Schock and Benjamin

Nays 0

Absent 2 Meddaugh & Pavese

**B) APPROVE & AUTHORIZE - TAM ENTERPRISES, INC. APPLICATION FOR
PAYMENT #9 \$2,975.88**

The Following Resolution Was Duly Adopted: Res. No. 331 of the Year 2026.

Resolved, that application # 9 in the amount of \$2,975.88 with TAM Enterprises, Inc. for the Melody Lake Wellhouse Improvement Project hereby be approved and the Town Supervisor hereby be authorized to execute said application for payment.

Moved by: Councilman Schock Seconded by: Councilman Benjamin

Vote: Ayes 3 Mace, Schock and Benjamin

Nays 0

Absent 2 Meddaugh & Pavese

**C) APPROVE & AUTHORIZE - RURAL DEVELOPMENT PROJECT - USDA
FORM E FOR PAYMENT #13 \$7,345.88**

The Following Resolution Was Duly Adopted: Res. No. 332 of the Year 2026.

Resolved, that the application for Payment # 13 in the amount of \$7,345.88 with Rural Development Project – USDA Form E for the Melody Lake Wellhouse Improvement Project hereby be approved and the Town Supervisor hereby be authorized to execute said application for payment.

Moved by: Councilman Schock Seconded by: Councilman Benjamin

Vote: Ayes 3 Mace, Schock and Benjamin

Nays 0

Absent 2 Meddaugh & Pavese

**10) DISCUSS & APPROVE – (NYSLRS) STANDARD WORKDAY & REPORTING
RESOLUTION**

The Following Resolution Was Duly Adopted: Res. No. 333 of the Year 2026.

Resolved, that Agenda Item No. 10 pertaining to the (NYSLRS) Standard Workday & Reporting Resolution is hereby tabled until the next Town Board Meeting 08/04/2026.

Moved by: Councilman Schock Seconded by: Councilman Benjamin

Vote: Ayes 3 Mace, Schock and Benjamin

Nays 0

Absent 2 Meddaugh & Pavese

11) BILLS OVER \$5,000.00

There were no bills provided for payment.

12) BUDGET TRANSFERS & AMENDMENTS

To: Town of Thompson - Supervisor and Council

From: Melissa DeMarmels - Comptroller

Re: Budget Transfers & Amendments - FYE 12/31/25

Board
Date: Meeting 7/21/2026

The following Budget Transfers & Amendments are proposed for the following
Memo: purposes:

- 1) To Amend Principal and Interest Allocations to reflect declining balance payments on the NYPA LED project loan, as each subsequent payment has more principal than interest. Adopted budget reflected equal payments each month.

The Following Resolution Was Duly Adopted: Res. No. 334 of the Year 2026.

Resolved, that the following budgetary transfers/amendments hereby be approved as presented.

Town Of Thompson

Budget Transfers/Amendments

FYE 12/31/25

Town Board Meeting Date: 7/21/2026

<u>Account Number</u>	<u>Account Description</u>		<u>Revenue Increase</u>	<u>Revenue Decrease</u>	<u>Appropriation Increase</u>	<u>Appropriation Decrease</u>
A000.9790.600	NYPA LED Project Principal				28,285.00	
A000.9790.700	NYPA LED Project Interest					28,285.00
SL01.9790.600	NYPA LED Project Principal				6,171.00	

**Special Town Board Meeting
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SL01.9790.700	NYPA LED Project Interest					6,171.00
SL02.9790.600	NYPA LED Project Principal				1,262.00	
SL02.9790.700	NYPA LED Project Interest					1,262.00
SL03.9790.600	NYPA LED Project Principal				3,796.00	
SL03.9790.700	NYPA LED Project Interest					3,796.00
SL04.9790.600	NYPA LED Project Principal				2,535.00	
SL04.9790.700	NYPA LED Project Interest					2,535.00
SL05.9790.600	NYPA LED Project Principal				705.00	
SL05.9790.700	NYPA LED Project Interest					705.00
SL06.9790.600	NYPA LED Project Principal				56,940.00	
SL06.9790.700	NYPA LED Project Interest					56,940.00
SL07.9790.600	NYPA LED Project Principal				318.00	
SL07.9790.700	NYPA LED Project Interest					318.00
SL08.9790.600	NYPA LED Project Principal				568.00	
SL08.9790.700	NYPA LED Project Interest					568.00
SL12.9790.600	NYPA LED Project Principal				13,070.00	
SL12.9790.700	NYPA LED Project Interest					13,070.00

Totals - - 113,650.00 113,650.00

Net Effect To Budget -

Moved by: Councilman Schock

Seconded by: Councilman Benjamin

**Special Town Board Meeting
July 28, 2026
Page 7 of 9**

Vote: Ayes 3 Mace, Schock and Benjamin
 Nays 0
 Absent 2 Meddaugh & Pavese

13) ORDER BILLS PAID

The Following Resolution Was Duly Adopted: Res. No. 335 of the Year 2026.

Resolved, that all regular bills for the course of the month, which have been properly audited be approved for payment. A complete list of the regular bills as identified can be found appended to these minutes as per attached.¹

Moved by: Councilman Schock Seconded by: Councilman Benjamin

Vote: Ayes 3 Mace, Schock, and Benjamin

 Nays 0

 Absent 2 Meddaugh & Pavese

**14) RESOLUTION TO AUTHORIZE EXECUTION OF NYSEG EASEMENT FOR
INSTALLATION OF TRANSFORMER ON LAKE LOUISE MARIE RD, ROCK HILL, NY**

Supt. Messenger explained the purpose of the NYSEG Easement, which is to allow for the installation of a new Transformer as part of the Emerald Green WWTP Upgrade Project to be located along Lake Louise Marie Road, Rock Hill, NY.

The Following Resolution Was Duly Adopted: Res. No. 336 of the Year 2026.

Resolved, that the Town of Thompson Town Board hereby approves the proposed Easement with NYSEG to allow the installation of a Transformer located along Lake Louise Marie Road, Rock Hill, NY and hereby authorizes the Town Supervisor to execute said Easement as presented.

Motion by: Councilman Benjamin Seconded by: Councilman Schock

Vote: Ayes 3 Mace, Schock and Benjamin

 Nays 0

 Absent 2 Meddaugh & Pavese

OLD BUSINESS:

There was no old business reported on.

NEW BUSINESS:

**1) ANNEXATION PETITION: VPK CAPITAL LLC – 25 HAY STREET, MONTICELLO,
NY, SBL # 22.-1-4**

Supervisor Mace reported on an Annexation Petition that was submitted to the Town Clerk by Attorney Michael Davidoff of Drew, Davidoff & Edwards Law Offices, LLP on behalf of the Petitioner VPK Capital LLC. The Annexation Petition is for property located at 25 Hay Street, Monticello, NY, SBL # 22.-1-4. Supervisor Mace spoke with Village of Monticello Representatives and discussed a possible tentative date for a Joint

¹ ATTACHMENT: ORDER BILLS PAID

Public Hearing on Monday, August 10th, 2026 at 5PM. The date and time will be confirmed for action to be taken at our next Town Board Meeting on 08/04/2026.

REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS

Comptroller DeMarmels

- Moving TD Bank accounts to Jeff Bank due to excessive fees and service.

Superintendent Somers

- Wire Pro Light installation/replacement in Emerald Green was completed.
- NYS DOH Inspection completed at the East Mongaup River Town Park for the Summer Youth Day Camp.

PUBLIC COMMENT

There was no public comment.

ANNOUNCEMENTS, REMINDERS & FOR YOUR INFORMATION

- 08/18/26 at 7PM: Regular Town Board Meeting.

ADJOURNMENT

On a motion made by Councilman Schock and seconded by Councilman Benjamin the meeting was adjourned at 5:20 PM. All board members voted in favor of adjourning the meeting.

Respectfully Submitted By:

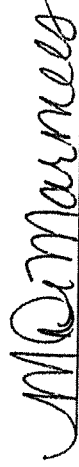
Marilee J. Calhoun, Town Clerk



Town of Thompson
Warrant Report

Town of Thompson
Warrant Report

I hereby certify that the vouchers listed on the attached abstracts of prepaid and claims payable have been duly audited and are presented for payment to the Town Board of the Town of Thompson at the regular meeting there of, held on the 28th day of July 2024 in the amounts respectively specified. Authorization is hereby given and direction is made to pay each of the claimants in the amount as specified upon each claim stated.


Melissa DeMarmels, Comptroller


Scott S. Mace, Supervisor



Town of Thompson
Warrant Report

Unposted Batch Totals

Fund	Fund Description	Invoice Batch	Manual Checks	Purchase Cards	Total
Unposted Batch Grand Totals		\$0.00	\$0.00	\$0.00	\$0.00

Posted Batch Totals

Fund	Fund Description	Invoice Batch		Manual Checks		Purchase Cards		Total
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	
A000	GENERAL FUND TOWN WIDE	\$234,696.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$234,696.99
B000	GENERAL TOWN OUTSIDE	\$740,733.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$740,733.80
DB00	HWY#1 - TOWN OUTSIDE	\$179,270.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$179,270.60
H000	CAPITAL PROJECTS	\$1,052.34	\$7,345.88	\$0.00	\$0.00	\$0.00	\$0.00	\$1,052.34
SRH0	ROCK HILL AMBULANCE DIST	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SSAR	Adelaar Sewer District	\$10,134.90	\$0.00	\$0.00	\$0.00	\$6,499.27	\$0.00	\$6,499.27
SSHC	Harris Consolidated Sewer District	\$8,424.55	\$0.00	\$0.00	\$0.00	\$7,000.00	\$0.00	\$17,134.90
SSKC	Kiamesha Consolidated Sewer District	\$54,109.04	\$0.00	\$0.00	\$0.00	\$6,500.00	\$0.00	\$14,924.55
SSM0	MELODY LAKE SEWER DIST.	\$1,149.86	\$0.00	\$0.00	\$0.00	\$50,500.00	\$0.00	\$104,609.04
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$26,516.04	\$0.00	\$0.00	\$0.00	\$1,700.00	\$0.00	\$2,849.86
SSS0	SACKETT LAKE SEWER DIST	\$17,264.42	\$0.00	\$0.00	\$0.00	\$31,500.00	\$0.00	\$58,016.04
SWA0	ADELAAR RESORT WATER DISTRICT	\$1,684.91	\$0.00	\$0.00	\$0.00	\$27,000.00	\$0.00	\$44,264.42
SWC0	COLD SPRING WATER	\$756.56	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$2,684.91
SWD0	DILLON WATER DISTRICT	\$221.69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$756.56
SWK0	KIAMESHA RT42 WATER	\$112.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$221.69
SWL0	LUCKY LAKE WATER DIST	\$828.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$112.34
SWM0	MELODY LAKE WATER	\$1,081.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$828.40
T000	TRUST & AGENCY FUND	\$6,054.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,081.23
Posted Batch Grand Totals		\$1,284,092.16	\$7,345.88	\$0.00	\$0.00	\$150,039.99	\$0.00	\$1,434,132.15
								\$7,345.88

Report Grand Totals

Fund	Fund Description	Invoice Batch		Manual Checks		Purchase Cards		Total
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	
A000	GENERAL FUND TOWN WIDE	\$234,696.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$234,696.99
B000	GENERAL TOWN OUTSIDE	\$740,733.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$740,733.80
DB00	HWY#1 - TOWN OUTSIDE	\$179,270.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$179,270.60
H000	CAPITAL PROJECTS	\$1,052.34	\$7,345.88	\$0.00	\$0.00	\$0.00	\$0.00	\$1,052.34
SRH0	ROCK HILL AMBULANCE DIST	\$0.00	\$0.00	\$0.00	\$0.00	\$6,499.27	\$0.00	\$7,345.88
								\$0.00



**Town of Thompson
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SSAR	Adelaar Sewer District	\$10,134.90	\$0.00	\$0.00	\$0.00	\$7,000.00	\$0.00	\$0.00	\$17,134.90	\$0.00
SSHC	Harris Consolidated Sewer District	\$8,424.55	\$0.00	\$0.00	\$0.00	\$6,500.00	\$0.00	\$0.00	\$14,924.55	\$0.00
SSKC	Kiamesha Consolidated Sewer District	\$54,109.04	\$0.00	\$0.00	\$0.00	\$50,500.00	\$0.00	\$0.00	\$104,609.04	\$0.00
SSM0	MELODY LAKE SEWER DISTR.	\$1,149.86	\$0.00	\$0.00	\$0.00	\$1,700.00	\$0.00	\$0.00	\$2,849.86	\$0.00
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$26,516.04	\$0.00	\$0.00	\$0.00	\$31,500.00	\$0.00	\$0.00	\$58,016.04	\$0.00
SSS0	SACKETT LAKE SEWER DISTR	\$17,264.42	\$0.00	\$0.00	\$0.00	\$27,000.00	\$0.00	\$0.00	\$44,264.42	\$0.00
SWA0	ADELAAR RESORT WATER DISTRICT	\$1,684.91	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$2,684.91	\$0.00
SWC0	COLD SPRING WATER	\$756.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$756.56	\$0.00
SWD0	DILLON WATER DISTRICT	\$221.69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$221.69	\$0.00
SWK0	KIAMESHA RT42 WATER	\$112.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$112.34	\$0.00
SWL0	LUCKY LAKE WATER DISTR	\$828.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$828.40	\$0.00
SWM0	MELODY LAKE WATER	\$1,081.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,081.23	\$0.00
T000	TRUST & AGENCY FUND	\$6,054.49	\$0.00	\$0.00	\$0.00	\$18,340.72	\$0.00	\$0.00	\$24,395.21	\$0.00
Grand Totals		\$1,284,092.16	\$7,345.88	\$0.00	\$0.00	\$150,039.99	\$0.00	\$0.00	\$1,434,132.15	\$7,345.88

State of New York

REMITTANCE ADVICE for CHECK NO. 11115205

NOTICE: To access remittance information on any one of your NYS payments, visit <https://esupplier.sfs.ny.gov/>

Agency Code and Description	Tele Inquiry No	Voucher No	Payee Reference/Invoice No	Ref/Inv Date	Payment Amount
GAM01 NYS Gaming Commission		00040929	RWC Distrib 1st Qtr 26-27	07/21/26	611,187.61

GOV'T ENTITIES, VENDORS, NOT-FOR-PROFITS:

Go to <http://www.osc.state.ny.us/state-vendors> for Electronic Payments information

Non-Negotiable

Check Total

\$611,187.61

DETACH HERE BEFORE CASHING



PLEASE CASH WITHIN 180 DAYS

01682687

State of New York

Check No. 11115205

\$611,187.61

DEPARTMENT OF TAXATION AND FINANCE
DIVISION OF THE TREASURY

29-55
213

JULY 24, 2026

GAM01

KNOW YOUR ENDORSER

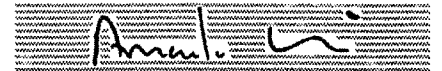
Pay to the
Order of:

THOMPSON TOWN OF

\$611,187.61


Thomas P. DiNapoli
State Comptroller

KeyBank N.A.


Amanda Hiller
Acting Commissioner, Taxation and Finance

⑈11115205⑈ ⑆021300556⑆ 320993202789⑈



Town of Thompson
General Ledger Detail Transaction Report
Fiscal Year 2026

Account Number	Account Description	AM	Journal Date	Type/Num	Reference	Budget Amount	Debit	Credit	Encl/ly	Act Exp
A000.3016.000	CASINO LICENSING FEE & GAMING REVENUES									
YEAR FORWARD BALANCE										\$0.00
Rebuild BY Journal		1	1/1/2026	BY1-1	Mth 1 Total	(\$1,750,000.00)	\$0.00	\$0.00	\$0.00	\$0.00
RW Catskills Quarterly pmt - Host Aid		5	5/8/2026	CR118385	NYS ck# 10984408	\$0.00	\$0.00	\$453,121.13	\$0.00	
RW Catskills Quarterly pmt - Hold Harmless		5	5/8/2026	CR118385	NYS ck# 10984408	\$0.00	\$0.00	\$103,828.53	\$0.00	
					Mth 5 Total	\$0.00	\$0.00	\$556,949.66	\$0.00	(\$556,949.66)
RW Catskills Quarterly pmt - Host Aid		7	7/30/2026	CR118881	NYS ck#11115205	\$0.00	\$0.00	\$492,555.02	\$0.00	
RW Catskills Quarterly pmt - Hold Harmless		7	7/30/2026	CR118881	NYS ck#11115205	\$0.00	\$0.00	\$118,632.59	\$0.00	
					Mth 7 Total	\$0.00	\$0.00	\$611,187.61	\$0.00	(\$611,187.61)
YTD Total for A000.3016.000	CASINO LICENSING FEE & GAMING REVENUES					(\$1,750,000.00)	\$0.00	\$1,168,137.27	\$0.00	(\$1,168,137.27)
Total for Fund A000						(\$1,750,000.00)	\$0.00	\$1,168,137.27	\$0.00	(\$1,168,137.27)
Grand Total						(\$1,750,000.00)	\$0.00	\$1,168,137.27	\$0.00	(\$1,168,137.27)



Town of Thompson
General Ledger Detail Transaction Report
Fiscal Year 2025

Account Number	Account Description	AM	Journal Date	Type/Num	Reference	Budget Amount	Debit	Credit	Encl/Liq	Act Exp
A000.3016.000	CASINO LICENSING FEE & GAMING REVENUES									
YEAR FORWARD BALANCE										
Rebuild BY Journal		1	1/1/2025	BY-1-1		(\$1,750,000.00)	\$0.00	\$0.00	\$0.00	\$0.00
RW Catskills Quarterly pmt - Host Aid		5	5/20/2025	CR116285	Mth 1 NYS ck# 10465208	(\$1,750,000.00)	\$0.00	\$0.00	\$0.00	\$0.00
RW Catskills Quarterly pmt - Hold Harmless		5	5/20/2025	CR116285	NYS ck# 10465208	\$0.00	\$0.00	\$494,393.47	\$0.00	\$0.00
						\$0.00	\$0.00	\$102,162.61	\$0.00	\$0.00
					Mth 5 Total	\$0.00	\$0.00	\$596,556.08	\$0.00	(\$596,556.08)
RW Catskills Quarterly pmt - Host Aid		8	8/11/2025	CR116782	NYS ck# 10598366	\$0.00	\$0.00	\$492,149.77	\$0.00	\$0.00
RW Catskills Quarterly pmt - Hold Harmless		8	8/11/2025	CR116782	NYS ck# 10598366	\$0.00	\$0.00	\$109,109.77	\$0.00	\$0.00
					Mth 8 Total	\$0.00	\$0.00	\$601,259.54	\$0.00	(\$601,259.54)
RW Catskills Quarterly pmt - Hold Harmless		11	11/3/2025	CR117213	NYS ck# 10720153	\$0.00	\$0.00	\$122,871.69	\$0.00	\$0.00
RW Catskills Quarterly pmt - Host Aid		11	11/3/2025	CR117213	NYS ck# 10720153	\$0.00	\$0.00	\$538,766.98	\$0.00	\$0.00
Budget Transfers & Amendments - Town Board Meeting 11/18/2025		11	11/18/2025	BE117316		(\$100,000.00)	\$0.00	\$0.00	\$0.00	\$0.00
Year End Revenue Accruals		12	12/31/2025	JE118034	Mth 11 RW Catskills 4th Qtr Revenue	(\$100,000.00)	\$0.00	\$661,638.67	\$0.00	(\$661,638.67)
Year End Revenue Accruals		12	12/31/2025	JE118034	RW Catskills 4th Qtr Hold Harmless Pmt	\$0.00	\$0.00	\$473,369.81	\$0.00	\$0.00
Budget Transfers & Amendments Town Board Meeting 03/17/25		12	12/31/2025	BE118103		(\$594,395.00)	\$0.00	\$111,573.20	\$0.00	\$0.00
						(\$594,395.00)	\$0.00	\$0.00	\$0.00	\$0.00
					Mth 12 Total	(\$594,395.00)	\$0.00	\$584,943.01	\$0.00	(\$584,943.01)
					CASINO LICENSING FEE & GAMING REVENUES	(\$2,444,395.00)	\$0.00	\$2,444,397.30	\$0.00	(\$2,444,397.30)
					YTD Total for A000.3016.000					
					Total for Fund A000	(\$2,444,395.00)	\$0.00	\$2,444,397.30	\$0.00	(\$2,444,397.30)
					Grand Total	(\$2,444,395.00)	\$0.00	\$2,444,397.30	\$0.00	(\$2,444,397.30)



Homes and Community Renewal

KATHY HOCHUL
Governor

RUTHANNE VISNAUSKAS
Commissioner/CEO

July 22, 2026

Town of Thompson
Attention: Mr. Scott Mace
4052 State Route 42
Monticello, New York 12701

Dear Supervisor Mace,

Thank you for submitting the Town of Thompson's application to New York's Pro-Housing Communities Program. We are delighted to inform you that we have completed the review of your application and the Town of Thompson has been certified as a Pro-Housing Community.

The housing shortage that New Yorkers face affects residents of all ages and income levels, and the urgent need to take action to address the issue is only growing. In New York State, rents have risen 40 to 60 percent since 2015 and home prices have risen 50 to 80 percent. More than half of New York renters are rent-burdened, meaning that they pay more than 30 percent of their income on rent – the second-highest rate in the nation. Here at HCR, we understand the nexus between supply and affordability. In order to achieve true equity of opportunity and to erase the gaps in access to health, education, and wealth-building, we must guarantee that people have a choice as to where they live and raise their families. So much of the housing progress we have made and want to make is dependent on the support of municipalities like yours who are on the front lines helping families fight for housing that meets their needs.

As a certified Pro-Housing Community, the Town of Thompson will now be eligible to apply for various discretionary funding programs with up to \$750 million in funding available.

We are excited that the Town of Thompson has chosen to join the Pro-Housing Communities Program and we look forward to continuing to work with the Town of Thompson to ensure that all New Yorkers have access to a safe, affordable, equitable place to live.

Sincerely,

A handwritten signature in black ink, appearing to read "RuthAnne Visnauskas". The signature is fluid and cursive, with a long, sweeping underline.

RuthAnne Visnauskas
Commissioner/CEO

Index No.: E2026-1541
Dated Filed: 7/8/2026

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF SULLIVAN

Plaintiff designates Sullivan
County as the place of trial.

-----X
CONGREGATION MACHNE GER,

Plaintiff,

The basis of venue is the
location of the Municipal
Corporations of the
Defendants
in Sullivan County.

-against-

COUNTY OF SULLIVAN, TOWN OF THOMPSON, and
FALLSBURG CENTRAL SCHOOL DISTRICT,

Defendants.

SUMMONS

336 Whittaker Road
Town Thompson, New York
County of Sullivan

-----X

To the above-named Defendants:

YOU ARE HEREBY SUMMONED to answer the complaint in this action and to serve a copy of your answer, or if the complaint is not served with this summons, to serve a notice of appearance, on the Plaintiff's attorney within twenty (20) days after the service of this summons, exclusive of the day of service, or within 30 days after the service is complete if this Summons is not personally delivered to you within the State of New York; and in case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the Complaint.

Dated: June 25, 2026
Woodbourne, New York

Yours etc.,



TERRY S. FORMAN, ESQ.
Kalter, Kaplan, Zeiger and Forman
Attorneys for Plaintiff
6166 State Route 42 - - P.O. Box 30
Woodbourne, NY 12788
(845) 434-4777

To: . COUNTY OF SULLIVAN
Sullivan County Government Center
100 North Street, P.O. Box 5012
Monticello, New York 12701

TOWN OF THOMPSON
4052 Route 42
Monticello, New York 12701

FALLSBURG CENTRAL SCHOOL DISTRICT
115 Brickman Road
Fallsburg New York, 12733

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF SULLIVAN

-----X
CONGREGATION MACHNE GER,

Plaintiff,

-against-

COUNTY OF SULLIVAN, TOWN OF THOMOSPON, and
FALLSBURG CENTRAL SCHOOL DISTRICT,,

Defendants.

-----X

The Plaintiff, by its attorneys, Kalter, Kaplan, Zeiger & Forman, alleges as follows:

1. At all times hereinafter mentioned, the Plaintiff was, and still is, a domestic religious corporation, duly organized and existing under and by virtue of the laws of the State of New York, and more specifically, Article 10 of the Religious Corporation Laws of the State of New York.

INTRODUCTION

2. The instant action is a plenary action to recover monies had and received. It is an action to obtain a refund of real property taxes which were paid by the Plaintiff to or for the benefit of the defendants, which real property taxes the Plaintiff was required to pay to or for the benefit of the defendants in order to avoid a tax sale of the Plaintiff's real property by the defendant, the County of Sullivan. It is the contention of the Plaintiff that it was compelled to pay said real property taxes in violation of its constitutional rights, and that it paid said real property taxes to protect its interest in said real property.

3. All of the real property taxes which were paid by the Plaintiff and which are the subject of this proceeding was paid within six (6) years of the date of the commencement of this lawsuit, and all of such taxes were paid under protest and duress and without prejudice.

VERIFIED COMPLAINT

Index No.: 62026-1541

Dated Filed: 7/8/2026

THE PARTIES

4. As indicated in paragraph "1" of this Verified Complaint, the Plaintiff is a domestic religious corporation duly organized and existing under and by virtue of the laws of the State of New York.

5. Upon information and belief, at all times hereinafter mentioned, the defendant, the County of Sullivan, having an address at the County Government Center, 100 North Street, PO Box 5012, Monticello, New York, was and still is a municipal corporation duly organized and existing under the laws of the State of New York and, in particular, in the County of Sullivan. The County of Sullivan has been made a party to this lawsuit because the monies which the Plaintiff is seeking to recover was paid by the Plaintiff to the said defendant, the County of Sullivan, and, because upon information and belief, a portion of the monies which were paid by the Plaintiff to the County of Sullivan was retained by, and expended by the said, County of Sullivan.

6. Upon information and belief, at all times hereinafter mentioned, the defendant, the Town of Thompson, was and still is a municipal corporation duly organized and existing under the laws of the State of New York and located within the County of Sullivan, having an address at 4052 Route 42, Monticello, New York, 12701, Town of Thompson, County of Sullivan. The Town of Thompson has been made a party to this lawsuit because employees and other representative of the said Town of Thompson, and, in particular, the Assessor and the Board of Assessment Review of said Town, made the determination that the property which is the subject of these proceedings and which is hereinafter described was not exempt from real property tax during the years in question (upon information and belief, the tax assessment year the 2024-2025 school tax year and 2025 town and county tax year) and moreover, upon information and belief, a portion of the monies which the Plaintiff is seeking to recover in the instant proceedings was paid to the defendant, the County of

Sullivan, and used and expended by the said defendant, Town of Thompson.

7. Upon information and belief, at all times hereinafter mentioned, the defendant, the Fallsburg Central School District, was and still is a municipal corporation duly organized and existing under the laws of the State of New York and located within the County of Sullivan, having an address at 115 Brickman Road, Fallsburg New York, 12733, Town of Fallsburg, County of Sullivan. The Fallsburg Central School District has been named a party to this lawsuit because, upon information and belief, a portion of the monies which the Plaintiff is seeking to recover was paid to the said defendant, the Count of Sullivan, and used and expended by the defendant, the Fallsburg Central School District.

THE PROPERTY

8. On or about May 16, 1977, the Plaintiff purchased for good and value consideration property (the "Property") located in the Town of Thompson, County of Sullivan, State of New York and described on the tax map for the said Town of Thompson as Section 3, Block 1, Lot 12, more commonly known as 336 Whittaker Road, Monticello New York, 12701. The Property was reacquired by Plaintiff from the County of Sullivan in 2002 and 2013 following in rem tax lien foreclosure proceedings and has been owned by the Plaintiff herein at all times since the date it was reacquired by the Plaintiff through and including the date hereof.

9. At all times since the date of acquisition of the Property described in paragraph "8" above, through and including the date hereof, the Property has been used continuously and exclusively in accordance with the religious purposes of the Plaintiff, and except for the years in question (upon information and belief, the 2024-2025 school tax year and 2025 town and county tax year) said property has been fully exempt from real property taxes by the defendants herein, including the

Town of Thompson. More specifically, the Property was fully exempt from real property taxes for many years prior to the 2025(town and county) tax assessment year, and the Property has been fully exempt from real property taxes for the tax assessment years subsequent thereto, including, upon information and belief, the 2023-2024 school tax year, and 2024 town and county.

THE CAUSE OF ACTION

10. Upon information and belief, on or about May 1, 2024, the defendant, the Board of Assessors of the Town of Thompson, allegedly sent a letter to the Plaintiff advising the Plaintiff that the Board of Assessors of the said defendant, Town of Thompson, determined to remove the real property tax exemption available to the Plaintiff pursuant to Section 420-a of the Real Property Law of the State of New York because, according to same Board of Assessors, the Plaintiff failed to file a renewal application required by the said defendant, Town of Thompson, in order to be entitled to a real property tax exemption under Section 420-a of the Real Property Law of the State of New York.

11. Upon information and belief, the above letter of May 1, 2024 which was allegedly sent to the Plaintiff by the defendant, the Board of Assessors of the Town of Thompson, was never received by the Plaintiff and the Plaintiff did not see a copy of that letter until at least a year after the letter was allegedly sent to the Plaintiff.

12. As a result of the determination by the defendant, the Board of Assessors of the Town of Thompson, that the real property tax exemption with respect to the Plaintiff's property should be eliminated and that the Plaintiff's property should be placed on the taxable assessment rolls of the Town of Thompson, for the 2025 tax assessment year, the Plaintiff was allegedly sent a tax bill from

the defendant, the Fallsburg Central School District for the school tax year July 1, 2024 through June 30, 2025 and from the defendants, the Town of Thompson and County of Sullivan, for the calendar year 2025. Upon information and belief, the aforesaid tax bills from the Fallsburg Central School District and the Town of Thompson and the County of Sullivan were not received by the Plaintiff for several months after the tax bills were allegedly mailed to the Plaintiff.

____ 13. In view of the fact that the Plaintiff is a religious corporation duly organized and existing under the religious corporation law of the State of New York, the Plaintiff is entitled, pursuant to Section 420-a of the Real Property Tax law of the State of New York to own the real property used by in connection with its religious activities exempt from real property taxes imposed by the defendants. In view of the fact that the Property has been used, at all times relevant to these proceedings, in connection with the religious activities, the Property which is the subject of these proceedings was and at all times during the tax assessment years in question is exempt from taxation under the laws of the State of New York.

14. Notwithstanding the fact that the Property of the Plaintiff was exempt from taxation under the laws of the State of New York, the defendants and their officers assessed and levied upon and collected against the Property real property taxes, without right, in contravention of the constitutional rights of the Plaintiff, in violation of law, and in excess of jurisdiction.

15. Upon information and belief, upon learning that the property has been placed on the taxable assessment rolls for the Town of for 2024-2025 school tax year and 2025 Town and County tax assessment year the Plaintiff demanded that the Plaintiff's property be given its rightful tax exemption and restored to the tax exemption roll of the Town of Thompson in accordance with Section 420-a of the Real Property Tax Law of the State of New York; however, this request of the Plaintiff was denied by the defendant, Town of Thompson, on each occasion, upon information and

belief, because the Plaintiff failed to file an application for exemption approved by the Town Assessor.

16. The action of the defendant, Town of Thompson, described above was arbitrary and capricious, in violation of law and in contravention of the constitutional rights of the Plaintiff since the said Town of Thompson was without jurisdiction to place the Property, which is tax exempt, on its taxable assessment rolls for the tax assessment years as aforesaid. Said acts of the assessor and the Board of Assessment review of the defendant, Town of Thompson, exceeded their authority since the assessor and the Board of Assessment Review of said Town erroneously failed and refused to wholly exempt the Property of the Plaintiff. As such, the acts of the assessor and Board of Assessment Review of said defendant, Town of Thompson was without jurisdiction, unconstitutional, and therefore, a nullity.

17. As a result of the arbitrary, capricious, and unconstitutional acts of the assessor and Board of Assessment Review of the said defendant, Town of Thompson, the Plaintiff received tax bills from each of these defendants for the fiscal years of the defendant, Fallsburg Central School District, July 1, 2024 to June 30, 2025 and, and for the calender year 2025 from the defendant, the Town of Thompson and the defendant, the County of Sullivan.

18. On October 29, 2025, and in order to avoid further interest accruals with respect to its outstanding tax bills as a result of the unlawful assessment of its property, and in order to avoid a potential tax sale of the Property in the future, the Plaintiff paid the to the Sullivan County Treasurer, the sum of \$45,175.10 with respect to the Property.

19. All of the taxes and interest described in paragraph "20" were paid by the Plaintiff to the defendant, the County of Sullivan, under duress and protest, and was paid for the sole purpose of protecting its interest in the Property. As such, the Plaintiff is entitled to a refunds of all of said taxes

paid by the Plaintiff, to the defendant, the County of Sullivan, which tax payment, benefitted each of the defendants.

20. By reason of the foregoing, there is justly due and owing from the defendants to the Plaintiff the aggregate sum of \$45,175.10, said amount representing the amount of real property taxes paid by the Plaintiff to or for the benefit of the defendants as a result of the taxes assessed and levied against the Plaintiff's property, together with interest and penalties thereon.

WHEREFORE, the Plaintiff demands judgment against the defendants in the sum of \$45,175.10 together with interest thereon and the costs and disbursement of this action, and for such other and further relief as this court may deem just and proper under the circumstances.

Dated: June 29, 2026
Woodbourne, New York

Yours etc.,


TERRY S. FORMAN, ESQ.
Kalter, ~~Kaplan~~, Zeiger and Forman
Attorneys for Plaintiffs
6166 State Route 42 - - P.O. Box 30
Woodbourne, NY 12788
(845) 434-4777

To: COUNTY OF SULLIVAN
Sullivan County Government Center
100 North Street, P.O. Box 5012
Monticello, New York 12701

TOWN OF THOMPSON
4052 Route 42
Monticello, New York 12701

FALLSBURG CENTRAL SCHOOL DISTRICT
115 Brickman Road
Fallsburg, New York 12733

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 04, 2026

RESOLUTION TO ENACT LOCAL LAW NO. 04 of 2026

WHEREAS, proposed Local Law No. 04 of the year 2026 entitled, "A Local Law Imposing a Temporary Moratorium on Local Land Use Approvals for So-Called "Package Plant" and Decentralized Water and Wastewater Infrastructure Facilities within the Town of Thompson, Pending Development of Comprehensive Land Use Regulations" was introduced to the Town Board at a meeting held July 07, 2026, at the Town Hall, Monticello, New York, to consider said proposed Local Law and Notice of Public Hearing having been duly published and posted as required by law, and said Public Hearing having been held and all persons appearing at said Public Hearing deeming to be heard having been heard, and

WHEREAS, said Local Law was duly adopted after a Public Hearing.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Thompson, New York, does hereby enact and adopt Local Law No. 04 for the year 2026, Town of Thompson, State of New York, which Local Law is annexed hereto and made a part hereof.

Moved by:

Seconded by:

Adopted on Motion August 04, 2026

Supervisor SCOTT S. MACE
Councilman JOHN A. PAVESE
Councilwoman MELINDA S. MEDDAUGH
Councilman RYAN T. SCHOCK
Councilman RICHARD L. BENJAMIN, JR.

Yes ☐ No ☐
Yes ☐ No ☐
Yes ☐ No ☐
Yes ☐ No ☐
Yes ☐ No ☐

Marilee Calhoun (Town of Thompson)

From: Conklin, Cheryl A. <Cheryl.Conklin@sullivanyny.gov>
Sent: Tuesday, July 21, 2026 11:54 AM
To: 'Marilee Calhoun (Town of Thompson)'
Subject: GML-239 Determination THO26-15: Local Law #4 of 2026: Temporary Moratorium on Package Plants
Attachments: THO26-15.pdf

This message was sent securely using Zix®

Marilee,

Attached please find the County's determination for this referral. Thank you.

Cheryl Conklin

*Confidential Secretary
Division of Planning, Community Development &
Environmental Management*

County of Sullivan

100 North Street

Monticello, NY 12701

Office: 845-807-0527 | fax: 845-807-0546

Cheryl.Conklin@sullivanyny.gov / <https://sullivanyny.gov>



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This message was secured by Zix®.

HEATHER BROWN
COMMISSIONER

HEATHER JACKSY
DIRECTOR OF PLANNING



TELEPHONE: (845) 807-0527
EMAIL: PLANNING@SULLIVANNY.GOV
WEBSITE: WWW.SULLIVANNY.GOV

DIVISION OF PLANNING, COMMUNITY DEVELOPMENT & ENVIRONMENTAL MANAGEMENT
SULLIVAN COUNTY GOVERNMENT CENTER
100 NORTH STREET, PO BOX 5012
MONTICELLO, NY 12701

July 21, 2026

Mr. Scott Mace, Supervisor
Town of Thompson Town Board
4052 Route 42
Monticello, NY 12701

RE: THO26-15: Local Law #4 of 2026: Temporary Moratorium on Package Plants
GML-239 County Review

Dear Supervisor Mace:

The following review has been conducted in accordance with GML §239-l, -m & -n.:

- I. **Project Description:** Proposed Local Law #4 of 2026, imposing a temporary moratorium on Local Land Use Approvals for so-called "Package Plants" and decentralized water and wastewater infrastructure facilities within the Town of Thompson, pending development of Comprehensive Land Use Regulations.
- II. **Applicant:** Thompson Town Board
- III. **Geographic Qualification:** Municipal Boundaries
- IV. **Agency Referrals:** Town of Forestburgh, Town of Bethel, Town of Mamakating, Town of Fallsburg, Town of Liberty, Town of Lumberland (Comments Received 07/17/2026) and the Village of Monticello.
- V. **Recommendation:** Local Determination
- VI. **Technical Comments:** None

Sincerely,



Heather Jacksy, AICP
Director of Planning

HJ/cc/gn

cc: Amanda Ward, Legislator, District 8; Terry Blosser-Bernardo, Legislator, District 9; Nadia Rajs, Legislator, District 2; Matthew McPhillips, Legislator, District 1; Luis Alvarez, Legislator, District 6

Attachments: 1. Report of Final Local Action Form
2. Town of Lumberland Comments

Please be advised that the Board is required by Sections 239-l, m and n of the General Municipal Law to provide a report of its final action within thirty days of such action to the Sullivan County Division of Planning, Community Development & Environmental Management with regard to this application. To facilitate this process, a form to report such action is enclosed.

SULLIVAN COUNTY
DIVISION OF PLANNING, COMMUNITY DEVELOPMENT & ENVIRONMENTAL MANAGEMENT
GENERAL MUNICIPAL LAW REFERRAL
REPORT OF FINAL LOCAL ACTION

Section 239 of the General Municipal Law of the State of New York requires that, within thirty days of final municipal action on a zoning matter which has been reviewed by the Sullivan County Division of Planning, Community Development & Environmental Management, the municipal body having jurisdiction must file a report of the final action it has taken with the Division. This form can serve as that report.

NAME OF MUNICIPALITY: _____

NAME OF MUNICIPAL AGENCY: _____

NAME OF APPLICANT: _____

TYPE OF REFERRAL:

- ☐ Amendment of Zoning Ordinance or Map
- ☐ Rezoning ☐ Special Use Permit ☐ Use Variance
- ☐ Site Plan ☐ Area Variance ☐ Subdivision

FINAL MUNICIPAL ACTION:

- ☐ Approved ☐ Denied
- ☐ Approved subject to the following conditions:

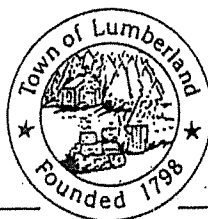
If the municipal body having jurisdiction has acted contrary to the recommendation of the Sullivan County Division of Planning, Community Development & Environmental Management, please attach a resolution setting forth the reasons for such contrary action. Please note that Section 239 of the General Municipal Law also requires that such contrary action must be adopted by a vote of a majority plus one of all the members of the municipal body.

Please email this form to the Sullivan County Division of Planning, Community Development & Environmental Management at planning@sullivanny.gov. Thank you for your cooperation.

RECEIVED

JUL 17 2026

SULLIVAN COUNTY
DIVISION OF PLANNING



TOWN OF LUMBERLAND

1054 Proctor Road • Glen Spey, New York 12737

Suzanne Edzenga

Leigh Sherman

Zoriana Gingold

Bob King

Doug Dobrzynski

July 10, 2026

Cheryl Conklin
Division of Planning, Community Development & Environmental Management
County of Sullivan
100 North Street
Monticello, New York 12701

Re: Town of Thompson Proposed Local Law – Temporary Moratorium on Package Plants and Decentralized Infrastructure

Dear Ms. Conklin:

The Town of Lumberland has reviewed the Town of Thompson's proposed local law establishing a temporary moratorium on local land use approvals for package plants and decentralized water and wastewater infrastructure facilities pending further land use and zoning review.

The Town of Lumberland supports the Town of Thompson's efforts to evaluate the potential impacts of these facilities and to develop appropriate local regulations governing their siting, operation, maintenance, and long-term management. Careful planning and review of emerging infrastructure technologies can help municipalities ensure that future development remains consistent with community character while protecting public health, safety, natural resources, and the interests of residents.

Thank you for the opportunity to comment on this proposed local law.

Sincerely,

SUZANNE EDZENGA
Town of Lumberland Supervisor

Marilee (Town of Thompson)

From: Dave Ohman <dohman@delawareengineering.com>
Sent: Thursday, July 30, 2026 12:41 PM
To: Scott Mace (supervisor@thompsonny.gov)
Cc: Marilee Calhoun (marilee@thompsonny.gov); Melissa DeMarmels (comptroller@thompsonny.gov); mmessenger; Michael; Helen Budrock; John Peterson; Robert Chiappisi; Cory Dame; Karla Nunamann; Cheryl DeCarr; Jill Weyer (jweyer@thompsonny.gov)
Subject: RE: Thompson (T) WWTP Upgrade Project Update for August 4 2026 TB Mtg
Attachments: DEDPC Thompson TBMtg Handout 08-04-26.pdf; Kiamesha WWTP 3 Constr Contract Award Resolution 07.30.26.docx

Hi Scott and all,

Attached is our project update for the August 4 meeting.

Recommended Agenda Items include:

- Kiamesha Lake WWTP Upgrade – Resolution to Award Three of Four Construction Contracts

A resolution has been attached for your consideration and editing as needed.

I plan to attend the meeting to be available to discuss the bid review and award recommendations or other items in our report with you all and the Board.

We will be sending along the Kiamesha Bid review and award recommendation packages for the three contracts later today.

Please feel free to contact me 607-643-1356 if you have any questions or wish to discuss anything prior to the meeting.

Best to you and all,



DAVE OHMAN, P.E.
PRINCIPAL
 55 South Main Street | Oneonta, NY 13820
 607.432.8073 x 302 (office)
 607.643.1356 (mobile)
dohman@delawareengineering.com



DELAWARE ENGINEERING, D.P.C.

55 South Main Street
Oneonta, New York 13820

Tel: 607.432.8073/Fax: 607.432.0432
DelawareEngineering.com

Town of Thompson August 4, 2026 Town Board Meeting WWTP Upgrades – Summary Report

1. KIAMESHA LAKE WWTP

- Plans and bid documents to remove the ATAD process, along with a list of changes to the Engineering Report, were sent out to NYSEFC by May 29, 2026. NYSEFC verbally confirmed that the Town can bid concurrently with the approval review. NYSEFC issued approval of redesign work on July 17, 2026
- Bids were received on July 9
- The combined price for the four prime contract bids is within the current project budget. Bid evaluation has been completed for the Electrical, HVAC and Plumbing contracts and bid recommendation packages will be sent to the Town on July 30. Evaluation of the General Contract bids continues.

Updated Anticipated Project Schedule:

- Advertise to Bid: June 2 and 3, 2026 - complete
- Prebid Meeting: June 11, 2026 - complete
- Open Bids: July 9, 2026 at 2 pm - complete
- Review Bids/Recommendation to Town: July 10–30 complete
- Town to Consider Award: August 4 meeting -for 3 of 4 contracts
- Town to Consider Award of General Contract: August 18 meeting
- Fully executed engineering contract amendment associated with the redesign to remove the ATAD and rebid work was sent on to NYSEFC and approved on July 16.
- A formal request to NYSDEC to modify the SPDES compliance schedule for construction will be made once the bids are received and deemed acceptable

Bid Award Recommendations:

- Based on the bid review and award recommendation packages forward to the Town on July 30, 2026 (under separate cover) it is recommended that the Town Board resolves to award the Electrical, HVAC and Plumbing contracts to the lowest responsible bidders and authorizes the Town Supervisor execute the necessary paperwork (e.g., Notice of Award, Notice to Proceed, Agreement, Change Orders, Certificate of Substantial Completion, etc.) for contract initiation through completion of the work. – see the attached resolution.
- Contract No TT1-E-26 - Electrical:
Contract Awarded to: West-Fair Electric Contractors, Inc. (Hawthorne, NY)
Base Bid Price: \$4,100,000
- Contract No TT1-HV-26 - HVAC:
Contract Awarded to: A. Treffeisen & Sons LLC (Oneonta, NY)
Base Bid Price: \$918,400
- Contract No TT1-P-26 - Plumbing:
Contract Awarded to: S&O Construction (Pleasant Valley, NY)
Base Bid Price: \$226,910

DELAWARE ENGINEERING, D.P.C.

2. EMERALD GREEN WWTP

- Basis of Design Report, Plans & Specs were submitted to EFC in December 2025. Final comments received in February along with authorization to combine bids for Phase I and Phase II. Final comment response was sent to EFC on July 2, 2026.
- Project is out to bid for Phase 1 UV and Phase 2 other upgrades.
 - Bid document plan holders as of 7/30/26 for Phase 1 by contract: General (11), Electrical (4), HVAC (5) Plumbing (4)
 - Bid document plan holders as of 7/30/26 for Phase 2 by contract: General (9), Electrical (5), HVAC (6) Plumbing (3)
 - Contractor have been notified and encouraged to bid both Phases

Updated Anticipated Project Schedule:

- Town Authorization to go to bid: June 16, 2026
- Advertise to Bid: June 22, 2026 - complete
- Prebid Meeting: July 15, 2026 - complete
- Open Bids: August 6, 2026 at 2 pm
- Review Bids/Recommendation to Town: July 31- August 12, 2026
- Town to Consider Award: August 18 meeting
- SPDES compliance schedule was modified by DEC on 3/3/26 with an anticipated construction start date of 7/1/26. Will need to review with NYSDEC once bids are received.
- Current contract is for design through bidding. Contract for the construction phase work will be prepared and submitted to the Town soon for consideration at the August 18 meeting.

3. SACKETT LAKE WWTP

- DE prepared a Preliminary Engineering Report (PER) in late 2024.
- Draft PER was completed in May 2025 and submitted to EFC for listing in the FFY 2026 IUP. Response to EFC PER comments went out on May 1, 2026. Changes included a revised schedule that moved funding applications and related work into next year as other NYSEFC funded projects move into construction. Final minor EFC comments received on 5/12/2026 are being addressed.
- Interim progress report sent to DEC in January 2026 and meeting held on 2/17/26 to discuss progress toward meeting SPDES Schedule of Compliance (SOC)schedule.
 - Current SOC design completion date is April 2026, so a compliance schedule modification is required to push that date, and subsequent dates, back.
 - The revised schedule – from the May 2026 PER response- was sent to NYSDEC on June 10 and requested a meeting to discuss the proposed schedule in advance of requesting a formal SOC modification. Teams meeting with NYSDEC and NYSEFC was held on July 7 at 10 AM. A post-meeting July 7 email requested the Department formally review and advise on the acceptability of the proposed schedule – in advance of a formal schedule of compliance change request. Response pending from NYSDEC
- DE is advancing SEQR and SHPO review, which is needed before the Town can proceed with the 2026 process and a bond resolution (required for financing and grant applications).
- The RFQ process for engineering services (design through construction) was completed at the Town's May 19 meeting and DE was awarded the work. Contract for the work will be prepared and submitted to the Town soon.

Attachments:

- Kiamesha WWTP Upgrade Construction Contract Award Resolution

DEDPC Thompson TBMtg Handout 08-04-26.docx

**RESOLUTION TO AWARD BIDS ASSOCIATED WITH THE
KIAMESHA LAKE WASTEWATER TREATMENT PLANT UPGRADE PROJECT
(CWSRF PROJECT # C3-5378-06-01)**

WHEREAS, since 2020 the Town Board of the Town of Thompson (“TOWN”) has been advancing a project to upgrade the Kiamesha Lake Wastewater Treatment Plant (the “PROJECT”); and

WHEREAS, the Town executed a Project Financing Agreement (“PFA”) with the New York Environmental Facilities Corporation (“NYSEFC”) on August 8, 2024 that provides significant funding for the improvements under Project No. C3-5378-06-01, and

WHEREAS, construction bids were received for the project on July 9, 2026 and the combined cost of the low bids for the four prime contracts (General, Electrical, HVAC and Plumbing) are within the currently financed project budget; and

WHEREAS, bid review and award recommendation packages were prepared by Delaware Engineering, DPC (Delaware) and submitted to the Town on July 30, 2026 recommending award of the Electrical, HVAC and Plumbing contracts to the most responsible low bidders; and

WHEREAS, review of the General Contract bids is continuing and are anticipated to be ready with an award recommendation in the near future; and

WHEREAS, in order to move forward with contracting with three of the four prime contracts, the Town Board is now able to consider the bid review and award recommendations and

- **THEREFORE, BE IT RESOLVED**, it is determined that the Town Board of the Town of Thompson accepts the bid review and award recommendations and approves the award of the following contracts, and authorizes the Town Supervisor execute the necessary paperwork (e.g., Notice of Award, Notice to Proceed, Agreement, Change Orders, Certificate of Substantial Completion, etc.) for contract initiation through completion of the work.

Contract No TT1-E-26 - Electrical:

Contract Awarded to: West-Fair Electric Contractors, Inc. (Hawthorne, NY)

Base Bid Price: \$4,100,000

Contract No TT1-HV-26 - HVAC:

Contract Awarded to: A. Treffeisen & Sons LLC (Oneonta, NY)

Base Bid Price: \$918,400

Contract No TT1-P-26 - Plumbing:

Contract Awarded to: S&O Construction (Pleasant Valley, NY)

Base Bid Price: \$226,910

Motion by:

Seconded by:

Roll call:

The members of the Town Board voted as follows:

Supervisor Mace: Yes/No

Melinda S. Meddaugh: Yes/No

Richard Benjamin: Yes/No

Ryan T. Schook: Yes/No

John Pavese: Yes/No

Motion Carried: Yes/No

Scott Mace (Town of Thompson Supervisor)

From: Melissa DeMarmels (Comptroller Town of Thompson) <comptroller@thompsonny.gov>
Sent: Thursday, July 30, 2026 2:59 PM
To: Scott Mace
Cc: Jill Weyer (Town of Thompson); 'Michael B. Mednick ESQ'
Subject: FW: Revised proposal for Cyber coverage
Attachments: Proposal Thompson Royals Cyber .pdf; IR_5K_RETENTION110001.pdf; Cowbell Quote 2026.pdf

Scott,

The Town's cyber insurance policy with Cowbell expires on August 5th.
 Since we now contract with Meeting Tree for IT services, we spoke to him to see if he could assist with the renewal.
 He gave our information to Daniel of Royal Insurance (contact info below) to get quotes.
 Attached are the 3 quotes we have for the Town Board's review, and below is Daniel's recommendation to go with CFC.
 Daniel is available to discuss any questions or concerns we may have before Tuesday's meeting.
 If all is good, please forward to Marilee for distribution to the Town Board.

Thanks,

Melissa DeMarmels

From: Daniel Korolev <daniel@royalsinsurance.com>
Sent: Thursday, July 30, 2026 2:42 PM
To: comptroller@thompsonny.gov; Edward Shanker <eshanker@meetingtreecomputer.com>
Subject: Revised proposal for Cyber coverage

Hi Melissa - good to speak earlier.

CFC came back with the best offer. Cowbell and Spinnaker are good, but CFC is best.

CFC came back with the best pricing: \$6,930.50 , \$5,000 deductible, and the most comprehensive coverage. CFC is my recommendation out of the three.

See the side-by-side analysis below; there are many more benefits of CFC. I listed the most pertinent ones).



	Current Cowbell	Proposed Spinnaker	Proposed #1 Choice CFC*
Carrier			
Premium	\$7,793.00	\$6,985.16	\$6,930.50
Deductible	\$25,000.00	\$5,000.00	\$5,000
Aggregate Limit	\$2,000,000	\$2,000,000	\$2,000,000
Extortion Threats – Ransom Payments	\$500,000	\$1,000,000	\$2,000,000
Media Liability	\$1,000,000	\$1,000,000	\$2,000,000
Invoice Manipulation	(not listed on the quote)	\$250,000	\$250,000
Funds transfer fraud	(not listed on the quote)	\$250,000**	\$250,000
Telephone hacking	(not listed on the quote)	(not listed on the quote)	\$250,000

*CFC is best-rated cyber carrier out of all.
** \$10,000 deductible

Make it a royal day,

Daniel Korolev | CEO

'Relationship First. Transaction Second.'



COWBELL

Renewal

Quote Number: QCB-100-81C9NZW6 [AVAILABLE]

(A)

Policy Summary



Aggregate Limit	\$2.0M	Policy Effective	Aug 5, 2026
Deductible	\$25.0K	Policy Expiration	Aug 5, 2027
Total Premium	\$7,793.00	Policy Term	365 days
		Waiting Period	-
		Retroactive Period	-

Coverages Details And Limits

Liability Expense	Coverage Limit	Deductible	Waiting Period	Retro Active Period
Security Breach Expense	\$2,000,000	-	-	-
Security Breach Liability	\$2,000,000	-	-	-
Restoration Of Electronics Data	\$2,000,000	-	-	-
Extortion Threats	\$100,000	-	-	-
Public Relations Expense	\$100,000	-	-	-
Business Income & Extra Expense	\$1,000,000	-	-	-
Ransom Payments	\$500,000	-	-	-
Website Media Content Liability	\$1,000,000	\$25,000	-	-
Hardware Replacement Costs	\$50,000	-	-	-
Telecommunications Fraud	\$50,000	-	-	-
Post Breach Remediation	\$50,000	-	-	-
Certified Acts Of Terrorism				
E-Commerce Enhancement & System Failure	-	-	-	-
E-Commerce Enhancement	-	-	-	-
Reverse Social Engineering	-	-	-	-



Cyber Insurance Quote

Superior Protection for Your Small Business



Thank you for trusting Wholesure for your cyber coverage. Below are the requested quote coverage details based on the responses provided in your application. All coverage availability and premium shown is based on the truthfulness and accuracy of the information provided in that application. All quotes are subject to change and require a signed application and confirmation of loss history to bind.

After the quote expiration date, we reserve the right to revise the quote details and premium shown below.

Quote: FLY-WHC-9SU25X8C2

Insured Name: Town of Thompson
Effective Date: Aug 05, 2026 12:01 AM local time
Expiration Date: Aug 05, 2027 12:01 AM local time
Quote Valid Until: Sep 27, 2026 12:01 AM local time
Writing Company: Spinnaker Insurance Company (A VIII)

POLICY COMPONENT	WHAT'S INCLUDED
Aggregate Limit	\$2,000,000
Deductible	\$5,000
Waiting Period	24
Retroactive Period	Aug 05, 2025
Policy Period	From: Aug 05, 2026 To: Aug 05, 2027 At 12:01 Insured Local Time.
Total	\$6,985
Florida Insurance Guaranty Association (FIGA) Assessment Surcharge (not included in total Annual Premium)	\$69.16



INDICATION OF TERMS

REFERENCE NUMBER: 7604262
COMPANY NAME: Town of Thompson
TOTAL PAYABLE: USD6,280.00

Premium breakdown:

Cyber & Privacy: USD4,575.00
Cyber Crime: USD1,410.00
TRIA: USD0.00

CFC Policy Administration Fee: USD295.00

BUSINESS OPERATIONS: Municipality

LEGAL ACTION: Worldwide

TERRITORIAL SCOPE: Worldwide

AGGREGATE DEDUCTIBLE: USD5,000.00 in the aggregate

REPUTATIONAL HARM PERIOD: 12 months

INDEMNITY PERIOD: 12 months

TIME FRANCHISE: 8 hours

WORDING: Cyber Proactive Response v4.0

ENDORSEMENTS: Complaints Notice (USA)
Policyholder Disclosure Notice Of Terrorism Insurance
Coverage
Burns & Wilcox Special Amendatory Clause

Premium: \$ 5,985
Policy Fee: \$ 400
Supplier Fee: \$ 295
SL Tax: \$ 240.48
Stamp Fee: \$ 10.02
Commission: 10%
Total: \$ 6,930.50

SUBJECTIVITIES:

This quote is subject to the following being provided by the stated deadline:

1. Full details of the surplus lines broker, including name, company name, address, license number, state of filing and expiry date. (prior to binding)
2. Satisfactory confirmation that you have downloaded & registered our incident response mobile app, details of which can be found with your policy documents. (30 days post binding)
3. Signed version of the application form submitted, dated within 30 days of the required inception date. (14 days post binding)
4. Please provide name, position, email and telephone number for the designated contact to receive security related alerts and targeted threat intelligence. (14 days post binding)
5. Confirmation the insured has not had any claims in the past 3 years and they are not aware of any circumstances that could give rise to a claim to which this insurance relates. If otherwise, provide details. (prior to binding)

AI-5

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JUL 23 2026

TOWN CLERK
TOWN OF THOMPSON

**DREW, DAVIDOFF & EDWARDS
LAW OFFICES, LLP**

PO Drawer 1040
Monticello, NY 12701
(845) 794-5000
info@dcdclawoffice.com

Michael Davidoff, Esq,

Julie Brennan, Legal. Asst.

July 22, 2026

Village of Monticello
Attn: Village Clerk
2 Pleasant Street
Monticello, NY 12701

Town of Thompson
Attn: Town Clerk
4052 Route 42N
Monticello, NY 12701

Dear Clerks:

As attorney for VPK Capital LLC, Patrick Sikorski, Managing Member, I am filing a Petition seeking annexation to the Village the property located at 25 Hay Street, Monticello, NY 12701 (SBL 22-1-4) for consideration of the Monticello Village Board and the Town of Thompson Town Board.

Please note that while a hearing needs to be scheduled within the next twenty days (GML §703) we will gladly work with both municipalities to ensure that the hearing is held at a mutually agreeable time and will execute any necessary agreement that your counsel requests should the date not fall within the timeframe required.

Very truly yours
DREW, DAVIDOFF & EDWARDS
LAW OFFICES, LLP



By: MICHAEL DAVIDOFF, ESQ.

MD/jb

Encl

Cc: Michael Mednick, Town Attorney
Michael Sussman, Village Attorney

**PETITION FOR THE ANNEXATION OF TERRITORY ADJOINING THE VILLAGE
OF MONTICELLO IN THE TOWN OF THOMPSON, SULLIVAN
COUNTY, NEW YORK, FOR PRESENTATION TO THE TOWN
BOARD OF THE TOWN OF THOMPSON AND THE BOARD OF
TRUSTEES OF THE VILLAGE OF MONTICELLO**

Pursuant to Article 17 of the General Municipal Law of the State of New York, petitioner VPK CAPITAL LLC petitions to annex to the Village of Monticello, all territory which is not in a city or village, but which is in the Town of Thompson, Sullivan County, New York which adjoins the Village, and is described in Paragraph 2 of this petition.

1. The Village of Monticello has been an incorporated village in the Town of Thompson, County of Sullivan, State of New York since 1830.
2. Petitioner seeks to have the territory in the Town of Thompson, Sullivan County, New York, which adjoins the Village of Monticello, Sullivan County, New York, annexed as part of the Village. A description of the territory to be annexed is attached hereto as **Exhibit A** and its SBL is 22.-1-4 and is designated as 25 Hay Street, Monticello, NY 12701.
3. Petitioner is the owner of the entire assessed valuation of the property in the territory sought to be annexed, assessed upon the last preceding Town Assessment Roll of the Town of Thompson. The above-described parcel contains 55,073 square feet or 1.264 acres, more or less.
4. An outline map of the territory sought to be annexed and described in paragraph 2 is attached as **Exhibit B** which map was filed in the Sullivan County Clerk's Office on March 6, 2026 as Instrument #2026-36 and Map #17-456.
5. The Petitioner further request that upon completion of the requested annexation that territory be zoned Residential Multi-Family (R-M), which, upon information and belief, is the same as contiguous parcels to the proposed annexation project.
6. Upon approval of this annexation petition by all municipalities, the Territory to be

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JUL 23 2026

TOWN CLERK
TOWN OF THOMPSON

annexed will be engineered, designed and when complete, submitted to the Planning Board of the Village of Monticello for the purpose of developing and constructing a 10-unit residential development. The project is envisioned as a well-designed appropriately scaled multi-family building that compliments the surrounding area while providing much needed housing for the community.

7. Attached to this Petition and made a part hereof is a Certificate of the Assessor of the Town of Thompson, whereby he certifies that as of the date of this Petition, the Petitioner is owner of the entire assessed value of the Territory sought to be annexed.

IN WITNESS WHEREOF, the petitioner by Patrick Sikorski, Managing Member affixes his name and sign the foregoing petition on the 11 day of ^{July}~~June~~ 2026. P.S.

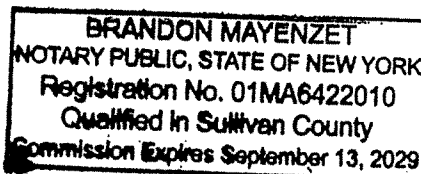
VPK CAPITAL LLC

By: Patrick Sikorski

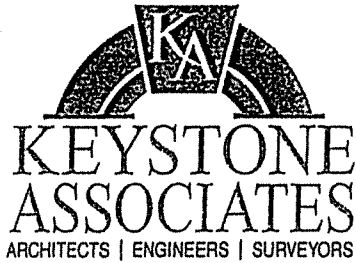
STATE OF NEW YORK)
) ss:
COUNTY OF Sullivan)

On the 11th day of ^{July}~~June~~ 2026, before me, the undersigned, personally appeared PATRICK SIKORSKI personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Brandon Mayenzet
Notary Public



Exh, b, t A



Kenneth D. Ellsworth, P.E.
Managing Member

Paul L. Bedford, AIA
Architect

Mark Rowe, P.L.S.
Professional Land Surveyor

**SURVEYOR'S DESCRIPTION
PARCEL I
PROPOSED TO BE ANNEXED
INTO THE VILLAGE OF MONTICELLO
ALL OF 25 HAY STREET
PORTION OF 24 DILLON ROAD
TOWN OF THOMPSON
SULLIVAN COUNTY, NEW YORK STATE**

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Thompson, County of Sullivan, State of New York as recorded in the Sullivan County Clerk's Office being all of the property now or formerly of VPK Capital LLC described in Inst. 2025-364 (TM# 22.-1-4) and a portion of the property now or formerly of Wojciech Sikorski described in Inst. 2011-5126 on August 10, 2011 (TM# 22.-1-7), bounded and described as follows:

BEGINNING at a 3/4 inch pipe on the southwesterly boundary of Hay Street at its intersection with the division line between the property now or formerly of Manuel A. Llangari per Inst. 2013-5191 (TM# 22.-1-5) on the southeast and said VPK Capital on the northwest;

RUNNING THENCE S28°31'31"W along said division line, a distance of 145.07 feet to a 5/8 inch rebar at its intersection with the division line between the property now or formerly of Alejandro F. Acevedo per Inst. 2017-51 (TM# 22.-1-8.1) on the south and said VPK Capital on the north; thence N80°45'38"W along the last mentioned division line, a distance of 103.56 feet to a 3/4 inch pipe at its intersection with the division line between said Acevedo on the southeast and said Sikorski on the northwest; thence S24°06'50"W along the last mentioned division line, a distance of 49.93 feet to a 5/8 inch rebar capped "KEYSTONE BING NY" (KEYSTONE capped rebar); thence N79°18'35"W through said Sikorski, a distance of 195.37 feet to a KEYSTONE capped rebar at its intersection with the division line between the property now or formerly of Wojciech Sikorski & Beata J. Sikorska per Inst. 2017-4311 (TM# 22.-1-2) on the west and said Sikorski (TM# 22.-1-7) on the east; thence along the division lines between said Sikorski (TM# 22.-1-2) and Sikorski (TM# 22.-1-7) the following two (2) courses and distances:

1) N21°01'25"E, a distance of 39.52 feet to a KEYSTONE capped rebar;

2) N20°12'22"E, a distance of 76.34 feet to a 3/4 inch pipe in stones at its intersection with the division line between the property now or formerly of Dellanira Vaquedana & Jose Vaquedano per L. 2509 P. 238 (TM# 22.-1-3) on the north and said Sikorski (TM# 22.-1-7) on the south; thence S81°41'53"E along the last mentioned division line, a distance of 100.00 feet to a point at its intersection with the division line between said Vaquedana on the west and said VPK Capital on the east; thence N22°24'54"E along the last mentioned division line, passing through 1 inch pipe at a distance of 0.72 feet and passing through a 1 inch pin at a distance of 147.19 feet, a total distance of 155.21 feet to a KEYSTONE capped rebar at its intersection with said southwesterly boundary of Hay Street; thence along said southwesterly boundary of Hay Street the following two (2) courses and distances:

1) On a curve to the right having a radius of 550.00 feet, an arc length of 47.05 feet to a point, said curve being subtended by a chord having a bearing of S59°32'59"E and a length of 47.04 feet;

2) S57°05'56"E, a distance of 172.27 feet to the POINT OF BEGINNING.

58 Exchange Street
Binghamton, New York 13901
Phone: 607.722.1100
Fax: 607.722.2515
E-mail: info@keyscamp.com
www.keyscamp.com

Branch Office
165 South Main Street, Suite 6
Cortland, New York 13045
Phone: 607.753.8015

Branch Office
30 North Street, 2nd Floor
Monticello, New York 12701

E-mail: info@keyscamp.com
www.keyscamp.com

The above described parcel contains 55,073 square feet or 1.264 acres, more or less.

The above described parcel is subject to any and all easements of record and/or as found in the field.

Bearings are referred to True North at the 74°30' Meridian of West Longitude.

Reference is made to a map entitled "Boundary Line Adjustment for VPK Capital LLC, 25 Hay Street and 24 Dillon Road, Town of Thompson, Sullivan County, New York State" prepared by Keystone Associates Architects, Engineers and Surveyors, LLC as project number 3897.18225, sheet BL-1 dated December 09, 2025.



SULLIVAN COUNTY – STATE OF NEW YORK
RUSSELL H. REEVES, COUNTY CLERK
100 NORTH STREET, MONTICELLO, NY 12701

COUNTY CLERK'S RECORDING PAGE
THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



Recording:

Map Filing 10.00

Total: 10.00

**** NOTICE: THIS IS NOT A BILL ****

BOOK/PAGE: 17 / 456
INSTRUMENT #: 2026-36

Receipt#: 20261170976
Clerk: BW
Rec Date: 03/06/2026 09:32:03 AM
Doc Grp: MAP
Descrip: MAPS
Num Pgs: 1
Rec'd Frm: KEVIN SIKORSKI

Party1: VPK CAPITAL LLC BOUNDRY LINE
ADJUSTMENT
Party2: VPK CAPITAL LLC
Town: THOMPSON
22.-1-7
22.-1-4

I hereby certify that the within and foregoing was
recorded in the Sullivan County Clerk's Office

Record and Return To:

A handwritten signature of Russell H. Reeves in black ink.

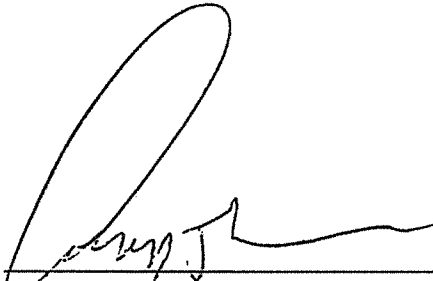
Russell H. Reeves
Sullivan County Clerk

THIS IS NOT AN INVOICE

Exhibit B

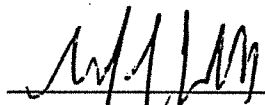
1. The total assessed valuation of 25 Hay Street (SBL 22.-1-4~~6~~) in the Town of Thompson as reflected on the current 2026 tax roll 5600
2. The total assessment of the property included and herein certified is \$ 5600
3. As of this date, the property described as Tax Map Number 22.-1-4~~6~~ is owned by VPK Capital LLC which is contiguous to the Village of Monticello. The owner listed is the sole owner of the parcel identified.

Dated: July 20, 2026



Anthony J. Rein, Assessor

Sworn to before me this 20th
Day of July, 2026.



Notary Public

MICHAEL DAVIDOFF
Notary Public, State of New York
No. 02DA0868860
Qualified in SULLIVAN County
Commission Expires 03/30/2027

To: Town of Thompson Town Board
From: VPK Capital LLC
Members: Patrick Sikorski, Kevin Sikorski & Vinny Sikorski
Re: Request for Future Annexation prior to Lot Line Adjustment
Date: January 4, 2026

The purpose of this memorandum is to present a proposed development plan involving properties we own at 24 Dillon Road (TM# 22.-1-7) and 25 Hay Street (TM# 22.-1-4) and to formally request the Town Board's preliminary approval to proceed with a lot line adjustment, to be completed prior to submitting a formal annexation petition for 25 Hay Street into the Village.

The proposed lot line adjustment will reconfigure the two existing parcels to provide the necessary setbacks, lot dimensions, and open space required to allow for the future residential development to be fully compliant with Village zoning and building code standards. As shown on the accompanying survey, the adjusted parcels will meet all applicable dimensional requirements.

Once the lot line adjustment is approved and recorded, we intend to petition for the annexation of 25 Hay Street into the Village. A majority of Hay Street and the surrounding properties are already village-zoned, and the subject parcel is functionally and visually part of the existing village neighborhood. Annexation would promote consistent zoning, simplify long-term municipal services, and support orderly growth consistent with established development patterns.

Following annexation, we propose to construct a 10-unit residential development on the Hay Street parcel. The project is envisioned as a well-designed, appropriately scaled multifamily building that complements the surrounding area while providing much-needed housing for the community.

This proposal represents a clear public benefit. The property is currently underutilized and undeveloped. Development will:

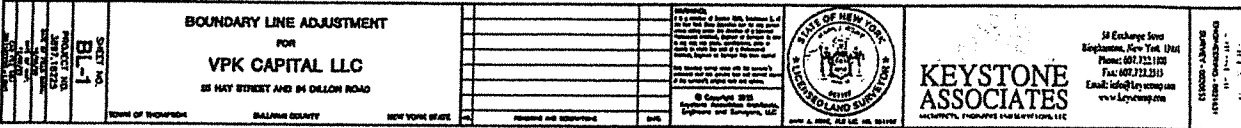
- Add new housing supply for the community
- Increase the tax base for both the Town and the Village
- Encourage infill development where infrastructure already exists
- Support long-term planning goals for compact and efficient growth

We are committed to working collaboratively with the Town Board, Village officials, planning staff, and the community to ensure this project moves forward responsibly and in full compliance with all applicable regulations.

Thank you for your time and consideration. We look forward to discussing this request and addressing any questions the Board may have.

Respectfully submitted,

VPK Capital LLC



ZONING

280 Attachment 3

Village of Monticello

Schedule of Use, Area and Bulk Regulations¹ [Amended 9-4-2019 by L.L. No. 6-2019]

R-M District (Multifamily)

Permitted Uses	One-family dwelling §§ 280-5 and 280-21 Two-family dwellings §§ 280-5 and 280-21	Accessory buildings § 280-31 Activities related to principal permitted uses	Recreational facilities	Standards for special use permits § 280-12	Places of worship ²	Townhouses §§ 280-5 and 280-21	Apartments 35 feet and under ³	Apartments over 35 feet ³	Home occupations, bed-and-breakfasts, schools, colleges, libraries, museums, parks, playgrounds, golf courses
Accessory Uses									
Special Uses									
Lot Area (square feet)				7,500	40,000	2,000 square feet and not more than 8 dwellings per acre of the gross area of the lot	10,000	200,000	10,000
Width Lot (feet)				75	150	20	150	400	100
Front Yard (feet) § 280-20				30	40	30	40	50	30
One Side Yard (feet)				10	20	15 feet side for end dwellings only	20	The minimum distance between the principal buildings and any side or rear lot line shall be 1 1/2 times the height of the principal buildings. This setback shall not apply to accessory buildings and parking.	10
Both Sides Yards (feet)				25	50		50		30

280 Attachment 3:1

MONTICELLO CODE

Rear Yard (feet)	25	35	30	35	30
Building Height (feet)	30	35	35	75	30
Lot Coverage	25%	20%	40%	10%	20%

NOTES:

¹For nonconforming uses and lots, see Article VII.

²"Places of worship" shall include parish houses, seminaries, cemeteries, convents and dormitories.

³For amount of usable open space per dwelling, see the following table:

Bedrooms Per Dwelling (square feet)	Usable Open Space Per Dwelling (square feet)
1	450
2	600
3	750
4 or more	900

Unit Mix

Unit A	971 Sq. Ft.	2 Beds	2 Full Baths	28' w 18' d 25' h
	513 Sq. Ft. 1st Floor		1 Half Bath	
	458 Sq. Ft. 2nd Floor		Possible scale down to 1 Full bath instead of 2 upstairs & increase closet space	
Unit B	674 Sq. Ft.	1 Beds	1 Full Bath	28' w 15' d 25' h
	418 Sq. Ft. 1st Floor		1 Half Bath	
	255 Sq. Ft. 2nd Floor			
Unit C	674 Sq. Ft.	1 Beds	1 Full Bath	28' w 15' d 25' h
	418 Sq. Ft. 1st Floor		1 Half Bath	
	255 Sq. Ft. 2nd Floor			
Unit D	971 Sq. Ft.	2 Beds	2 Full Baths	28' w 18' d 25' h
	513 Sq. Ft. 1st Floor		1 Half Bath	
	458 Sq. Ft. 2nd Floor		Possible scale down to 1 Full bath instead of 2 upstairs & increase closet space	



Town Supervisor
Scott Mace

AI-7

Town Board Members
Deputy Supervisor Melinda Meddaugh
John Pavese
Ryan Schock
Richard Benjamin

July 30, 2026

Bills over \$5,000.00

We are requesting permission to pay Delaware Engineering for engineering services through June 2026 on the Emerald Green WWTP Phase 2 Plant Upgrades project

Delaware Engineering

Invoice #24-3143-14

\$25,118.84

APPROVED BY TOWN BOARD _____

This institution is an equal opportunity provider and employer.



Delaware Engineering, D.P.C.
28 Madison Ave. Ext.
Albany, NY 12203
(518) 452-1290



APPROVED

Handwritten signature
7/20/26

Town of Thompson
4052 Route 42
Monticello, NY 12701

Invoice number 24-3143-14
Date 07/21/2026

Project 24-3143 Town of Thompson - Emerald
Green/Lake Louise Marie WWTP Phase 2
Upgrades

For Services Rendered Through June 28, 2026

Handwritten: H 8130.202

1 Design and Permitting Services

	Hours	Rate	Billed Amount
Daniel W. Fagnani	3.50	165.00	577.50
David R. Ohman	12.00	250.00	3,000.00
Derrick P. Wilcox	1.00	195.00	195.00
Edward Dombrowski	16.25	155.00	2,518.75
John Peterson	65.25	180.00	11,745.00
Karla Nunamann	1.00	120.00	120.00
Robert G. Chiappisi	4.00	165.00	660.00
subtotal	103.00		18,816.25

REIMBURSABLES

	Units	Rate	Billed Amount
John Peterson			
Mileage Oneonta 2026	136.28	0.725	98.80
Phase subtotal			18,915.05

2 Bidding Services

	Hours	Rate	Billed Amount
Ablen Amrod	8.00	250.00	2,000.00
John Peterson	13.00	180.00	2,340.00
subtotal	21.00		4,340.00

CONSULTANT

	Units	Rate	Billed Amount
CONSTRUCTIVE COPY			791.91
			1,071.88
Consultant subtotal			1,863.79
Phase subtotal			6,203.79

Invoice total **25,118.84**



Delaware Engineering, D.P.C.
28 Madison Ave. Ext.
Albany, NY 12203
(518) 452-1290

Town of Thompson

Project 24-3143 Town of Thompson - Emerald Green/Lake Louise Marie WWTP Phase 2 Upgrades

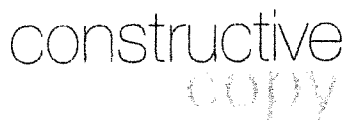
Invoice number 24-3143-14

Date 07/21/2026

Approved by:

John Peterson

Please remit payment to:
Delaware Engineering, D.P.C.
28 Madison Ave. Ext.
Albany, NY 12203



Invoice

3 Northway Lane, North
Latham, NY 12110
Office: 518.783.6044
Tax ID 56-2384019

REC'D JUN 30 2026

Date	Invoice #
6/23/2026	06260276

#24-3143 #2

Bill To:
Delaware Engineering 28 Madison Ave Extension Albany, NY 12203

Ship To:
Delaware Engineering 28 Madison Ave Extension Albany, NY 12203

REFERENCE NAME / PO NUMBER	TERMS	REP	ORDERED BY
Emerald Green WWTP	Net 30	ED	John Peterson
DESCRIPTION	QUANTITY		AMOUNT
Oversize - 47 originals x 3 copies = 733.2 Sqft	733.2		329.94T
Binding	3		7.50T
Light Stop - 794 originals x 3 copies	2,382		285.84T
Cardstock	12		2.64T
GBC Hole Punching	1,203		24.06T
GBC Binds	6		15.00T
Shipping & Handling	1		73.73
Sales Tax			53.20
	Total		\$791.91
	Payments Credits		\$0.00
	Balance Due		\$791.91

All Balances 30 days past due from invoice date will be charged a finance charge of 1.5% per month.



Invoice

3 Northway Lane, North
Latham, NY 12110
Office: 518.783.6044
Tax ID 56-2384019

REC'D JUL 13 2026

Date	Invoice #
6/24/2026	06260317

#24-3143 #2

Bill To:
Delaware Engineering 28 Madison Ave Extension Albany, NY 12203

Ship To:
Delaware Engineering 28 Madison Ave Extension Albany, NY 12203

REFERENCE NAME / PO NUMBER	TERMS	REP	ORDERED BY
Emerald Green	Net 30	ED	John Peterson
DESCRIPTION	QUANTITY	AMOUNT	
Oversize - 131 originals x 3 copies = 2358 sqft Binding Light Stop - 1330 originals x 3 copies Cardstock Hole Punching GBC Binds Shipping & Handling Sales Tax	2,358 3 3,990 12 2,007 6 1	353.70T 7.50T 478.80T 2.64T 40.14T 15.00T 102.28 71.82	
Total		\$1,071.88	
Payments Credits		\$0.00	
Balance Due		\$1,071.88	

All Balances 30 days past due from invoice date will be charged a finance charge of 1.5% per month.



DELAWARE ENGINEERING, D.P.C.
55 South Main Street
Oneonta, NY 13820
(607) 432-8073 Phone / (607) 432-0432 Fax

Town of Thompson
4052 State Route 42
Monticello, NY 12701

PROJECT ID: 24-3143

PROJECT: Emerald Green/Lake Louise Marie WWTP Phase 2 Upgrades
INVOICE/REQUISITION No.: 14

	CURRENT COST	PREVIOUS COST	COST TO DATE	BUDGET
1. Task 1 - Design and Permitting Services				
Labor	\$ 18,816.25	\$ 531,061.25	\$ 549,877.50	
Reimbursable Expenses	\$ 98.80	\$ 2,568.70	\$ 2,667.50	
Subcontractors (Atlantic Testing Laboratories)	\$ -	\$ 12,395.00	\$ 12,395.00	
Subcontractors (Greenstar Environmental Solutions, LLC)	\$ -	\$ 2,100.00	\$ 2,100.00	
Subcontractors (REGEN, LLC)	\$ -	\$ 18,200.00	\$ 18,200.00	
SUBTOTAL - TASK 1	\$ 18,915.05	\$ 566,324.95	\$ 585,240.00	\$ 585,240.00
2. Task 2 - Bidding Services				
Labor	\$ 4,340.00	\$ -	\$ 4,340.00	
Reimbursable Expenses	\$ -	\$ -	\$ -	
Subcontractors (Constructive Copy)	\$ 1,863.79	\$ -	\$ 1,863.79	
SUBTOTAL - TASK 2	\$ 6,203.79	\$ -	\$ 6,203.79	\$ 21,000.00
TOTAL	\$ 25,118.84	\$ 566,324.95	\$ 591,443.79	\$ 606,240.00
AMOUNT DUE FOR CURRENT SERVICES	\$ 25,118.84			
AMOUNT PAST DUE	\$ -			
TOTAL NOW DUE	\$ 25,118.84			
BUDGET BALANCE	\$ 14,796.21			

THIS STATEMENT REFLECTS PAYMENTS RECEIVED ON OR BEFORE BILLING DATE