

TOWN OF THOMPSON
SPECIAL DISTRICT ASSESSMENT HEARING

Sullivan County Democrat
5 Lower Main St., P.O. Box 127
Callicoon, NY 12727
845-887-5200 Fax: 845-887-5201

Affidavit of Publication

State of New York

SS:

County of Sullivan

PLEASE TAKE NOTICE that Town Board has filed with the Town Clerk the Special District Assessment Rolls for the Adelaar Sewer District, Harri Consolidated Sewer District, Kiamesha Consolidated Sewer District, Melody Lake Sewer District, Rock Hill/Emerald Green Consolidated Sewer District, Sackett Lake Sewer District, Adelaar Water District, Cold Spring Water District, Dillon Water District, Kiamesha Route 42 Water District, Luck Lake Water District and Melody Lake Water District for the year 2027. The Special District Assessment Rolls for all Sewer and Water Districts within the Town of Thompson are available for inspection by the Public during the normal work hours of 8:30 AM to 4:30 PM, Monday through Friday. The Town Board has determined that it will meet at the Town Hall, 4052 State Route 42, Monticello, New York at 7:00 PM on October 06, 2026 to hear and consider objections that may be made to the rolls. Said Meeting will also be held remotely by video-conference, the public may participate via video-conference at <https://us02web.zoom.us/j/83032452642>.

DATED: SEPTEMBER 01, 2026

BY ORDER OF THE TOWN BOARD
MARILEE J. CALHOUN, TOWN CLERK

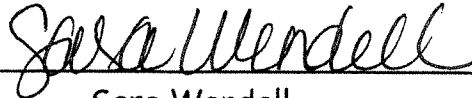
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Legal Notice

I, Fred W. Stabbert, III, being duly sworn, Depose and say: That I am the Publisher of Sullivan County Democrat, a twice weekly newspaper of general circulation published in Callicoon, County of Sullivan, State of New York; and that a notice, of which the annexed is a printed copy, was duly published in Sullivan County Democrat 9/22/26.



Fred W. Stabbert III

Sworn to before me this 22nd day of September, 2026


Sara Wendell

Notary Public, State of New York

No. 01WE0050543

Qualified in Sullivan County

My commission expires on 06/01/2030

Sullivan County
5 Lower Main
Callicoon, NY
845-887-5200 F

Affidavit of

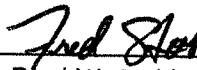
State of New York

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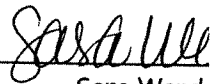
County of Sullivan

Legal Notice

I, Fred W. Stabbert, III, being duly sworn, depose and say: That I am the Publisher of the Sullivan County Democrat, a twice weekly newspaper of general circulation published in Callicoon, County of Sullivan, State of New York; and that a notice, of which the enclosed is a printed copy, was duly published in the Sullivan County Democrat 9/25/26.


Fred W. Stabbert

Sworn to before me this 25th day of September, 2026


Sara Wendt

Notary Public, State of New York
No. 01WE0051

Qualified in Sullivan County

My commission expires on 09/25/27

LEGAL NOTICE

At a regular meeting of the Town Board of the Town of Thompson, Sullivan County, New York, held at the Town Hall, in Monticello, New York, on the 15th day of September, 2026, at 7:00 o'clock P.M., Prevailing Time.

PRESENT:

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

In the Matter of
Proposed Extension No. 3 of the CONSOLIDATED
HARRIS SEWER DISTRICT in the Town of
Thompson, Sullivan County, New York.

WHEREAS, a Map, Plan and Report have been duly prepared in such manner and in such detail as has heretofore been determined by the Town Board of the Town of Thompson, Sullivan County, New York, relating to the Extension #3 of the Consolidated Harris Sewer District within said Town, to serve the area more particularly described in Schedule "A" annexed hereto and made a part hereof, which area is located wholly within the Town of Thompson; and

WHEREAS, said Map, Plan and Report was prepared on behalf of the Town, by MHE Engineering, DPC, dated December 19, 2025, which engineers are duly licensed by the State of New York, and which report and plan are on file in the office of the Town Clerk for public inspection; and

WHEREAS, the boundaries of the proposed extended district are more fully set forth and described in Schedule "A" annexed hereto and made a part hereof; and

WHEREAS, the improvement proposed for the said Consolidated Harris Sewer District, as extended, consists of providing a means by which KA Annex LLC (T/O Thompson Tax Map Parcel #29-1-21) may dispose of sewage by becoming part of the said Consolidated Harris Sewer District, and

WHEREAS, the entire amount to be expended for such improvement, including but not limited to, costs of construction, engineering, administrative and legal fees, shall be borne solely and entirely by the said landowners, namely, KA Annex LLC, and

WHEREAS, the annual average cost for a typical single-family residence with one (1) to four (4) bedrooms would be Six Hundred Eighty-Three and 20/100 (\$683.20) Dollars, and

WHEREAS, it is now desired to call a Public Hearing for the purpose of considering said Map, Plan and Report, and extending said Consolidated Harris Sewer District, and to hear all persons interested in the subject thereof and concerning the same in accordance with the provisions of Section 209-d of the Town Law;

NOW, THEREFORE, IT IS HEREBY

ORDERED, by the Town Board of the Town of Thompson, Sullivan County, New York, as follows:

Section 1. That a meeting of the Town Board of the Town of Thompson, Sullivan County, New York, shall be held at the Town Hall, 4052 Route 42, Monticello, New York, in said Town, on the 6th day of October, 2026, at 7:00 o'clock, P.M., Prevailing Time, to consider said Map, Plan and Report, and to hear all persons interested in the subject thereof concerning the same and to take such action thereon as is required by law.

Section 2. That a copy of this Order shall be published in the Sullivan County Democrat, the official newspaper of said Town, and posted on the bulletin board maintained by the Town Clerk at the Town Hall in accordance with the provisions of Section 209-d of the Town Law, such publication posting to be not less than ten nor more than twenty days before the date designated for the hearing as aforesaid.

Section 3. This order shall take effect immediately.

Motion by: Councilwoman Melinda S. Meddaugh

Seconded by: Councilman Ryan T. Schock

The question of the adoption of the foregoing Order was duly put to a vote on roll call, which resulted as follows:

SCOTT S. MACE	VOTING	AYE
JOHN A. PAVESE	VOTING	AYE
MELINDA S. MEDDAUGH	VOTING	AYE
RYAN T. SCHOCK	VOTING	AYE
RICHARD L. BENJAMIN, JR.	VOTING	AYE

The order was thereupon declared duly adopted.

SCHEDULE "A"

3.16 Acre Parcel: Town of Thompson S-B-L Nos. 29-1-21

ALL that tract or parcel of land situate in the Town of Thompson, County of Sullivan and State of New York, intended to be the same premises as described in a deed from Henry R. Good to KA Annex LLC, dated August 6, 2019, recorded in the Sullivan County Clerk's Office December 11, 2019 as Instrument No. 2019-8821.

BEGINNING at a point at the southeast corner of the subject property and running thence from said point of beginning along property boundary following four courses and distances:

- (1) North 66 degrees 44 minutes 16 seconds West 494.61 feet,
- (2) North 10 degrees 15 minutes 00 seconds West 264.03 feet,
- (3) South 71 degrees 36 minutes 00 seconds East 486.82 feet,
- (4) South 10 degrees 15 minutes 00 seconds West 306.38 feet,

to the point of beginning.

As shown on a plan prepared by Packer Associates, Inc. - Survey Map of Land prepared for KA Annex, LLC, dated August 24, 2020.

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 **September 15, 2026.**

ROLL CALL:

Present: Supervisor Scott S. Mace, Presiding
Councilman John A. Pavese
Councilwoman Melinda S. Meddaugh
Councilman Ryan T. Schock

Absent: Councilman Richard L. Benjamin, Jr.

DRAFT

Also Present: Marilee J. Calhoun, Town Clerk
Michael B. Mednick, Attorney for the Town
Jill M. Weyer, Director of Community Development
Melissa DeMarmels, Town Comptroller
Glenn Somers, Parks & Recreation Superintendent
Michael G. Messenger, Water & Sewer Superintendent
Hayden Carnell, Highway Superintendent
Dave Ohman, P.E., of Delaware Engineering DPC

REGULAR MEETING – CALL TO ORDER

Supervisor Mace opened the meeting at 7:01 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.

PRESENTATION BY: NUGENT & HAEUSSLER, P.C., CERTIFIED PUBLIC ACCOUNTANTS (2025 AUDIT REPORT/FINANCIAL STATEMENTS)

Mr. Justin Wood, CPA, Partner of Nugent & Haeussler, P.C., Certified Public Accountants discussed the Town's Audit/Financial Statements that their firm prepared for the Fiscal Year Ending 12/31/2025 and he provided a 10-minute presentation. The final audit of the financial statements for the year ending December 31, 2025 was received and filed in the Office of the Town Clerk and is available for public inspection upon request.

APPROVAL OF MINUTES:

On a motion made by Councilman Pavese and seconded by Councilman Schock the minutes of the September 1st, 2026 Regular Town Board Meeting were approved as presented.

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

PUBLIC COMMENT:

Jessica Lansdale of the Rock Hill Lake Communities Alliance presented a completed Critical Environmental Area Document to the Town Board Members.

CORRESPONDENCE:

There was no correspondence items reported on.

AGENDA ITEMS:

1) RESOLUTION TO ACCEPT & FILE AUDIT REPORT/FINANCIAL STATEMENTS FISCAL YEAR ENDING 12/31/2025 BY NUGENT & HAEUSSLER, P.C., CERTIFIED PUBLIC ACCOUNTANTS

The Following Resolution Was Duly Adopted: Res. No. 381 of the Year 2026.

Resolved, that the Audit Report and Financial Statements of the Town of Thompson Fiscal Affairs for 01/01/2025 to 12/31/2025 prepared by Nugent & Haeussler, P.C., Certified Public Accountants, hereby be accepted and filed with the Town Clerk. Further be it Resolved, that the Town Clerk hereby be directed to publish Notice of the Filing of the Report as required by law, forward copies to the Office of the State Comptroller, NYS Justice Court Administration, and maintain a copy on file in the Office of the Town Clerk.

Moved by: Councilman Schock

Seconded by: Councilman Pavese

Vote: Ayes 4 Mace, Pavese, Meddaugh and Schock

Nays 0

Absent 1 Benjamin

2) AUTHORIZE & ESTABLISH DATES: 2026 FALL MUNICIPAL CLEANUP PARTICIPATION: SATURDAY, OCTOBER 3RD – SATURDAY, OCTOBER 10TH

The Following Resolution Was Duly Adopted: Res. No. 382 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby sets the dates for the 2026 Fall Clean-up for Saturday, October 3rd through Saturday, October 10th at the hours of 8:00 AM to 3:00 PM Monday – Friday and 8:00AM to 10:30AM Saturday with the drop off site being the Monticello Transfer Station (Landfill). Town Clerk Calhoun will do the required public notice to inform our residents of this service.

Motion by: Councilwoman Meddaugh

Seconded by: Councilman Schock

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

Nays 0

Absent 1 Benjamin

3) REVIEW & ACCEPT: MAP, PLAN, & REPORT PREPARED BY MHE ENGINEERING– CONSOLIDATED HARRIS SEWER DISTRICT EXT. # 03 – 190 COLD SPRING ROAD (KA ANNEX LLC, KOZY ACRES) & SET DATE FOR PUBLIC HEARING: 10/06/26, 7PM

A. ACCEPT: MAP, PLAN, & REPORT PREPARED BY MHE ENGINEERING– CONSOLIDATED HARRIS SEWER DISTRICT EXT. # 03 – 190 COLD SPRING ROAD (KA ANNEX, LLC., KOZY ACRES)

Resolved, that the Town Board of the Town of Thompson hereby accepts the Map, Plan & Report dated 12/19/2025 completed by MHE Engineering, D.P.C. Professional Engineers for the Town in connection with the Consolidated Harris Sewer District Extension No. 3 for 190 Cold Spring Road (KA Annex, LLC., Kozy Acres), SBL # 29.-1-21.

**B. CONSOLIDATED HARRIS SEWER DISTRICT EXT. # 03 – 190 COLD
SPRING ROAD (KA ANNEX, LLC, KOZY ACRES) & SET DATE FOR PUBLIC
HEARING: 10/06/26, 7PM**

At a regular meeting of the Town Board of the Town of Thompson, Sullivan County, New York, held at the Town Hall, in Monticello, New York, on the 15th day of September, 2026, at 7:00 o'clock P.M., Prevailing Time.

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

WHEREAS, a Map, Plan and Report have been duly prepared in such manner and in such detail as has heretofore been determined by the Town Board of the Town of Thompson, Sullivan County, New York, relating to the Extension #3 of the Consolidated Harris Sewer District within said Town, to serve the area more particularly described in Schedule “A” annexed hereto and made a part hereof, which area is located wholly within the Town of Thompson; and

WHEREAS, said Map, Plan and Report was prepared on behalf of the Town, by MHE Engineering, DPC, dated December 19, 2025, which engineers are duly licensed by the State of New York, and which report and plan are on file in the office of the Town Clerk for public inspection; and

WHEREAS, the boundaries of the proposed extended district are more fully set forth and described in Schedule “A” annexed hereto and made a part hereof; and

WHEREAS, the improvement proposed for the said Consolidated Harris Sewer District, as extended, consists of providing a means by which KA Annex LLC (T/O Thompson Tax Map Parcel #29-1-21) may dispose of sewage by becoming part of the said Consolidated Harris Sewer District, and

WHEREAS, the entire amount to be expended for such improvement, including but not limited to, costs of construction, engineering, administrative and legal fees, shall be borne solely and entirely by the said landowners, namely, KA Annex LLC, and

WHEREAS, the annual average cost for a typical single-family residence with one (1) to four (4) bedrooms would be *Six Hundred Eighty-Three and 20/100 (\$683.20) Dollars*, and

WHEREAS, it is now desired to call a Public Hearing for the purpose of considering said Map, Plan and Report, and extending said Consolidated Harris Sewer District, and to hear all persons interested in the subject thereof and concerning the same in accordance with the provisions of Section 209-d of the Town Law;

NOW, THEREFORE, IT IS HEREBY

ORDERED, by the Town Board of the Town of Thompson, Sullivan County, New York, as follows:

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New York, shall be held at the Town Hall, 4052 Route 42, Monticello, New York, in said Town, on the 6th day of October, 2026, at 7:00 o'clock, P.M., Prevailing Time, to consider said Map, Plan and Report, and to hear all persons interested in the subject thereof concerning the same and to take such action thereon as is required by law.

Section 2. That a copy of this Order shall be published in the Sullivan County Democrat, the official newspaper of said Town, and posted on the bulletin board maintained by the Town Clerk at the Town Hall in accordance with the provisions of Section 209-d of the Town Law, such publication posting to be not less than ten nor more than twenty days before the date designated for the hearing as aforesaid.

Section 3. This order shall take effect immediately.

Motion by: Councilwoman Melinda S. Meddaugh

Seconded by: Councilman Ryan T. Schock

The question of the adoption of the foregoing Order was duly put to a vote on roll call, which resulted as follows:

SCOTT S. MACE	VOTING	AYE
JOHN A. PAVESE	VOTING	AYE
MELINDA S. MEDDAUGH	VOTING	AYE
RYAN T. SCHOCK	VOTING	AYE
RICHARD L. BENJAMIN, JR.	VOTING	ABSENT

The order was thereupon declared duly adopted.

SCHEDULE "A"

3.16 Acre Parcel: Town of Thompson S-B-L Nos. 29-1-21

ALL that tract or parcel of land situate in the Town of Thompson, County of Sullivan and State of New York, intended to be the same premises as described in a deed from Henry R. Good to KA Annex LLC, dated August 6, 2019, recorded in the Sullivan County Clerk's Office December 11, 2019 as Instrument No. 2019-8821.

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 - (3) South 71 degrees 36 minutes 00 seconds East 486.82 feet,
 - (4) South 10 degrees 15 minutes 00 seconds West 306.38 feet,
- to the point of beginning.

As shown on a plan prepared by Packer associates, Inc. – Survey Map of Land prepared for KA Annex, LLC, dated August 24, 2020.

4) DISCUSSION: KIAMESHA LAKE WWTP UPGRADE BID RESULTS

Dave Ohman, P.E., Principal of Delaware Engineering DPC said that the General Construction contract Bids were opened Thursday, 09/10/2026. There were three bids submitted: Performance Construction Company, Coppola Services, Inc., and William Schultz Construction, Inc. This was the second bid done for this project. The base bid pricing was within the project budget. The bid tabulation is currently being finalized. Mr. Ohman anticipates further action on or before the October 6th Town Board Meeting.

5) AWARD BIDS - EMERALD GREEN WWTP UPGRADE PHASE 1

Dave Ohman, P.E., Principal of Delaware Engineering, DPC was present to discuss the bid review and award recommendation of the Emerald Green WWTP Upgrade Phase 1 Project Bids that were opened on Thursday, 08/06/2026 at 2PM. The Phase 2 bids are still being reviewed and were not awarded at this time. The following is a list of the bid results:

General Construction – Phase 1, Contract #1

Coppola Services, Inc.	\$2,924,000.00
Niko Development Corporation	\$5,804,474.00
Performance Construction Company	\$3,588,000.00
WM Schultz Construction, Inc.	\$3,576,000.00

Electrical Construction – Phase 1, Contract #2

A. Treffeisen & Sons LLC	\$521,800.00
TAM Enterprises, Inc.	\$459,724.00

HVAC Construction – Phase 1, Contract #3

A. Treffeisen & Sons LLC	\$209,200.00
DJ Heating & Air Conditioning	\$158,700.00
S&O Construction Services	\$195,640.00

Plumbing Construction – Phase 1, Contract #4

A. Treffeisen & Sons LLC	\$250,900.00
PK Songer Plumbing	\$320,500.00
S&O Construction Services	\$221,810.00

A) GENERAL CONSTRUCTION – PHASE 1, CONTRACT #1

The Following Resolution Was Duly Adopted: Res. No. 385 of the Year 2026.

**RESOLUTION TO AWARD BIDS ASSOCIATED WITH THE EMERALD GREEN
WASTEWATER TREATMENT PLANT UPGRADE PROJECT PHASE 1
(CWSRF PROJECT # C3-5378-07-01)**

WHEREAS, since 2020 the Town Board of the Town of Thompson ("TOWN") has been advancing a project to upgrade the Emerald Green 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 October 3, 2024 to provide significant project financing including up to \$10M in Water Infrastructure Improvement Act ("WIIA") and Bipartisan Infrastructure Law General Supplemental ("BIL-GS") grants as well as loans, covering project costs including construction contracts and other associated costs under Project No. C3-5378-07-01; and

WHEREAS, construction bids were received for the project on August 6, 2026 and the combined cost of the low bids for the four prime contracts (General, Electrical, HVAC and Plumbing) for Phase 1 work are within the currently financed project budget; and

WHEREAS, bid review and award recommendation packages for Phase 1 were prepared on September 10, 2026 by Delaware Engineering, DPC (Delaware) and submitted to the Town recommending award of the General, Electrical, HVAC and Plumbing contracts to the low bidders; and

WHEREAS, in order to move forward with contracting with the four prime contracts for Phase 1, 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 1 – General Construction– Phase 1:

Contract Awarded to: Coppola Services, Inc. (Ringwood, NJ)

Base Bid Price: \$2,924,000

Bid Alternate(s):

- Additional Rock removal pricing – accepted for consideration if needed
- Bid Award Extension – no cost - accepted

Motion by: Councilwoman Melinda S. Meddaugh

Seconded by: Councilman John A. Pavese

Roll call:

The members of the Town Board voted as follows:

Scott S. Mace, Supervisor: Yes

Melinda S. Meddaugh, Councilwoman: Yes

Richard L. Benjamin, Jr., Councilman: Absent

Ryan T. Schock, Councilman: Yes

John A. Pavese, Councilman: Yes

Motion Carried: Yes

B) ELECTRICAL CONSTRUCTION – PHASE 1, CONTRACT #2

The Following Resolution Was Duly Adopted: Res. No. 386 of the Year 2026.

**RESOLUTION TO AWARD BIDS ASSOCIATED WITH THE EMERALD GREEN
WASTEWATER TREATMENT PLANT UPGRADE PROJECT PHASE 1
(CWSRF PROJECT # C3-5378-07-01)**

WHEREAS, since 2020 the Town Board of the Town of Thompson ("TOWN") has been advancing a project to upgrade the Emerald Green 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 October 3, 2024 to provide significant project financing including up to \$10M in Water Infrastructure Improvement Act ("WIIA") and Bipartisan Infrastructure Law General Supplemental ("BIL-GS") grants as well as loans, covering project costs including construction contracts and other associated costs under Project No. C3-5378-07-01; and

WHEREAS, construction bids were received for the project on August 6, 2026 and the combined cost of the low bids for the four prime contracts (General, Electrical, HVAC and Plumbing) for Phase 1 work are within the currently financed project budget; and

WHEREAS, bid review and award recommendation packages for Phase 1 were prepared on September 10, 2026 by Delaware Engineering, DPC (Delaware) and submitted to the Town recommending award of the General, Electrical, HVAC and Plumbing contracts to the low bidders; and

WHEREAS, in order to move forward with contracting with the four prime contracts for Phase 1, 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 2 – Electrical Construction– Phase 1:
Contract Awarded to: TAM Enterprises Inc. (Goshen, NY)
Base Bid Price: \$459,724
Bid Alternate(s):

- Bid Award Extension – no cost - accepted

Motion by: Councilman John A. Pavese

Seconded by: Councilwoman Melinda S. Meddaugh

Roll call:

The members of the Town Board voted as follows:

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

C) HVAC CONSTRUCTION – PHASE 1, CONTRACT #3

The Following Resolution Was Duly Adopted: Res. No. 387 of the Year 2026.

**RESOLUTION TO AWARD BIDS ASSOCIATED WITH THE EMERALD GREEN
WASTEWATER TREATMENT PLANT UPGRADE PROJECT PHASE 1
(CWSRF PROJECT # C3-5378-07-01)**

WHEREAS, since 2020 the Town Board of the Town of Thompson (“TOWN”) has been advancing a project to upgrade the Emerald Green 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 October 3, 2024 to provide significant project financing including up to \$10M in Water Infrastructure Improvement Act (“WIIA”) and Bipartisan Infrastructure Law General Supplemental (“BIL-GS”) grants as well as loans, covering project costs including construction contracts and other associated costs under Project No. C3-5378-07-01; and

WHEREAS, construction bids were received for the project on August 6, 2026 and the combined cost of the low bids for the four prime contracts (General, Electrical, HVAC and Plumbing) for Phase 1 work are within the currently financed project budget; and

WHEREAS, bid review and award recommendation packages for Phase 1 were prepared on September 10, 2026 by Delaware Engineering, DPC (Delaware) and submitted to the Town recommending award of the General, Electrical, HVAC and Plumbing contracts to the low bidders; and

WHEREAS, in order to move forward with contracting with the four prime contracts for Phase 1, 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 3 – HVAC Construction– Phase 1:

Contract Awarded to: DJ Heating & Air Conditioning, Inc. (Marlboro, NY)

Base Bid Price: \$158,700

- Bid Award Extension – no cost - accepted

Motion by: Councilwoman Melinda S. Meddaugh

Seconded by: Councilman Ryan T. Schock

Roll call:

The members of the Town Board voted as follows:

Scott S. Mace, Supervisor: Yes

Melinda S. Meddaugh, Councilwoman: Yes

Richard L. Benjamin, Jr., Councilman: Absent

Ryan T. Schock, Councilman: Yes

John A. Pavese, Councilman: Yes

Motion Carried: Yes

D) PLUMBING CONSTRUCTION – PHASE 1, CONTRACT #4

The Following Resolution Was Duly Adopted: Res. No. 388 of the Year 2026.

RESOLUTION TO AWARD BIDS ASSOCIATED WITH THE EMERALD GREEN WASTEWATER TREATMENT PLANT UPGRADE PROJECT PHASE 1 (CWSRF PROJECT # C3-5378-07-01)

WHEREAS, since 2020 the Town Board of the Town of Thompson ("TOWN") has been advancing a project to upgrade the Emerald Green 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 October 3, 2024 to provide significant project financing including up to \$10M in Water Infrastructure Improvement Act ("WIIA") and Bipartisan Infrastructure Law General Supplemental ("BIL-GS") grants as well as loans, covering project costs including construction contracts and other associated costs under Project No. C3-5378-07-01; and

WHEREAS, construction bids were received for the project on August 6, 2026 and the combined cost of the low bids for the four prime contracts (General, Electrical, HVAC and Plumbing) for Phase 1 work are within the currently financed project budget; and

WHEREAS, bid review and award recommendation packages for Phase 1 were prepared on September 10, 2026 by Delaware Engineering, DPC (Delaware) and submitted to the Town recommending award of the General, Electrical, HVAC and Plumbing contracts to the low bidders; and

WHEREAS, in order to move forward with contracting with the four prime contracts for Phase 1, 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 4 – Plumbing Construction– Phase 1:
Contract Awarded to: S&O Construction (Pleasant Valley, NY)
Base Bid Price: \$221,810
Bid Alternate(s):

- Bid Award Extension – no cost - accepted

Motion by: Councilwoman Melinda S. Meddaugh

Seconded by: Councilman John A. Pavese

Roll call:

The members of the Town Board voted as follows:

Scott S. Mace, Supervisor: Yes

Melinda S. Meddaugh, Councilwoman: Yes

Richard L. Benjamin, Jr., Councilman: Absent

Ryan T. Schock, Councilman: Yes

John A. Pavese, Councilman: Yes

Motion Carried: Yes

6) REVIEW & AWARD: PAVILION AT LAKE IDA PARK BID

Supervisor Mace reported that there were (5) bids received for the Pavilion Project at Lake Ida Park. The bids are as follows:

- 1) SonT Construction, Inc.: Total Bid Amount \$129,850.00
Engineered Documents \$5,000.00
Construction \$124,850.00
- 2) Amish Country Gazebos: Total Bid Amount \$230,023.00
Engineered Documents \$4,500.00
Construction \$225,523.00
- 3) Sierra Construction Corp.: Total Bid Amount \$195,000.00
Engineered Documents \$10,000.00
Construction \$185,000.00
- 4) JiWan Construction, Inc.: Total Bid Amount \$218,800.00
Engineered Documents \$9,800.00
Construction \$209,000.00
- 5) Northeast Recreation: Total Bid Amount \$297,000.00
Engineered Documents \$2,000.00
Construction \$295,000.00

The Board discussed the project and would like to have two (2) Pavilions built as per the bid specification documents if acceptable by the Bidder. Action to award the bid was taken as follows:

The Following Resolution Was Duly Adopted: Res. No. 389 of the Year 2026.

Resolved, that the bid of SonT Construction, Inc. for the Pavilion Project at Lake Ida Park for one (1) pavilion, in the amount of \$129,850.00, be, and the same hereby is, accepted, and the Town Clerk be, and she hereby is, directed to notify the successful bidder of the award thereof.

(Procurement: Payment to be made out of the park fees budget.)

Moved by: Councilman Schock

Seconded by: Councilwoman Meddaugh

Vote: Ayes 4 Mace, Pavese, Meddaugh and Schock

Nays 0

Absent 1 Benjamin

The Following Resolution Was Duly Adopted: Res. No. 390 of the Year 2026.

Resolved, that the bid of SonT Construction, Inc. for the Pavilion Project at Lake Ida Park for a second additional pavilion, in the amount of \$129,850.00, be, and the same hereby is, accepted, and the Town Clerk be, and she hereby is, directed to notify the successful bidder of the award thereof pursuant to the bid specification documents offer to build second pavilion if acceptable by the awarded bidder.

Moved by: Councilwoman Meddaugh

Seconded by: Councilman Pavese

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

The Following Resolution Was Duly Adopted: Res. No. 391 of the Year 2026.

Resolved, that the funds in the amount of up to \$260,000.00 hereby be released from the restricted funds account to the parks budget for the Pavilion Project at Lake Ida.

Moved by: Councilman Schock Seconded by: Councilwoman Meddaugh

Vote: Ayes 4 Mace, Pavese, Meddaugh and Schock

Nays 0

Absent 1 Benjamin

7) DISCUSSION: NO PARKING – PATIO HOMES

Supervisor Mace said there is confusion with parking in the Patio Homes area. There is seasonal no parking on Town roads from November to April. Superintendent Carnell said there are problems in the winter with (5) or more cars parked on the road in front of one house, because the residents do not clean the snow from the driveway. There is a question of whether the problem is seasonal or year-round. Supervisor Mace will reach out to the Patio Homes Homeowners Association to clarify and determine the next steps.

8) BILLS OVER \$5,000.00 – WATER & SEWER DEPARTMENT

The Following Resolution Was Duly Adopted: Res. No. 392 of the Year 2026.

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

Regen, LLC.

\$6,400.00 Total Cost

Proposal dated 07/22/2026 – Topographical Survey for Kiamesha Lake WWTP Water System Project from Intersection of Golden Ridge Road & Rock Ridge Road.

Moved by: Councilman Schock Seconded by: Councilman Pavese

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

Nays 0

Absent 1 Benjamin

8) BILLS OVER \$5,000.00 – HIGHWAY DEPARTMENT

The Following Resolution Was Duly Adopted: Res. No. 393 of the Year 2026.

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

Reed Systems

\$5,185.00 Total Cost

Invoice # 19636 – Part of new plow truck build.

Moved by: Councilwoman Meddaugh Seconded by: Councilman Pavese

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

Nays 0

Absent 1 Benjamin

8) BILLS OVER \$5,000.00 – TOWN

The Following Resolution Was Duly Adopted: Res. No. 394 of the Year 2026.

Resolved, that the following bills over \$5,000.00 for the Town be approved for payment as follows:

Nugent Haeussler, PC **\$15,300.00 Total Cost**

Nugent Haeussler, PC **\$4,000.00 Total Cost**

Invoice #'s 246761 & 246762 – For remainder of the 2026 agreed upon fee for auditing services and financial statement preparation.

Moved by: Councilman Schock Seconded by: Councilwoman Meddaugh

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

Nays 0

Absent 1 Benjamin

8) BILLS OVER \$5,000.00 – WATER & SEWER DEPARTMENT

The Following Resolution Was Duly Adopted: Res. No. 395 of the Year 2026.

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

TAM Enterprises, Inc. **\$11,932.00 Total Cost**

Application for Payment # 1 – Harris Sewer District Pump Station and Force Main Replacement Project # C3-5378-02.

Moved by: Councilwoman Meddaugh Seconded by: Councilman Pavese

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

Nays 0

Absent 1 Benjamin

9) BUDGET TRANSFERS & AMENDMENTS

There were no budget transfers or amendments.

10) ORDER BILLS PAID

The Following Resolution Was Duly Adopted: Res. No. 396 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 Pavese

Seconded by: Councilwoman Meddaugh

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

Nays 0

Absent 1 Benjamin

¹ ATTACHMENT: ORDER BILLS PAID

OLD BUSINESS:

APPROVE AUCTIONS INTERNATIONAL AUCTION SALE FOR (2) ITEMS

- 1) Olympian D60P3 Generator, Serial # DLY00000JNPF004, 120/240, 3Ph, 60Kw
- 2) Automatic Transfer Switch, Model # A300320041XC, Serial # 167827

The Following Resolution Was Duly Adopted: Res. No. 397 of the Year 2026.

Resolved, that the Town of Thompson Town Board hereby accepts the final auction bids for the following surplus vehicles/items through the Auctions International Auction site at a total cost for (2) items in the amount of \$6,200.00 as follows:

- 1) Olympian D60P3 Generator, Serial # DLY00000JNPF004, 120/240, 3Ph, 60Kw
- 2) Automatic Transfer Switch, Model # A300320041XC, Serial # 167827

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

NEW BUSINESS:

There was no new business reported on.

REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS

Supervisor Mace

- Meeting with Village of Aterres representatives regarding the discontinuation of Building Department services.
- The Consolidation of Lighting Districts.
- The status of the Townline Solar Project.

Superintendent Carnell

- Big Woods Road Culvert Replacement Project update and discussion including the awarded grant funding requirements.
- The requirement of a Motor Replacement for the 2017 Freightliner.

Superintendent Somers

- Fall Events – Kid's Sports Night on Sunday's (This Sunday is Kickball Youth vs. First Responders) & Flag Football on Saturday's.
- Christmas Spectacular Trip – Sunday, November 22nd, 2026, 9AM-6PM.
- Treats & Trails Event – Saturday, October 17th, 2026, 3PM-6PM.
- Route 42 Business Corridor – 33 pounds of cleanup material removed.
Discussion held regarding the debris and panhandling issue.

Superintendent Messenger

- Pulled and replaced a Pump in Emerald Green Sewer District.

Comptroller DeMarmels

- Currently working on the Budget Process.

PUBLIC COMMENT:

Frank Wurzel of Rock Hill asked about the Fall Cleanup Program. Supervisor Mace explained the details of the cleanup program.

ANNOUNCEMENTS, REMINDERS & FOR YOUR INFORMATION

- 09/29/26 at 6PM: Special Town Board Meeting/Budget Work-Session
- 10/03/26, 9AM-12PM: Shred Day Event
- 10/03/26–10/10/26: Fall Cleanup Program
- 10/06/26 at 7PM: Regular Town Board Meeting
- 10/06/26 at 7PM: Tentative Special District Assessment Hearing
- 10/06/26 at 7PM: Public Hearing - Consolidated Harris Sewer District Ext. # 03 – 190 Cold Spring Road, Monticello, SBL# 29.-1-21 (KA Annex LLC, Kozy Acres)

EXECUTIVE SESSION

On a motion made by Councilman Schock and seconded by Councilwoman Meddaugh the Town Board entered into Executive Session at 7:51 PM with Town Attorney Michael B. Mednick to discuss a personnel matter.

The Zoom Livestream Videoconferencing connection was disconnected.

The Executive Session was held.

The Town Board returned from Executive Session at 8:03 PM, motion by Councilman Pavese and seconded by Councilwoman Meddaugh.

There was no action taken.

ADJOURNMENT

On a motion made by Councilman Pavese and seconded by Councilman Schock the meeting was adjourned at 8:04 PM. All board members voted in favor of adjourning the meeting.

Respectfully Submitted By:

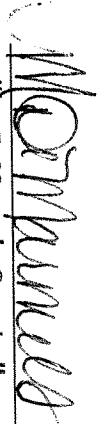

Marilee J. Calhoun, Town Clerk



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 15th day of September 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

Fund	Fund Description	Unposted Batch Totals				Posted Batch Totals			
		Invoice Batch		Manual Checks		Purchase Cards		Total	
Unposted Batch Grand Totals		\$0.00		\$0.00		\$0.00		\$0.00	
Fund	Fund Description	Posted Batch Totals							
		Invoice Batch		Manual Checks		Purchase Cards		Total	
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	Paid	Unpaid
A000	GENERAL FUND TOWN WIDE	\$242,056.64	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$242,056.64	\$0.00
B000	GENERAL TOWN OUTSIDE	\$78,356.79	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$78,356.79	\$0.00
DA00	HWY#3 / 4 - TOWN WIDE	\$119,248.82	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$119,248.82	\$0.00
DB00	HWY#1 - TOWN OUTSIDE	\$65,104.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$65,104.52	\$0.00
H000	CAPITAL PROJECTS	\$13,807.86	\$11,932.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,807.86	\$11,932.00
SL01	ROCK HILL LIGHTING	\$1,635.71	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,635.71	\$0.00
SL02	LUCKY LAKE LIGHTING	\$321.64	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$321.64	\$0.00
SL03	LAKE LOUISE MARIE	\$970.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$970.04	\$0.00
SL04	PATIO HOMES LIGHTING	\$650.35	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$650.35	\$0.00
SL05	KIAMESHA SHORES LIGHTING	\$197.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$197.28	\$0.00
SL06	EMERALD GREEN LIGHTING	\$12,489.91	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,489.91	\$0.00
SL07	TREASURE LAKE LIGHTING	\$78.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$78.30	\$0.00
SL08	CONGERO ROAD LIGHTING	\$115.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$115.00	\$0.00
SL10	EMERALD CORP. PARK L/D#10	\$88.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$88.23	\$0.00
SL11	ADELAAR Lighting	\$547.66	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$547.66	\$0.00
SL12	Route 42 N Lighting	\$7,001.76	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,001.76	\$0.00
SSAR	Adelaar Sewer District	\$10,632.67	\$0.00	\$0.00	\$0.00	\$7,000.00	\$0.00	\$17,632.67	\$0.00
SSHC	Harris Consolidated Sewer District	\$10,860.02	\$0.00	\$0.00	\$0.00	\$6,000.00	\$0.00	\$16,860.02	\$0.00
SSKC	Kiamesha Consolidated Sewer District	\$58,063.00	\$0.00	\$0.00	\$0.00	\$55,500.00	\$0.00	\$113,563.00	\$0.00
SSMO	MELODY LAKE SEWER DISTR.	\$1,859.17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,859.17	\$0.00
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$32,451.59	\$0.00	\$0.00	\$0.00	\$41,386.16	\$0.00	\$73,837.75	\$0.00
SSSO	SACKETT LAKE SEWER DISTR	\$17,673.69	\$0.00	\$0.00	\$0.00	\$10,000.00	\$0.00	\$27,673.69	\$0.00
SWA0	ADELAAR RESORT WATER DISTRICT	\$131,211.37	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$131,211.37	\$0.00
SWC0	COLD SPRING WATER	\$949.30	\$0.00	\$0.00	\$0.00	\$60.71	\$0.00	\$1,010.01	\$0.00
SWD0	DILLON WATER DISTRICT	\$785.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$785.09	\$0.00
SWK0	KIAMESHA RT42 WATER	\$979.91	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$979.91	\$0.00
SWL0	LUCKY LAKE WATER DISTR	\$349.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$349.43	\$0.00
SWM0	MELODY LAKE WATER	\$3,500.91	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,500.91	\$0.00
T000	TRUST & AGENCY FUND	\$896.36	\$0.00	\$0.00	\$0.00	\$35,814.03	\$0.00	\$36,710.39	\$0.00
Posted Batch Grand Totals		\$812,883.02	\$11,932.00	\$0.00	\$0.00	\$155,760.90	\$0.00	\$968,643.92	\$11,932.00



Town of Thompson
Warrant Report

Report Grand Totals

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		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	Paid	Unpaid
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MARILEE J. CALHOUN
Town Clerk
marilee@thompsonny.gov



C-1
KELLY M. MURRAN
Deputy Town Clerk
deputyclerk@thompsonny.gov

Town Hall • 4052 Route 42N • Monticello, New York 12701-3221
Telephone: (845) 794-2500 Ext. 302 • Fax: (845) 794-8600

September 18, 2026

Office of the New York State Comptroller
New York State and Local Retirement System
110 State Street
Albany, New York 12244-0001

Re: Standard Work Day & Reporting Resolution and Certificate/Affidavit of Posting

To Whom It May Concern:

Enclosed please find a Certified Copy of the Resolution Establishing Standard Work Day and Reporting for the active 2026 Town of Thompson Elected and Appointed Officials. This Resolution was adopted by the Town Board at their August 4th, 2026 Regular Town Board meeting. I am also enclosing a Certificate/Affidavit of Posting, which I have completed.

These documents are being submitted to you at the request of the Pension Integrity Bureau. Thank you for your attention to this matter and please feel free to contact me should you have any questions regarding the enclosed.

Sincerely,

A handwritten signature in cursive script that reads "Marilee J. Calhoun".

Marilee J. Calhoun
Town Clerk

MJC:

Encl. (4 pages)

PC: ✓ Hon. Scott S. Mace, Town Supervisor & Town Board Members
Ms. Melissa DeMarmels, Town Comptroller
Mr. Michael B. Mednick, Town Attorney
File Copy

Marilee Calhoun (Town of Thompson)

From: Conklin, Cheryl A. <Cheryl.Conklin@sullivanny.gov>
Sent: Friday, September 18, 2026 10:11 AM
To: 'toctownclerk@hvc.rr.com'; 'townclerk@townofcochectonny.org';
'townclerk@townofdelawareny.gov'; 'townofforestburgh@hvc.rr.com'; 'Town Clerk';
'l.dutcher@townofliberty.org'; 'townclerk@townoflumberland.gov'; 'Marilee Calhoun
(Town of Thompson)'; 'townclerk@tusten.org'
Subject: GML-239 BET26-04 Proposed LL #2 of 2026
Attachments: Section F for package plant law.pdf; feafpart1 for package plant law.pdf; Package Plants
resolution to introduce (002).pdf; M239.doc; Proposed Local Law #2-2026 Package
Plants.pdf; phnot.pdf

This message was sent securely using Zix®

Good morning,

The Town of Bethel has submitted the attached Proposed Local Law to our office for review under GML-239. As it will cover the entirety of the town, we are sending it to all bordering Municipalities, should there be any relevant comments to add to the review. Our response will be sent back to Bethel on Oct. 13th, if you could please forward any comments before that time. 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@sullivanny.gov / <https://sullivanny.gov>



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This message was secured by Zix®.

**SULLIVAN COUNTY PLANNING & COMMUNITY DEVELOPMENT
GML – 239 REFERRAL FORM**

Municipality: X Town of Bethel

Referring Agency: X Town Board ☐ Planning Board

☐ Zoning Board of Appeals

Jurisdictional Determinant: Project is located within
500 feet of the following (existing or proposed):

- ☐ Municipal Boundary
☐ State or County Road
☐ State or County Park
☐ Agricultural District
☐ State or County Facility
☐ County-owned stream or drainage channel
☐ Other _____

Type of Action:

- ☐ Site Plan Review
☐ Area Variance
☐ Use Variance
☐ Special Use Permit
☐ Subdivision Review
X Adoption of Local Law
☐ Adoption/Amendment of Comprehensive Plan

Project Name: Proposed Local Law #2 of 2026

Applicant: Town of Bethel Town Board

Project Location: Entire town

Bethel Tax Map #'s: N/A

County Tax Parcel Number:

Parcel Size: Current Zoning: Various

Project Description: (attach additional pages if necessary): A Proposed Local Law to add Package Wastewater Treatment Plants as part of our Town Code Chapter 345 – Zoning.

State Environmental Quality Review (SEQR) Status: Type I Unlisted Action X Type II

Determination of Significance: ☐ Positive Declaration ☐ Negative Declaration ☐ Not issued

Public Hearing: X Yes ☐ No Hearing Date: October 14, 2026 7:45 p.m. Dr. Duggan Community Center, 3460 Route 55, White Lake, NY 12786

Date Response Requested (if less than 30 days):

Supporting Documentation Included With This Referral:

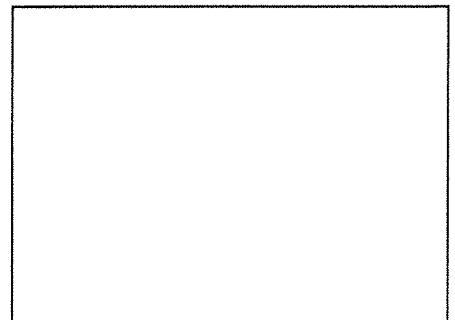
- | | |
|---|--|
| ☐ Location Map | ☐ Subdivision Plat |
| ☐ Municipal Application Form | X Environmental Assessment Form Parts: <u> x </u> I <u> x </u> II <u> x </u> III |
| ☐ Project Narrative | ☐ Environmental Impact Statement |
| ☐ Site Plan | X <u>Copy Proposed Local Law #2 of 2026</u> |

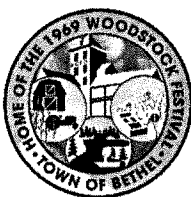
Received Stamp (Internal Use Only)

I hereby certify that this application & supporting documentation provides a complete description of the proposed local action and constitutes a 'full statement' pursuant to NYS General Municipal Law, Article 12-B, Section 239-M, part c.

Signature: _____ Date: 9/11/2026

SUBMIT 'FULL STATEMENT' TO:
Sullivan County Division of Planning and Environmental Management
Attn: Heather Jacksy
100 North Street, Monticello, New York 12701





Town of Bethel

Sullivan County, New York

Rita J. Sheehan, CMC/RMC

Town Clerk/Registrar

Records Management Officer/FOIL Officer

(845) 583-4350 ext. 101

RESOLUTION OF TOWN BOARD OF THE TOWN OF BETHEL TO INTRODUCE A LOCAL LAW TO AMEND CHAPTER 345 "ZONING" OF THE TOWN CODE OF THE TOWN OF BETHEL

WHEREAS, the Town Board of the Town of Bethel ("Town Board") heretofore adopted a Zoning Code under the authority of New York Town Law § 261, which Zoning Code appears as Chapter 345 of the Town Code of the Town of Bethel (the "Town Code"); and

WHEREAS, the Town Board has considered the need to establish appropriate standards and procedures governing the development, approval, construction, ownership, operation, maintenance and oversight of package wastewater treatment plants and decentralized community wastewater treatment systems associated with development within the Town of Bethel; and

WHEREAS, the Town Board recognizes that package wastewater treatment plants and decentralized community wastewater systems may provide an alternative means of wastewater treatment for certain development projects, but that such systems require appropriate standards concerning design, construction, operation, maintenance, financial responsibility, reserve funding, emergency repairs and long-term municipal oversight; and

WHEREAS, the proposed Local Law is intended to supplement and work in conjunction with applicable requirements of the New York State Department of Environmental Conservation, New York State Department of Health, Sullivan County and all other applicable federal, state and local laws, rules and regulations; and

WHEREAS, the proposed Local Law would amend Chapter 345 of the Town Code by, among other things, revising applicable use and bulk requirements and definitions, establishing standards and procedures for package wastewater treatment plants, establishing requirements for professional review and escrow accounts, establishing conditions for approval, construction and inspection requirements, providing for the establishment of wastewater management districts where appropriate, and establishing requirements concerning operation, maintenance, financial security, reserve funding and emergency repairs; and

WHEREAS, this Resolution introduces proposed Local Law No. 2 of 2026, entitled "**A Local Law Amending Chapter 345 (Zoning) of the Town of Bethel — Package Wastewater Treatment Plant Law,**" a copy of which is attached hereto; and

WHEREAS, the action contemplated by this Resolution is subject to the State Environmental Quality Review Act ("SEQRA") and its implementing regulations, and the Town

3454 Route 55, P.O. Box 300, White Lake, NY 12786

Town Website: www.townofbethelny.gov

Email: townclerk@townofbethelny.gov

Fax: (845) 583-4710

Facebook: Town of Bethel New York

Board intends to undertake the environmental review required by SEQRA and to seek lead agency status where appropriate; and

WHEREAS, the proposed Local Law constitutes an amendment to the Town's zoning regulations and therefore shall be referred to the Town of Bethel Planning Board for review and recommendation in accordance with Town Code § 48-2.B and other applicable provisions of the Town Code; and

WHEREAS, the proposed Local Law shall also be submitted to the Sullivan County Department of Planning and Environmental Management, together with a full statement of the proposed action, for review and recommendation pursuant to New York State General Municipal Law § 239-m, to the extent such referral is required by law; and

WHEREAS, the Town Board finds that it is in the best interest of the Town and its residents to formally introduce the proposed Local Law and commence the required review and public hearing process;

NOW THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Bethel hereby introduces proposed Local Law No. 2 of 2026, entitled **"A Local Law Amending Chapter 345 (Zoning) of the Town of Bethel — Package Wastewater Treatment Plant Law"**; and be it

FURTHER RESOLVED, that a public hearing on the proposed introductory Local Law shall be scheduled for **October 14, 7:45 p.m.**, which public hearing shall be conducted at the Dr. Duggan Meeting Room, 3460 State Route 55, White Lake, NY 12786 and proper notice of the public hearing shall be duly given; and be it

FURTHER RESOLVED, that a copy of the introductory Local Law shall be forwarded to the Town of Bethel Planning Board for its review and recommendation in accordance with Town Code § 48-2.B and any other applicable provision of the Town Code; and be it

FURTHER RESOLVED, that a copy of the introductory Local Law, together with a full statement of the proposed action and such other materials as may be required, shall be forwarded to the Sullivan County Department of Planning and Environmental Management for review and recommendation pursuant to New York State General Municipal Law § 239-m, if required; and be it

FURTHER RESOLVED, that the Town Board shall undertake the environmental review required pursuant to SEQRA, including preparation and consideration of the appropriate environmental assessment materials, and shall take such further SEQRA action as may be required; and be it

FURTHER RESOLVED, that the Town Clerk is hereby directed to provide all required notices and referrals and to publish and post notice of the public hearing as required by law; and be it

FURTHER RESOLVED, that the Town Supervisor, Town Clerk and other appropriate Town officials are hereby authorized to take all necessary administrative actions to implement this Resolution; and be it

FURTHER RESOLVED, that this Resolution shall become effective immediately upon its adoption.

Moved by: Councilmember Adam Gold

Seconded by: Councilmember Wendy E. Brown

ROLL CALL VOTE:

Councilmember	AYE	NAY	ABSENT
William Crumley	<u> X </u>	<u> </u>	<u> </u>
Bernard Cohen	<u> X </u>	<u> </u>	<u> </u>
Adam Gold	<u> X </u>	<u> </u>	<u> </u>
Wendy E. Brown	<u> X </u>	<u> </u>	<u> </u>
Supervisor Daniel Sturm	<u> X </u>	<u> </u>	<u> </u>

Resolution duly adopted with 5 ayes and 0 nays on the 9th day of September, 2026.

3454 Route 55, P.O. Box 300, White Lake, NY 12786

Town Website: www.townofbethelny.gov

Email: townclerk@townofbethelny.gov

Fax: (845) 583-4710

Facebook: Town of Bethel New York

Town of Bethel
3454 Route 55, P.O. Box 300
White Lake, New York 12786-0300

Rita J. Sheehan
Town Clerk

(845) 583-4350 x101
Fax: (845) 583-4710

www.townofbethelny.gov
townclerk@townofbethelny.gov

LEGAL NOTICE

Town of Bethel
Notice of Public Hearing
for Proposed Local Law #2-2026

NOTICE IS HEREBY GIVEN, that the Town of Bethel Town Board, Sullivan County, New York on September 9, 2026 has introduced Proposed Local Law #2 of 2026 to amend Town of Bethel Code Chapter 345 (Zoning Code). The purpose of the Local Law is to amend the Town of Bethel Zoning code to add Package Wastewater Treat Plants section.

FURTHER, the Town of Bethel Town Board has scheduled a public hearing for Proposed Local Law #2 of 2026 on Wednesday, October 14, 2026 at 7:45 p.m. prevailing time at the Dr. Duggan Community Center, Meeting Room, 3460 Route 55, White Lake, NY 12786 to hear all comments for or against the aforesaid law.

Persons wishing to appear at such hearing may do so in person or by attorney or other representative. Communication in writing in relation thereto may be filed with the Board at such hearing. A copy of the Proposed Local Law is available on the Town website at www.townofbethelny.gov or at the Office of the Town Clerk, Bethel Town Hall, 3454 Route 55, White Lake, NY 12786 during normal business hours.

By Order of the Town Board
Rita J. Sheehan, Town Clerk
Dated: September 15, 2026

Marilee Calhoun (Town of Thompson)

From: Conklin, Cheryl A. <Cheryl.Conklin@sullivanyny.gov>
Sent: Friday, September 18, 2026 11:11 AM
To: 'Laura Eppers (Town of Thompson)'; 'Marilee Calhoun (Town of Thompson)'
Subject: GML-239 MON26-02 Nelshore St. Zone Change Referral
Attachments: 2026-07-28 JK COVER LETTER.pdf; 2026-06-22 JK COVER LETTER.pdf; 2025-12-08 SKETCH PLAN.pdf; ZONING MAP - CURRENT.pdf; ZONING MAP - PROPOSED.pdf; Nelshore Zone Change 239 Referral.pdf

Importance: High

This message was sent securely using Zix®

Good morning,

Please see the attached from Monticello. The parcel is within proximity to Thompson border. If the town would like to include any comments with our review, please return prior to Oct. 19th. 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>



Confidentiality Notice: This e-mail message, including attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message and attachments. Do NOT forward it to a third party without the written consent of the sender. The County of Sullivan is a public entity; consequently, this email may be subject to disclosure under the Freedom of Information Law. Thank you.

This message was secured by Zix®.

**SULLIVAN COUNTY PLANNING & COMMUNITY DEVELOPMENT
GML – 239 REFERRAL FORM**

Municipality: ☐ Town of _____ ☒ Village of Monticello
Referring Agency: ☒ Town/Village Board ☐ Planning Board ☐ Zoning Board of Appeals

Jurisdictional Determinant: Project is located within
500 feet of the following (existing or proposed):

- ☐ Municipal Boundary
- ☐ State or County Road
- ☐ State or County Park
- ☐ Agricultural District
- ☐ State or County Facility
- ☐ County-owned stream or drainage channel
- ☐ Other _____

Type of Action:

- ☐ Site Plan Review
- ☐ Area Variance
- ☐ Use Variance
- ☐ Special Use Permit
- ☐ Subdivision Review
- ☒ Adoption/Amendment of Zoning Ordinance/Map or Local Law
- ☐ Adoption/Amendment of Comprehensive Plan
- ☐ Other _____

Project Name: Nelshore Drive Zoning Change

Applicant: Village of Monticello

Project Location: Neshore Drive

County Tax Parcel Number(s): 113.-6-6.1

Parcel Size: _____ **Current Zoning:** EBV

Project Description: (attach additional pages if necessary) Change from the EBV to R-1 to allow on-family homes.

State Environmental Quality Review (SEQR) Status: ☐ Type I ☐ Unlisted Action ☐ Type II
Determination of Significance: ☐ Positive Declaration ☒ Negative Declaration ☐ Not issued

Public Hearing: ☒ Yes ☐ No **Hearing Date:** 10/21/2026

Date Response Requested (if less than 30 days) no later than 10/19/2026

Supporting Documentation Included With This Referral:

- | | |
|--|--|
| ☒ Location Map | ☐ Subdivision Plat |
| ☒ Municipal Application Form | ☐ Environmental Assessment Form or Environmental Impact |
| ☒ Project Narrative | ☐ Statement Agricultural Data Statement |
| ☒ Site Plan | ☐ Other _____ |

I hereby certify that this application & supporting documentation provides a complete description of the proposed local action and constitutes a 'full statement' pursuant to NYS General Municipal Law, Article 12-B, Section 239-M, part c.

Signature: e2ab339b-44d0-4b32-8f41-48409b0a Digitally signed by e2ab339b-44d0-4b32-8f41-48409b0a d365 Date: 2026.09.18 09:26:40 -04'00' **Date:** 9/18/2026

Received Stamp (Internal Use Only)

SUBMIT 'FULL STATEMENT' TO:
planning@sullivanyny.gov
Sullivan County Division of Planning & Community Development
100 North Street, Monticello, New York 12701

JK EXPEDITING SERVICES CORP.

390 BROADWAY - PO BOX 369

MONTICELLO, NY 12701

PHONE 845-796-9110

July 28, 2026

Village of Monticello Planning Board
2 Pleasant Street
Monticello NY 12701
Attn: Hildy Rosenberg, Chair

RE: **Nelshore Drive Zone Change**
SBL: 113.-6-6.1
Village of Monticello, Sullivan County, NY

Dear Chairperson Rosenberg,

Please find enclosed the zone change request and sketch previously submitted to the Village Board for the property located behind Nelshore Drive.

The Village Board discussed the request at its July 16, 2026 meeting. While the application requested a rezoning from EBV to R-2 to allow two-family homes, the Board expressed a preference for R-1 zoning and single-family homes. The Board also recommended that the proposed roads be designed for dedication to the Village and that the layout include appropriate landscaping while preserving as many existing trees as reasonably possible.

Please place this matter on the August 11, 2026 Planning Board agenda for consideration and a recommendation to the Village Board.

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

Sincerely,

Joel Kohn

JK EXPEDITING SERVICES CORP.

390 BROADWAY - PO BOX 369

MONTICELLO, NY 12701

PHONE 845-796-9110

June 8, 2026

Village of Monticello Village Board of Trustees
2 Pleasant Street
Monticello NY 12701
Attn: Mayor Massey

RE: Nelshore Drive Zone Change
SBL: 113.-6-6.1
Village of Monticello, Sullivan County, NY

Dear Mayor and Members of the Village Board:

On behalf of the property owner, we respectfully submit this additional information in support of the request to change the zoning of the subject property from EBV to R-2. At its December 17, 2025 meeting, the Village Board requested further information regarding the owner's consideration of commercial development and why residential zoning would be more appropriate for the property.

The owner considered and evaluated commercial development under the existing EBV zoning. However, based on the property's limited access, lack of direct commercial frontage, and location directly behind the existing homes on Nelshore Drive, commercial development was determined not to be feasible. A commercial use could introduce traffic, deliveries, parking, lighting, noise, and other business activity directly behind the residential neighborhood. The single access point and the space required for parking, loading, circulation, drainage, and buffering would further limit the site's commercial usefulness.

The requested R-2 zoning would allow a subdivision consisting of 12 lots, each with a two-family home, for a total of 24 dwelling units. Although R-1 zoning was discussed, developing only 12 single-family homes would not be financially feasible due to the substantial cost of constructing the road, extending water and sewer service, installing drainage improvements, and completing the other required infrastructure. Dividing those costs among 24 dwelling units would allow the homes to be offered at more reasonable prices.

The additional dwelling units are also expected to create a greater overall taxable value and generate more total tax revenue for the Village, while spreading the development costs and tax base across more households. The proposed minimum lot size would be 10,000 square feet, which is larger than the 7,500-square-foot minimum required in the R-2 district.

The requested zone change would not approve the subdivision or its layout. A detailed plan and full engineering will be submitted to the Planning Board, and all issues related to access, traffic, drainage, water, sewer, utilities, neighborhood impacts, and the environment will be reviewed through SEQRA and the subdivision approval process.

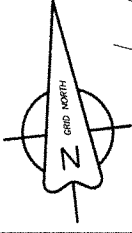
Based on the residential character of the surrounding area, the limited suitability of the property for commercial development, and the compatibility of the proposed residential use, we respectfully request that the Village Board consider the application and refer the zone change request to the Planning Board for its review and recommendation..

Enclosed are the following; Current Zoning Map, Proposed Zoning Map, Subdivision conceptual plan, and a Short Form (SEAF Part 1).

Please add this to the next available Village Board agenda for further discussion and consideration. If you have any questions, please do not hesitate to contact me at 845-796-9110 or via email at joel@jkexpediting.com.

Sincerely,

Joel Kohn



Grid North per the New York State Department of Environmental Conservation

Waverly Avenue

East Broadway - Old New York State Route 17

258 Broadway LLC

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

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"NELSHORE DRIVE DEVELOPMENT"

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FINAL VILLAGE OF MONTICELLI APPROVALS

246 MAP DESIGNATION - PRESENT SECTION 11.3, BLOCK 6, LOTS 1-38 PRESENT PARCELS ARE LINED

LEGEND

utility pole

overhead cable

sewer manhole

water valve

catchbasin

wooden fence

fire hydrant

stormwater

checkboxes fence

checkboxes fence

checkboxes fence

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Waverly Avenue

East Broadway - Old New York State Route 17

258 Broadway LLC

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Waverly Avenue

East Broadway - Old New York State Route 17

258 Broadway LLC

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Waverly Avenue

East Broadway - Old New York State Route 17

258 Broadway LLC

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Waverly Avenue

East Broadway - Old New York State Route 17

258 Broadway LLC

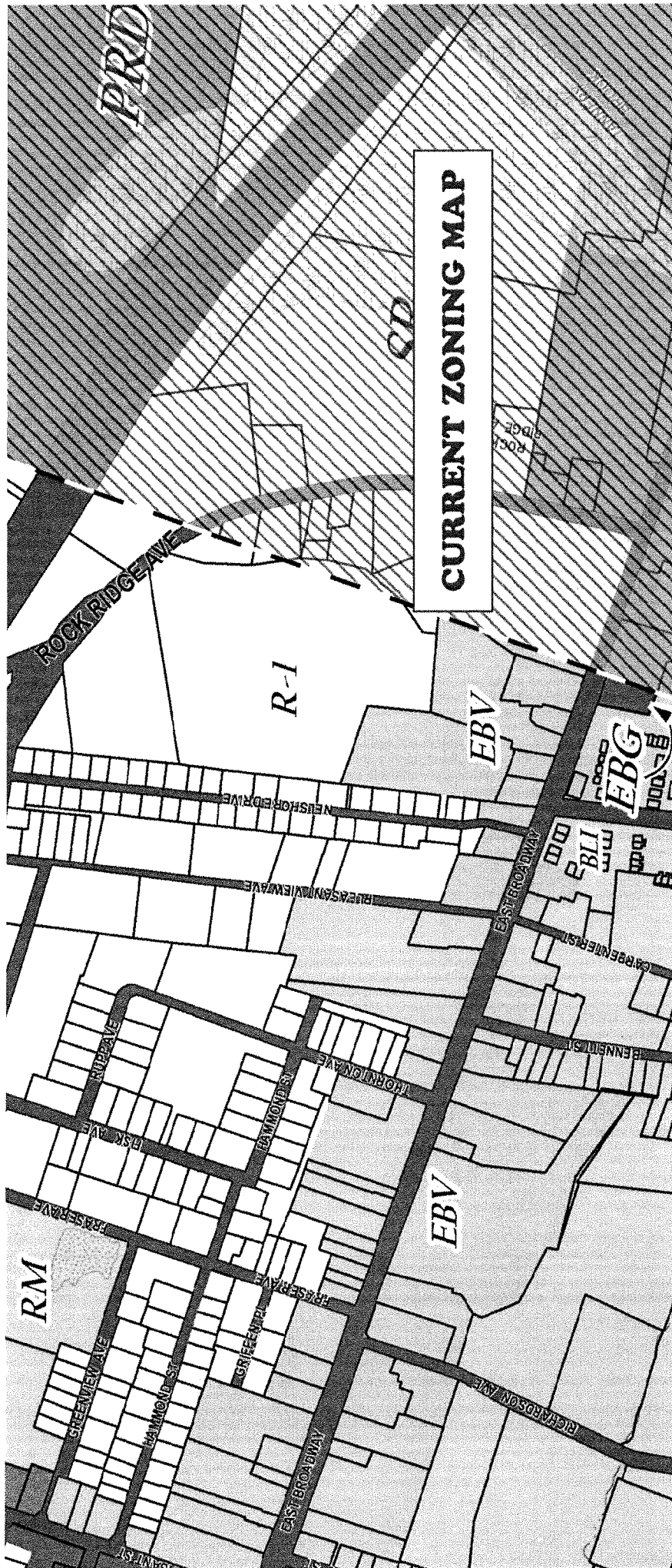
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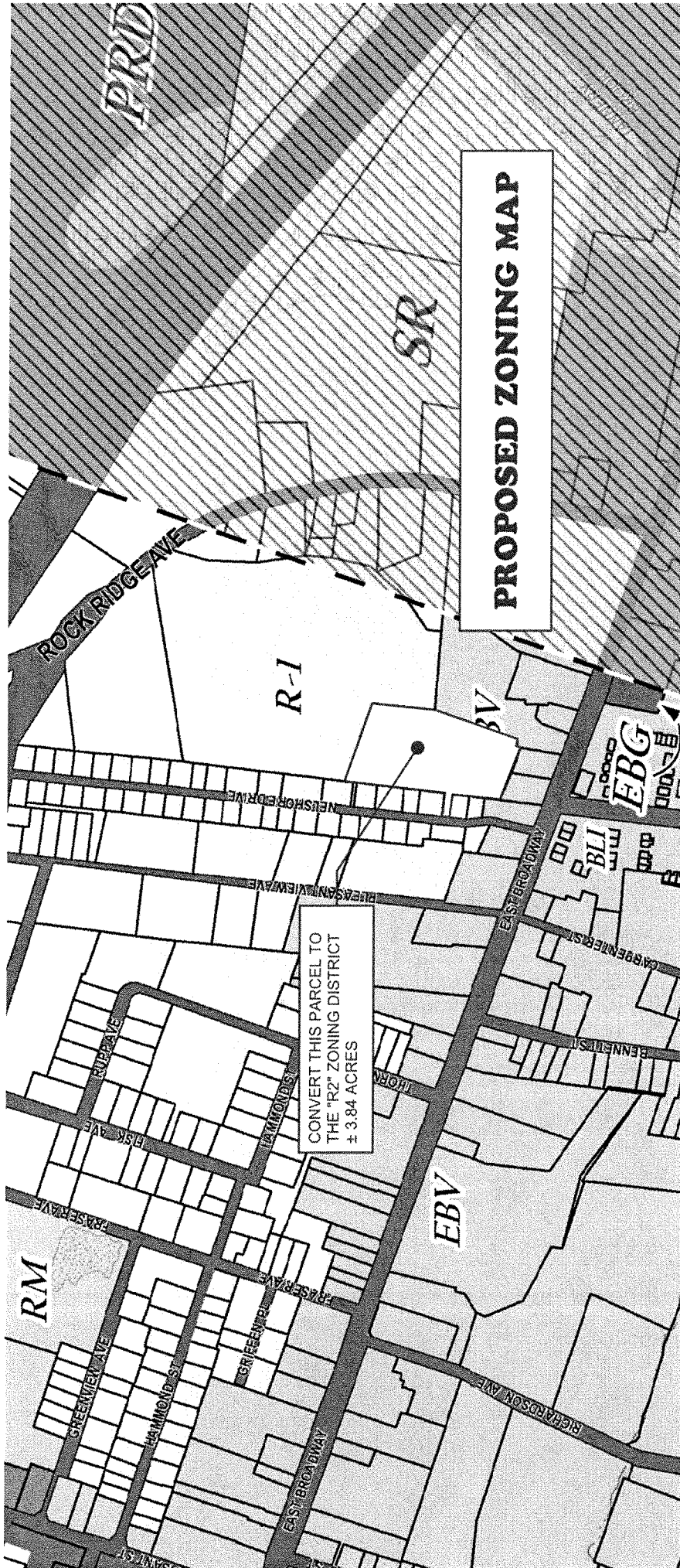
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PROPOSED ZONING MAP

CONVERT THIS PARCEL TO
THE "R2" ZONING DISTRICT
± 3.84 ACRES

MARILEE J. CALHOUN
Town Clerk
marilee@thompsonny.gov



C-4
KELLY M. MURRAN
Deputy Town Clerk
deputyclerk@thompsonny.gov

Town Hall • 4052 Route 42N • Monticello, New York 12701-3221
Telephone: (845) 794-2500 Ext. 302 • Fax: (845) 794-8600

September 30, 2026

Lebaum Company, Inc.
PO Box 450
Monsey, New York 10952

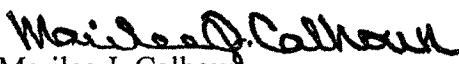
Re: Theodore A. Kemp AGAINST Town of Thompson

To Whom It May Concern:

Enclosed please find a copy of the Summons regarding the above matter received in my office on 09/28/2026. A copy of the letter has been forwarded to the Town Attorney, Town Board, Town Highway Superintendent, and Town Comptroller.

Thank you in advance for your prompt attention to this matter and if you should have any questions regarding the above, feel free to contact our Town Attorney Michael B. Mednick, Esq. at (845) 794-5200.

Sincerely,


Marilee J. Calhoun
Town Clerk

Encls.

MJC:

PC: Michael B. Mednick, Town Attorney
18 Prince Street – PO Box 612
Monticello, New York 12701

Hon. Scott S. Mace, Supervisor and Town Board
Hayden Carnell, Town Highway Superintendent
Melissa DeMarmels, Town Comptroller

State of New York

REMITTANCE ADVICE for CHECK NO. 11196549

A

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
OSC01 Office of State Comptroller	866/321-8503	LGA20951	LGAIM20951	09/03/26	47,628.00

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 \$47,628.00

DETACH HERE BEFORE CASHING



PLEASE CASH WITHIN 180 DAYS

02209426

State of New York

DEPARTMENT OF TAXATION AND FINANCE
DIVISION OF THE TREASURY

SEPTEMBER 11, 2026 OSC01

Check No. 11196549

29-55
213

KNOW YOUR ENDORSER

Pay to the
Order of:

THOMPSON TOWN OF

\$47,628.00

\$47,628.00

Thomas P. DiNapoli
Thomas P. DiNapoli
State Comptroller

KeyBank N.A.

Amanda Hiller
Amanda Hiller
Acting Commissioner, Taxation and Finance

000720 A 11196549 OSC01
STATE OF NEW YORK
DEPARTMENT OF TAXATION AND FINANCE
DIVISION OF THE TREASURY
PO BOX 22119
ALBANY, NEW YORK 12201-2119

FIRST-CLASS



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0008041959 SEP. 14

THOMPSON TOWN OF
4052 STATE ROUTE 42
MONTICELLO

NY 12701-3221

Marilee Calhoun (Town of Thompson)

From: Dave Ohman <dohman@delawareengineering.com>
Sent: Thursday, October 1, 2026 11:50 AM
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); Max Baum; Kevin Schwenzfeier
Subject: RE: Thompson (T) WWTP Upgrade Project Update for October 6 2026 TB Mtg
Attachments: DEDPC Thompson TBMtg Handout 10-06-26.pdf.

Hi Scott and all,

Attached is our project update for the October 6 meeting.

Recommended Agenda Items include:

- None for this meeting

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



**Town of Thompson
October 6, 2026 Town Board Meeting
WWTP Upgrade Projects – Summary Report**

1. KIAMESHA LAKE WWTP

- The Town Board resolved at the August 4, 2026 meeting to award the Electrical, HVAC and Plumbing contracts to the lowest responsible bidders. The Notice of Award and contract execution process is underway for these contracts.
- Evaluation of the General contract bid received on September 10, 2026, combined with the low bid costs for the other three prime contracts, indicated compliance with the overall project budget (and current financing agreement) and allows the project to move forward.
- The Town Board resolved at the September 29 special board meeting to award the General contract to Coppola Services, Inc. The Notice of Award and contract execution process is now underway
- Project construction completion is scheduled for 18 months after Notice to Proceed which should take place in October 2026 as contracts are executed. Formal schedules pending from the prime contractors. Possible - October 2026 to April 2028.
- A formal request to NYSDEC to modify the SPDES Schedule of Compliance (SOC) for construction will be made soon now that all contracts have been approved for award. Teams meeting with NYSDEC and NYSEFC on 10/2/26 to discuss the project plan forward options, including the construction schedule, and the other 2 WWTP upgrade projects.

2. EMERALD GREEN WWTP

- Basis of Design Report, Plans & Specs were submitted to NYSEFC in December 2025. Final comments received in February 2026. Final comment response was sent to NYSEFC on July 2, 2026. Minor comments received on 09-30-26 from NYSEFC on BOD report and directive to update the Federal wage schedule and replace NYSEFC std terms with the most recent in the Phase 2 bid documents.
- Project bids for Phase 1 UV/Disc Filters and Phase 2 other upgrades were received and opened on August 6, 2026.
- The combined price for all low bids for both phases, plus other project costs, exceeded the current project budget.
- The low bid costs for all four contracts for Phase 1 work totaled \$3.8M. Adequate funds exist to proceed with Phase 1.
 - Town resolved to award Phase 1 contracts to low bidders for all four contracts on September 15, 2026. The Notice of Award and contract execution process is underway to all four contracts.
- Phase 2 continues to be reviewed with the Town, NYSEFC and NYSDEC to agree upon a plan forward. Discussion to take place on October 2, 2026 for this project and the other two WWTPs.
- SPDES Schedule of Compliance (SOC) was modified by NYSDEC on 3/3/26 with an anticipated construction start date for both phases of 7/1/26. A formal SOC modification request should be sent to NYSDEC once a plan forward is agreed upon for Phase 2.
- Phase 1 construction Notice to Proceed for all prime contracts should be able to be happen in October 2026 (pending NYSEFC approval of all documents) – has contract construction completion in 12 months – formal schedules pending from prime contractors (October 2027 possible completion)

DELAWARE ENGINEERING, D.P.C.

- Phase 2 has a contract construction duration of 18 months;
 - Town's Bond Resolution and 202B process needs to be redone with a revised project budget and will take 3-4 months to complete (October 2026 -January 2027)
 - Bid and award – 2 more months (January – February 2027)
 - Construction - 18 months (NTP March 2027 – October 2028)
(not including time to secure a project financing agreement change if done before bid award)
- The scope of the work for Phase 2 could be revised to identify the Sludge Building work as a bid alternate item. All other work is necessary for plant compliance.
- A reasonable plan forward is for the town consider resolving to reject all Phase 2 bids received on August 6, 2026 and proceed to move forward with modifying the overall project budget, increasing the maximum funding limit via the 202b and Bond resolution process, with rebidding in early 2027 when 202b process is complete. This plan will require more services for engineering and bond counsel which are anticipated to be eligible for funding with by the NYSEFC financing
- *A recommended plan forward will be prepared for Board consideration at the next October meeting – taking into consideration what will be discussed with NYSDEC and NYSEFC at the October 2 meeting.*

3. SACKETT LAKE WWTP

- DE prepared a Preliminary Engineering Report (PER) in May 2025 and submitted to NYSEFC 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. Response to NYSEFC PER comments and revised PER were sent to NYSEFC on 08/11/26.
- 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. NYSDEC has set up a meeting with the Town and NYSEFC on October 2 at 1 pm to discuss the plan forward options and a possible schedule.
- DE has been advancing SEQR and SHPO review, which is needed before the Town can proceed with the 202b process and a bond resolution (required for financing and grant applications). Hold until after meeting with DEC on project schedule (planned for October 2).
- The RFQ process for engineering services (design through construction) was completed at the Town's May 19, 2026 meeting and DE was awarded the work. Contract for the work will be prepared and submitted to the Town once the plan/schedule is agreed upon by the Town, NYSDEC and NYSEFC.

Attachments:

- None

DEDPD Thompson TBMtg Handout 10-06-26.docx

*****X
 In the Matter of Extension No. 3 of the CONSOLIDATED
 HARRIS SEWER DISTRICT of the
 Town of Thompson, Sullivan County, New York.
 *****X

**NEGATIVE DECLARATION
 UNDER SEQR**

1. The Town Board of the Town of Thompson, by Resolution duly adopted at a regular meeting thereof, held on the _____ day of _____, 2026, did determine that Extension No. 3 of the Consolidated Harris Sewer District in the Town of Thompson, will not have a significant effect on the environment.

2. Lead agency for such project is the Town Board of the Town of Thompson, whose address is 4052 Route 42, Monticello, New York 12701, the designation of which was accomplished by Resolution duly adopted at a regular meeting of the Town Board held on the _____ day of _____, 2026.

3. The person to contact for further information is Supervisor Scott Mace, whose address is 4052 Route 42, Monticello, New York 12701, telephone number 845-794-2500.

4. The proposed extension of the Consolidated Harris Sewer District enables KA Annex LLC to become part of the said district and to use the facilities of the Consolidated Harris Sewer Treatment Plant for the disposal of its sewage, the cost thereof being borne solely by the said property owners.

5. The basis for the negative declaration is as follows: that the administration and operation and maintenance of the sewer facilities and the use thereof by Brookview Cottages will not violate any of the criteria for determining environmental significance as set forth in Part 617 of the Regulations.

Dated: Monticello, New York
 _____, 2026

TOWN OF THOMPSON
 Town Hall
 4052 Route 42
 Monticello, New York 12701

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: Extension No. 3 of the Consolidated Harris Sewer District							
Project Location (describe, and attach a location map): Town of Thompson							
Brief Description of Proposed Action: Allow KA Annex LLC (T/O Thompson #29-1-21) to become part of the Consolidated Harris Sewer District							
Name of Applicant or Sponsor: Town of Thompson		Telephone: (845) 794-5200 E-Mail: supervisor@townofthompson.com					
Address: 4052 Route 42							
City/PO: Monticello		State: NY	Zip Code: 12701				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 5px;">☐</td> <td style="text-align: center; padding: 5px;">☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 5px;">☐</td> <td style="text-align: center; padding: 5px;">☐</td> </tr> </table>	NO	YES	☐	☐
NO	YES						
☐	☐						
3.a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres							
4. Check all land uses that occur on, adjoining and near the proposed action. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO ☐	YES ☐	N/A ☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☐	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☐	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO ☐	YES ☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO ☐	YES ☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO ☐	YES ☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO ☐	YES ☐	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO ☐	YES ☐	
b. Is the proposed action located in an archeological sensitive area?	☐	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO ☐	YES ☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☐	☐	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☐	YES ☐	
16. Is the project site located in the 100 year flood plain?	NO ☐	YES ☐	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	NO ☐	YES ☐	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	☐ NO ☐ YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO	YES
	☐	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO	YES
	☐	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO	YES
	☐	☐
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: _____ Date: _____ Signature: _____		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing:	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☒	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Town of Thompson	2026
Name of Lead Agency	Date
Scott Mace	Supervisor
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

At a regular meeting of the Town Board of the Town of Thompson, Sullivan County, New York, held at the Town Hall in Monticello, New York, in the said Town, on the ____ day of September, 2026, at 7:00 o'clock P.M., Prevailing Time.

The meeting was called to order by Supervisor Rieber, and upon roll being called, the following were

PRESENT: Scott Mace, Councilman
John A. Pavese, Councilman
Melinda S. Meddaugh, Councilwoman
Ryan Schock, Councilman
Richard L. Benjamin, Jr., Councilman

ABSENT: None

The following resolution was duly moved and seconded, to wit:

RESOLUTION DATED SEPTEMBER ___, 2026

A RESOLUTION MAKING CERTAIN DETERMINATIONS IN RELATION TO PROPOSED EXTENSION NO. 3 OF THE CONSOLIDATED HARRIS SEWER DISTRICT, IN THE TOWN OF THOMPSON, SULLIVAN COUNTY, NEW YORK.

WHEREAS, the Town Board of the Town of Thompson, Sullivan County, New York, has heretofore duly caused a general Map, Plan and Report to be prepared and filed in the office of the Town Clerk of said Town in relation to the proposed Extension No. 3 of the Consolidated Harris Sewer District in said Town; and

WHEREAS, an Order was duly adopted by said Town Board on September ___, 2026, reciting a description of the boundaries of 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 said map, plan and report were on file in the Town Clerk's Office for public inspection and specifying the ___ day of September, 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 subject thereof concerning the same; and

WHEREAS, such Order was duly published and posted in the manner and within the time prescribed by Section 209-d of the Town Law, and proof of said publication and posting has been duly presented to said Town Board; and

WHEREAS, said Public Hearing was duly held at the time and place set forth in said Order, as aforesaid, at which all persons desiring to be heard were duly heard; and

WHEREAS, said Town Board has duly considered said Map, Plan and Report and the evidence given at said Public Hearing; **NOW, THEREFORE, BE IT**

RESOLVED, by the Town Board of the Town of Thompson, Sullivan County, New York,
as follows:

Section 1. Upon the evidence given at the aforesaid Public Hearing, it is hereby found
and determined as follows:

- a) The notice of the aforesaid Public Hearing was published and posted as required by
law and is otherwise sufficient;
- b) All the property and property owners within said proposed district are benefitted
thereby;
- c) All the property and property owners benefitted are included within the limits of
said proposed district;
- d) The establishment of said proposed district is in the public interest;
- e) That the average annual cost for a typical single-family residence would be *Six
Hundred Eighty-Three and 20/100 (\$683.20) Dollars*; and
- f) That the requirements of the State Environmental Quality Review Act have been
complied with.

Section 2. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call,
which resulted as follows:

Scott Mace	VOTING	Aye
John A. Pavese	VOTING	Aye
Melinda S. Meddaugh	VOTING	Aye
Ryan Schock	VOTING	Aye
Richard L. Benjamin, Jr.	VOTING	Aye

The resolution was thereupon declared duly adopted.

* * * * *

RESOLUTION DATED SEPTEMBER ____, 2026

A RESOLUTION APPROVING EXTENSION NO. 3 OF THE CONSOLIDATED HARRIS SEWER DISTRICT IN THE TOWN OF THOMPSON, SULLIVAN COUNTY, NEW YORK, AND FURTHER APPROVING THE CONSTRUCTION OF THE IMPROVEMENTS PROPOSED THEREFOR.

WHEREAS, the Town Board of the Town of Thompson, Sullivan County, New York, has heretofore duly caused a general Map, Plan and Report to be prepared and filed with the Town Board of said Town in relation to Extension No. 3 of the Consolidated Harris Sewer District in said Town; and

WHEREAS, an Order was duly adopted by said Town Board on September ____, 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 said Map, Plan and Report were on file in the Town Clerk's Office for public inspection, and specifying September ____, 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 subject thereof concerning the same; and

WHEREAS, such Order was duly published and posted in the manner and within the time prescribed by Section 209-d of the Town Law and proof of said publication and posting has been duly presented to said Town Board; and

WHEREAS, said Public Hearing was duly held at the time and place set forth in said Order as aforesaid, at which all persons desiring to be heard were duly heard; and

WHEREAS, following said Public Hearing and based upon the evidence given thereat, said Town Board duly adopted a Resolution determining in the affirmative all of the questions set forth in subdivision 1 of Section 209-e of the Town Law; and

WHEREAS, it is now desired to adopt a further Resolution pursuant to subdivision 2(b) of Section 209-e of the Town Law approving the establishment of said district and the construction of the improvements proposed therefor; **NOW, THEREFORE, BE IT**

RESOLVED, by the Town Board of the Town of Thompson, Sullivan County, New York, as follows:

Section 1. Extension No. 3 of the Consolidated Harris Sewer District in the Town of Thompson, Sullivan County, New York, to be bounded and described as hereinafter set forth, is hereby approved and authorized. The improvement proposed for said Consolidated Sewer District as extended, consisting of providing a means by which KA Annex LLC (T/O Thompson Tax Map Parcel #29-1-21) may obtain sewer service by becoming part of the said Consolidated Harris Sewer District, is likewise approved and authorized. The entire amount to be expended for such improvement, including, but not limited to costs of construction, engineering, administrative and legal fees, shall be borne solely and entirely by the said landowners, namely Brookview Cottages. Annual charges shall be on a user consumption basis or such other method as the Town Board of the Town of Thompson shall determine by Resolution.

Section 2. Said District shall be bounded and described as more particularly set forth in Schedule AA@ annexed hereto and made a part hereof.

Section 3. After the adoption of this Resolution, the Town Clerk is hereby directed to file certified copies of this Resolution, in accordance with and where required by law.

Section 4. This Resolution is adopted subject to a permissive referendum.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call,
which resulted as follows:

Scott Mace	VOTING	Aye
John A. Pavese	VOTING	Aye
Melinda S. Meddaugh	VOTING	Aye
Ryan Schock	VOTING	Aye
Richard L. Benjamin, Jr.	VOTING	Aye

The resolution was thereupon declared duly adopted.

**LEGAL NOTICE
TOWN BOARD MEETING – DATE CHANGE**

NOTICE IS HEREBY GIVEN, that the regularly scheduled meeting at 7:00 P.M. for Tuesday, November 03, 2026 is hereby changed due to General Election Day.

The meeting has been rescheduled and will be held on Wednesday, November 04, 2026 at 7:00 P.M. located at the Town Hall, 4052 State Route 42, Monticello, New York.

The meeting will also be held remotely by video-conference. The public may participate via video-conference at <https://us02web.zoom.us/j/83032452642> - Meeting ID: 830 3245 2642, Dial by your location +1 646 558 8656 US (New York), in accordance with State Legislation.

By Order of the Town Board
of the Town of Thompson

Dated: October 06, 2026
Marilee J. Calhoun
Town Clerk

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 October
_____, 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 October____, 2026, a proposed Local Law No. 6 of 2026, entitled "A Local Law to Override the Tax Levy Limit Established in General Municipal Law §3-c".

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 November _____, 2026 at 7:30 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 _____

Seconded by _____

Adopted on Motion October _____, 2026

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

Yes [] No []
Yes [] No []
Yes [] No []
Yes [] No []
Yes [] No []

STATE OF NEW YORK)
(ss:
COUNTY OF SULLIVAN)

The undersigned, Town Clerk of the Town of Thompson, does hereby certify that the Resolution annexed hereto authorize a Public Hearing on proposed Local Law No. 6 of 2026 was adopted by said Town Board on October _____, 2026, a majority of all Board Members voting in favor thereof, and the same has been compared with the original on file in my office and is a true and correct copy of said original and is in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on October _____, 2026.

MARILEE J. CALHOUN, TOWN CLERK



Department of State
Corporations, State Records & UCC

New York State
Department of State
DIVISION OF CORPORATIONS,
STATE RECORDS AND
UNIFORM COMMERCIAL CODE
One Commerce Plaza
99 Washington Ave.
Albany, NY 12231-0001
dos.ny.gov

Local Law Filing

Pursuant to Municipal Home Rule Law §27

Local Law Number ascribed by the legislative body of the local government listed below:

No. _____ of the year 20 26

Local Law Title: A Local Law to Override the Tax Levy Limit Established in General Municipal Law

Be it enacted by the _____ of the
(Name of Legislative Body)

☐ County ☐ City ☐ Town ☐ Village
(Select one)

of _____ as follows on the attached pages:
(Name of Local Government)

For Office Use Only

Department of State Local Law Index Number: _____ of the year 20 ____

(The local law number assigned by the Department of State for indexing purposes may be different from the local law number ascribed by the legislative body of the local government.)

LOCAL LAW FILING

Town of Thompson

Local Law No. _____ of the year 2026

A Local Law to Override the Tax Levy Limit Established in General Municipal Law §3-c

Be it enacted by the Town Board of the

Town of Thompson

1. Legislative Intent. It is the intent of this Local Law to allow the Town of Thompson to adopt a budget for the fiscal year commencing 2027 that requires a Real Property Tax Levy in excess of the "Tax Levy Limit" as defined by General Municipal Law §3-c.
2. Authority. This Local Law is adopted pursuant to subdivision 5 of General Municipal Law §3-c, which expressly authorizes a local government's governing body to override the Property Tax Cap for the coming fiscal year by the adoption of a Local Law approved by a vote of sixty percent (60%) of said governing body.
3. Tax Levy Limit Override. The Town Board of the Town of Thompson, County of Sullivan, is hereby authorized to adopt a budget for the fiscal year commencing 2027 that requires a Real Property Tax Levy in excess of the amount otherwise prescribed in General Municipal Law §3-c.
4. If any clause, sentence, paragraph, subdivision, section or part thereof this Local Law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment, decree or order shall not affect, impair or invalidate the remainder thereof but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part thereof directly involved in the controversy in which such judgment, decree or order shall have been rendered and the remainder of this Local Law shall not be affected thereby and shall remain in full force and effect.
5. This Local Law shall take effect immediately upon filing with the Secretary of State.

LOCAL LAW FILING

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only)

I hereby certify that the local law annexed hereto ascribed as local law No. ____ of 2026 of the Town of Thompson was duly passed by the Town Board on _____, 2026 in accordance with the applicable provisions of law.

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by Elective Chief Executive Officer*)

I hereby certify that the local law annexed, ascribed as local law No. ____ of 20__ of the County/City/Town/Town/Village of _____ was duly passed by the _____ on _____ 20__ and was (approved) (not approved) (repassed after disapproval) by the _____ on _____ and was deemed duly adopted on _____ 20__, in accordance with the applicable provisions of law.

3. (Final adoption by referendum)

I hereby certify that the local law annexed hereto, ascribed as local law No. ____ of 20__ of the County/City/Town/Town/Village of _____ was duly passed by the _____ on _____ 20__ and was (approved) (not approved) (repassed after disapproval) by the _____ on _____. Such local law was submitted to the people by reason of a (mandatory) (permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general) (special) (annual) election held on _____ 20__, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum, and final adoption because no valid petition filed requesting referendum)

I hereby certify that the local law annexed hereto, ascribed as local law No. ____ of 20__ of the County/City/Town/Town/Village of _____ was duly passed by the _____ on _____ 20__ and was (approved) (not approved) (repassed after disapproval) by the _____ on _____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20__ in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, chairman of the county legislative body, the mayor of a city or village or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

LOCAL LAW FILING

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, ascribed as local law No. ____ of 20____ of the City of _____ having submitted to referendum pursuant to the provisions of sections (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20____ became operative.

6. (County local law concerning adoption of Charter)

I hereby certify that the local law annexed hereto, ascribed as local law No. ____ of 20____ of the County of _____, State of New York, having been submitted to the electors at the General Election of November ____ 20____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide the appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1 above.

~~Clerk of the county legislative body, city, Town,~~
~~village clerk or officer designated by local~~
~~legislative body~~

Date: _____, 2026

(Certification to be executed by County Attorney, Corporation Counsel, Town Attorney, Village Attorney or other authorized Attorney of locality)

**STATE OF NEW YORK
COUNTY OF SULLIVAN**

I, the undersigned, do hereby certify that the foregoing local law contains the correct text and that all proper proceeding have been had or taken for the enactment of the local law annexed hereto.

Date: _____, 2026

Attorney for Town of Thompson

Scott Mace (Town of Thompson Supervisor)

From: Steven Vegliante <svegliante.tot@gmail.com>
Sent: Tuesday, September 22, 2026 2:35 PM
To: Michael Mednick; Scott Mace
Subject: Proposed Addendum
Attachments: 2026 Addendum to Consulting Agreement.docx

Scott / Michael,

I prepared an Addendum to handle more complex matters before primarily the Planning Board and to a very limited extent the ZBA. I think the only real time it would apply in the ZBA would be a Use Variance, which in the 2+ years, we haven't had any.

I did allow a catchall to enable the Chairs of each board to engage legal on matters they determine to be necessary...again, I think this would be a rare occurrence.

Let me know your thoughts. Thank you.

Steve

Steven Vegliante
*Consulting Attorney for the Town of Thompson Planning Board
and Zoning Board of Appeals*

2026 Addendum to Consulting Agreement

This Addendum, made and effective as of the ____ day of September, 2026, by and between Steven Vegliante, of Counsel, Whiteman, Osterman & Hanna LLP (the "Consultant") and the Town of Thompson (the "Town"), (together the "Parties")

WHEREAS, the Parties currently have a valid Consulting Agreement, assigned to Consultant on January 1, 2024 by written Assignment (together the "Agreement") which primarily addresses the Consultant's services to the Town, providing legal services to the Town's Planning and Zoning Board, and

WHEREAS, the Parties wish to amend the agreement to reflect the need for additional legal services in more complex matters which appear before the Board, and

WHEREAS, it is the desire of the Parties to provide sound legal judgment and representation of both the Planning and Zoning Board and to allow for more complex applications to receive thorough and complete representation, and

WHEREAS, Town of Thompson Code §66-2(C) and §66-3(D) each provide that Consultant costs shall be borne by the applicant, and

WHEREAS, it is the view of the Parties that Consultant time and expenses incurred on "complex matters", defined on Exhibit "A", attached hereto and made a part hereof, shall be upon approval by the Planning Board Chair or Zoning Board Chair payable by the Applicant through the establishment of an escrow account with the Town of Thompson, and

WHEREAS, Consultant shall bill same on an hourly basis, in no less than 1/10th of an hour increments at the initial municipal rate of Three Hundred Dollars (\$300.00) an hour, payable solely out of applicant escrowed funds, it being agreed by the Parties that said charges shall not be a Town charge, and in the event that said sum is not collected by the Town, the Town shall have no obligation to pay to Consultant any sum not collected from the Applicant, and

WHEREAS, the Parties re-affirm and re-state the remainder of the Agreement not in conflict with this Addendum

NOW THEREFORE THE PARTIES AGREE:

1. UPON APPROVAL BY THE THEN TOWN OF THOMPSON PLANNING BOARD CHAIR OR ZONING BOARD CHAIR THAT A MATTER CONSTITUTES A COMPLEX MATTER, AS DEFINED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, CONSULTANT

SHALL BE ENTITLED TO BILL FOR ACTUAL TIME AND EXPENSE FOR WORK PERFORMED. CONSULTANT SHALL BILL SAME SEPARATELY AND SHALL CLEARLY IDENTIFY THE MATTER/ APPLICANT.

2. TOWN SHALL HAVE NO OBLIGATION TO PAY ANY INVOICE UNTIL SUCH TIME THAT APPLICANT HAS DEPOSITED ENOUGH FUNDS TO PAY SAID INVOICE. IN THE EVENT THAT THE FUNDS ARE NOT AVAILABLE TO PAY ANY INVOICE, THE TOWN SHALL ENDEAVOR TO HAVE APPLICANT MAKE PAYMENT TO THE TOWN BUT SHALL HAVE NO SPECIFIC REQUIREMENT TO TAKE ANY AFFIRMATIVE ACTION REGARDING SAME.
3. CONSULTANT SHALL BILL SAID COMPLEX MATTERS AT A MUNICIPAL RATE OF NO MORE THAN THREE HUNDRED DOLLARS PER HOUR (\$300/HR) IN NO LESS THAN 1/10TH OF AN HOUR INCREMENTS WITH ACTUAL EXPENSES CLEARLY IDENTIFIED ON AN INVOICE.
4. TOWN SHALL PROMPTLY PAY ALL INVOICES FOR WHICH IT HAS COLLECTED ESCROW FEES SUFFICIENT TO PAY SAID INVOICE(S) UPON PRESENTATION OF AN INVOICE/VOUCHER AS DIRECTED BY TOWN. NOTHING IN THE FOREGOING SHALL CREATE ANY OBLIGATION OF THE TOWN TO PAY ANY INVOICE UNDER THIS AGREEMENT FOR WHICH THEY HAVE NOT COLLECTED SUFFICIENT FUNDS FROM THE APPLICABLE APPLICANT.

REMAINDER OF PAGE BLANK WITH SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the Parties hereto have executed this Addendum as of the date and in the place indicated below.

DATED: SEPTEMBER ____, 2026
 MONTICELLO, NY 12701

TOWN OF THOMPSON

BY: _____
 HON. SCOTT MACE, SUPERVISOR

CONSULTANT

BY: _____
 STEVEN VEGLIANTE, OF COUNSEL
 WHITEMAN, OSTERMAN & HANNA LLP

EXHIBIT "A"

With regard to this agreement, "Complex Matters" shall be defined as follows:

1. PLANNING BOARD MATTERS:

- a. Any Application where the Planning Board has issued a determination of a Positive Declaration under the State Environmental Review Act ("SEQRA").
- b. Any Application where an expanded Part II or Part III is required and Consultant's participation is specifically authorized by the Planning Board and/or it's Chair.
- c. Any Application where the Planning Board or it's Chair has determined that a written SEQRA and/or Approval Resolution is required to be drafted and/or produced by Consultant.
- d. Any Application, which at the sole discretion of the Planning Board and/or it's Chair is sufficiently complex as to require additional time and oversight to fairly and accurately review it's merits.

2. ZONING BOARD OF APPEALS"

- a. Any Application for a Use Variance
- b. Any Application where an expanded Part II or Part III is required and Consultant's participation is specifically authorized by the Zoning Board of Appeals and/or it's Chair.
- c. Any Application where the Zoning Board of Appeals or it's Chair has determined that a written SEQRA and/or Approval Resolution is required to be drafted and/or produced by Consultant.
- d. Any Application, which at the sole discretion of the Zoning Board of Appeals and/or it's Chair is sufficiently complex as to require additional time and oversight to fairly and accurately review it's merits.

CONSULTING AGREEMENT

THIS AGREEMENT, made and ~~effective~~^{of course} as of the 1st day of January, 2026, by and between **STEVEN VEGLIANTE, ESQ.**, ~~an associate~~ of the law firm of Whiteman, Osterman & Hanna, LLP, as well as the firm of **WHITEMAN, OSTERMAN & HANNA LLP** (hereinafter referred to as "Consultant") and **THE TOWN OF THOMPSON** (hereinafter referred to as "TOWN").

WHEREAS, there currently exists a need for the Town of Thompson to provide legal services for the Town Planning and Zoning Boards; and

WHEREAS, Steven Vegliante, Esq. is an attorney who has a background in representing municipal clients regarding Zoning and Planning issues, and currently is representing the Town Planning and Zoning Boards; and

WHEREAS, Whiteman, Osterman & Hanna LLP is a law firm in which Steven Vegliante, Esq. is an Associate, which firm also has experience in representing municipal districts regarding zoning and planning issues; and

WHEREAS, the TOWN desires to continue to utilize Mr. Vegliante's services, together with the services of the law firm of Whiteman, Osterman & Hanna LLP to provide legal counsel to the Town Planning Board and Zoning Board of Appeals.

NOW, THEREFORE, the parties hereto agree as follows:

1. Pursuant to this Agreement, the CONSULTANT shall provide legal services to the TOWN Planning Board and Zoning Board of Appeals, which shall include appearances at each Board's Meeting; review of files; communications with applicants and applicant's consultants, as well as communication with Town Officials as necessary. CONSULTANT shall work as many hours as may be reasonably necessary to fulfill his obligations under this Agreement.
2. The TOWN agrees to pay the CONSULTANT the sum of \$5,047.36 per month for all services provided in the capacity as legal consultant to the Town Planning Board and Zoning Board of Appeals. This shall continue for as long as CONSULTANT remains in said position of providing legal services to the TOWN.
3. Relationship of Parties. It is understood by the parties that CONSULTANT is an Independent Contractor with respect to the TOWN and not an employee of the TOWN. The TOWN will not provide fringe benefits including health insurance, paid vacation or any other employee benefit.
4. Insurance. CONSULTANT acknowledges his obligation to obtain and maintain appropriate malpractice insurance coverage for the term he acts as a Consultant to the TOWN.

5. Confidentiality. CONSULTANT recognizes that there is certain proprietary information which is valuable, special and unique assets of the TOWN and needs to be protected from improper disclosure. In consideration for the disclosure of the information, CONSULTANT agrees that he will not at any time, or in any manner, either directly or indirectly, use any information for CONSULTANT'S own benefit, or divulge, or distribute or communicate in any manner any information to any third party without the prior written consent of the TOWN and shall protect said information and treat it as strictly confidential. A violation of this paragraph shall be a material breach of this Agreement.
6. Confidentiality After Termination. The confidentiality provisions of this Agreement shall remain in full force and effect after the termination of this Agreement.
7. Return of Records. Upon termination of this Agreement, CONSULTANT shall deliver all records, notes, data, memoranda, models and equipment of any nature that are in the possession of the CONSULTANT or under the CONSULTANT'S control that are the TOWN'S property or relate to TOWN business.
8. Notices. All notices required or permitted under this Agreement shall be in writing and shall be deemed delivered when delivered in person, via e-mail transmission or deposited in the United States mail, postage prepaid addressed as follows:

If to TOWN: Town of Thompson
4052 State Route 42
Monticello, New York 12701
Tel. (845) 794-2500
E-Mail: supervisor@townofthompson.com

If to CONSULTANT Steven Vegliante, Esq.
449 Broadway
Monticello, New York 12701
Tel. (845) 434-6688
E-Mail: svegliante.tot@gmail.com
9. Entire Agreement: This Agreement contains the entire understanding and agreement of the parties with respect to the subject matter hereof. Any prior representations, promises, agreement or understandings of the parties are of no further force and effect, except as specifically set forth herein.
10. Amendment. Except as specifically provided for herein, this Agreement may not be modified, altered, changed, amended, rescinded, cancelled, terminated and/or waived, in whole or in part, except by a writing, signed by the parties hereto.
11. Applicable Law: This Agreement shall be governed by the laws of the State of New York, with jurisdiction limited to Sullivan County.
12. Association of Towns: CONSULTANT shall attend the Association of Towns Annual Meeting and Training. TOWN is financially responsible for CONSULTANT's registration

fee, hotel and parking. CONSULTANT is financially responsible for meals and CLE expenses.

14th IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day of January, 2026.

TOWN OF THOMPSON

By: _____

SCOTT MACE, Supervisor

STEVEN VEGLIANTE, Consultant

Marilee Calhoun (Town of Thompson)

From: Joel Kohn <joel@jkexpediting.com>
Sent: Tuesday, September 22, 2026 12:03 PM
To: Scott Mace (Town of Thompson Supervisor)
Cc: Marilee (Town of Thompson); michael; Matthew Sickler
Subject: Lakeview Estates – Pump Station Dedication and Bond Release
Attachments: PUMP STATION OFFER OF DEDICATION DRAFT.pdf; PUMP STATION DEDICATION DRAWING 2025-10-09.pdf

Good morning,

I would like to get the Lakeview Estates project on the next available Town Board agenda for the purpose of dedicating the sewer pump station to the Town as required, and releasing the approximately \$50,000 bond that is still being held by the Town for this project.

See attached dedication paperwork for review. These are the same documents that were sent to Michael back in March.

I have copied Matt Sickler on this email to confirm that all outstanding items for this project have been completed.

If you have any questions please do not hesitate to contact me.

Sincerely,



Joel Kohn

JK Expediting Services

● 390 Broadway, Suite 1 | P.O. Box 369 |
Monticello, NY 12701

☎ (845) 796-9110

✉ Joel@jkexpediting.com

IRREVOCABLE OFFER OF DEDICATION

OFFER OF DEDICATION, given this __ day of June, 2025, by LAKEVIEW ESTATES OF MONTICELLO LLC, a New York limited liability company, having a mailing address at 1738 57th Street, Brooklyn, New York 11204 (the “Owner”) to the Town of Thompson, a municipal corporation organized and existing under and by virtue of the laws of the State of New York, with offices 4052 Route 42, Monticello, New York 12701 (the “Town”).

W I T N E S S E T H:

The Owner hereby irrevocably offers to the Town in connection with the residential development known as Lakeview Estates, located at Section 8, Block 1, Lot 31.1 (the “Property”) the Sewage Pump Station, which connects the improvements which are located on the Property to the Town’s sewer collection system.

If this offer of dedication is accepted by the Town, then the Owner shall deliver to the Town proper conveyances so as to convey the Sewage Pump Station to the Town.

The Owner covenants that it owns the Sewage Pump Station and has good right to convey the same to the Town in the manner that is contemplated by this offer of dedication.

This Offer of Dedication shall bind the heirs, successors and assigns of the Owner and shall run with the land.

IN WITNESS WHEREOF, the Owner has executed this Offer of Dedication the day,
month and year first above written.

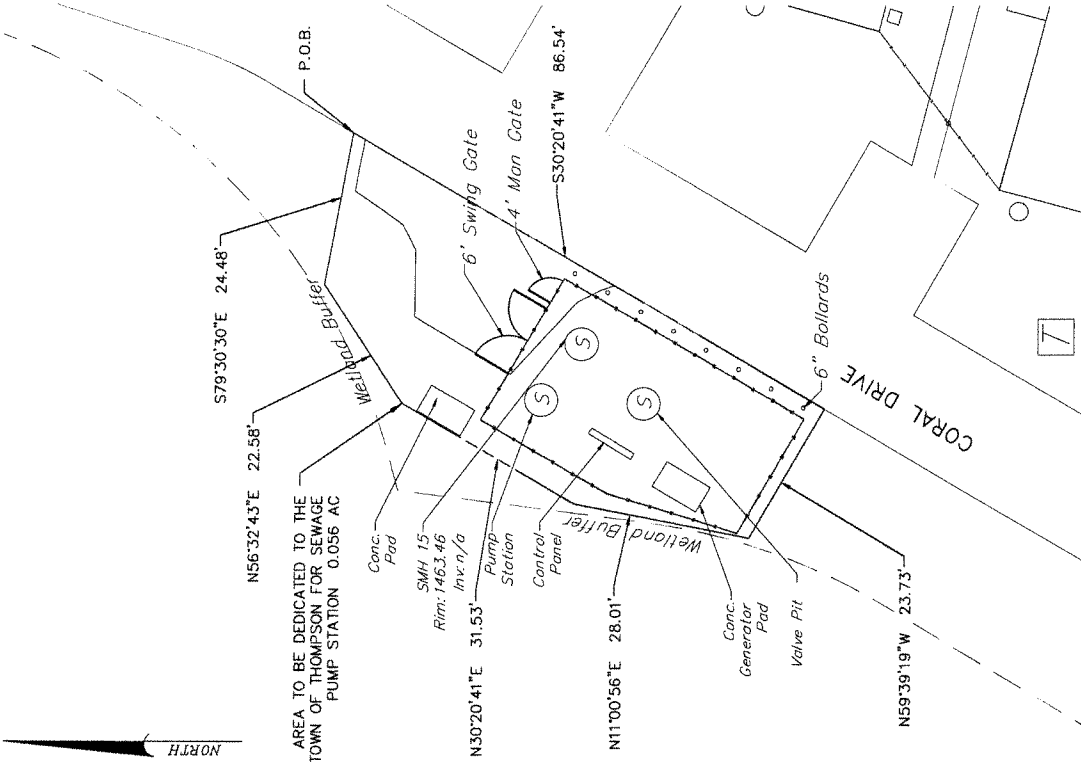
Lakeview Estates of Monticello LLC

By: Bency Mossberg, Managing Member

STATE OF NEW YORK)
) SS.:
COUNTY OF)

On the ___ day of June in the year 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared BENCY MOSSBERG, 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 he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public



DESCRIPTION OF AN AREA TO BE DEDICATED TO THE TOWN OF THOMPSON FOR SEWAGE PUMP STATION

Portion of Tax Map no. 8.-1-31.1

All that certain lot, piece or parcel of land situate, lying and being in the Town of Thompson, County of Sullivan, and State of New York which is more accurately bounded and described as follows:

Beginning at a point, said point being along the westerly edge of pavement of Coral Drive and being North 19° 14' 57" East 1282.71 feet from an iron rod 26.03 feet from the southwest corner of the parcel said portion of land is being described from,

thence along the westerly edge of pavement of Coral Drive South 30° 20' 41" West 86.54 feet,

thence North 59° 39' 19" West 23.73 feet,

thence North 11° 00' 56" East 28.01 feet,

thence North 30° 20' 41" East 31.53 feet,

thence North 56° 32' 43" East 22.58 feet,

thence South 79° 30' 30" East 24.48 feet to the point or place of beginning,

Containing 0.056 acres of land.

Subject to all legally enforceable covenants, easements, restrictions, conditions and agreements of record.

Access to above described parcel was granted by instrument number 2022-1587 filed in the Sullivan County Clerk's office on February 8, 2022.

Being a portion of a parcel conveyed to Lake View Estates of Monticello LLC by deed from Jon Lefkowitz dated November 4, 2014 and recorded December 8, 2014 in the Sullivan County Clerk's office as Instrument no. 2014-8068.

REFERENCES

1. DESIGN PLANS ENTITLED "FINAL LAND DEVELOPMENT PLANS FOR LAKEVIEW ESTATES" PREPARED BY RIELLY ENGINEERING D.P.C. ON JANUARY 16, 2021, LAST REVISED ON MARCH 15, 2019.
2. BOUNDARY, SURVEY, TOPOGRAPHIC SURVEY AND WETLANDS TAKEN FROM A MAP ENTITLED "SURVEY AND WETLAND LOCATION MAP OF A 51.49 ACRE PARCEL BEING LANDS OF NEDIVA SCHARZ", BY ANTHONY F. SICILIANO, L.S. DATED OCTOBER 24, 2006.
3. ASBUILT CAD DRAWING OF LAKEVIEW ESTATES COMPLETED BY RIELLY ENGINEERING D.P.C. IN AUGUST 2025.

TAX PARCEL NUMBER

TOWN OF THOMPSON, SULLIVAN COUNTY, NEW YORK, SECTION 8, BLOCK 1, PARCEL 31.1

DEED REFERENCE:

JON LEFKOWITZ

--- TO ---

LAKE VIEW ESTATES OF MONTICELLO LLC.

INSTRUMENT #2014-8068

DATED: NOVEMBER 04, 2014

RECORDED: DECEMBER 08, 2014

RIELLY ENGINEERING AND SURVEYING D.P.C

PO BOX 69 / 63 LIBERTY STREET

MONTICELLO, NY 12701

T. 845-796-9700

OFFICE@RIELLYENGINEERING.COM

SEWER PUMP STATION DEDICATION DRAWING

PARKSIDE ESTATES AKA LAKEVIEW ESTATE

TOWN OF THOMPSON
SULLIVAN COUNTY, NY

Date OCT. 9, 2025	Wave Order 0036-01	Drawing No. SHT-1
Scale 1" = 20'		

*

4) DISCUSS: SACKETT LAKE SEWER DISTRICT EXTENSION – SACKETT LAKE ROAD (TYLER WHEAT, SBL # 59.-1-75.1 & 59.-1-75.2)

Supervisor Mace said that these properties are partially in the Sewer District and partially out. Director Carnell said that the homes Mr. Wheat would like to build would have to be on the back portions of the lot where there is no sewer service due to wetlands. The force main and others issues are in the front of these lots. Director Carnell does not believe Mr. Wheat has been in front of the Planning Board as of yet. Superintendent Messenger said that the properties east, north, and west of Mr. Wheat's properties are all in the district making his properties like a peninsula, which is not in the sewer district.

The Following Resolution Was Duly Adopted: Res. No. 250 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes Town Attorney Michael B. Mednick to prepare and send a letter to Mr. Tyler Wheat, Property Owner of SBL #'s 59.-1-75.1 and 59.-1-75.2 located along Sackett Lake Road advising him of the next steps in the Sackett Lake Sewer District Extension process including an option to share cost with surrounding property owners if agreeable.

Motion by: Councilwoman Meddaugh Seconded by: Councilman Schock

Vote: Ayes 5 Mace, Pavese, Meddaugh, Schock, and Benjamin

Nays 0

5) MELODY LAKE WELLHOUSE IMPROVEMENT PROJECT – AUTHORIZE CHANGE ORDER # 03 - WITCON - TO INCLUDE INSTALLATION OF PITLESS UNIT, WELL PUMP AND LEVEL SENSOR IN NEW WELL

The Following Resolution Was Duly Adopted: Res. No. 251 of the Year 2026.

Resolved, that Change Order No. 03 applies to the change of contractors performing the work consisting of the installation of pitless unit, well pump, and level sensor in new well that was originally going to be done by Miller Hydrogeologic, but has changed to Wittcon, Inc. doing this work at a cost of \$26,191.22.

Motion by: Councilman Benjamin Seconded by: Councilman Schock

Vote: Ayes 5 Mace, Pavese, Meddaugh, Schock, and Benjamin

Nays 0

6) MELODY LAKE WELLHOUSE IMPROVEMENT PROJECT – USDA PAYMENT A) APPROVE & AUTHORIZE - MHE ENGINEERING – INV# 26498 \$1,000.00

The Following Resolution Was Duly Adopted: Res. No. 252 of the Year 2026.

Resolved, that the application for Inv# 26498 in the amount of \$1,000.00 with MHE Engineering 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 Pavese Seconded by: Councilman Schock

Vote: Ayes 5 Mace, Pavese, Meddaugh, Schock and Benjamin

Nays 0

MICHAEL B. MEDNICK
TOWN ATTORNEY/TOWN OF THOMPSON
544 BROADWAY, SUITE 4
P.O. BOX 612
MONTICELLO, NEW YORK 12701

(845) 794-5200 • FAX (845) 794-7784
EMAIL: michael@michaelmednick.com

PS- A few other
owners have
expressed interest
in joining

Please add in my parcel
to this request 59.-1-75.3

May 21, 2026

TYLER WHEAT
481 Hasbrouck A
Hurleyville, New York 12747

- Ari Jacobs
Cell# 917-660-6563 Home 718539-4477

**RE: Request for consideration of a Sewer District Extension: Town of Thompson Tax
Map Parcel Nos: 59.-1-75.1 and 59.-1-75.2 (Sackett Lake Road)
Property Owner: Tyler Wheat**

Dear Mr. Wheat:

The Town of Thompson has received your request regarding the above-captioned matter.

In order to proceed with ordering the Town Engineer to prepare a map, plan and report, it will be necessary for you to place \$11,000.00 in escrow to pay for district expenses that will be incurred during the process.

The estimated cost for preparation of map, plan and report is \$5,000.00; legal fees for preparation of the extension documents for the board will be \$5,000.00, and incidental costs for the numerous publication of hearing notices, filing fees with the County, and service fees with the New York State Comptroller's Office are incorporated into the \$1,000.00.

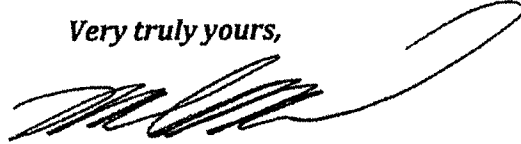
Once the total amount has been placed in escrow, the Town will, by resolution, order the preparation of a map, plan and report to begin the extension process. As you are aware, all costs and expenses associated with any extension are those of the applicant, and such will be part of any resolution or order, whether or not the extension is granted by the Board. If additional costs are required, the Town will notify you of same so that additional monies can be deposited into escrow.

Please be aware that the engineering fees are not refundable once the map, plan and report are ordered via resolution. Portions of the unearned legal fees may be refundable should the district extension not proceed as a result of any unforeseen problems, as may be presented upon review of the engineer's map, plan and report.

- Page 2 -
Mr. Tyler Wheat
May 21, 2026

Should you have any further questions, please feel free to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Michael B. Mednick', with a long, sweeping flourish extending to the right.

MICHAEL B. MEDNICK

MBM/pj

cc: Hon. Scott Mace, Supervisor
Michael Messenger, Water/Sewer Superintendent
Marilee Calhoun, Town Clerk

Marilee Calhoun (Town of Thompson)

From: Lynne Bell <lbell@mhepc.com>
Sent: Tuesday, September 29, 2026 3:11 PM
To: Scott Mace; 'Marilee Calhoun (Town of Thompson)'
Cc: Melissa DeMarmels (Comptroller Town of Thompson); Matthew Sickler; Siby Zachariah-Carbone
Subject: Harris PS Phase 1 - Payment Application
Attachments: App#2 Final_signed by TAM and MHE 9-29-26.pdf

Good Afternoon,

Attached please find Payment Application #2 from TAM for the Harris PS Phase 1 project.

Please add this application to the agenda for next week's meeting.

Please let me know if you have any questions.

Thank you!

Lynne



111 Wheatfield Drive, Suite 1
Milford, PA 18337

Lynne Bell
Administrative Assistant
Office: (570) 296-2765
lbell@mhepc.com | www.mhepc.com





Town Supervisor
Scott Mace

Town Board Members

Deputy Supervisor Melinda Meddaugh
John Pavese
Ryan Schock
Richard Benjamin

Separate Agenda Item

September 30, 2026

Bills over \$5,000.00

We are requesting permission to pay TAM Enterprises Inc for payment application #2 for the Harris Sewer District Pump Station and Force Main Replacement project

TAM Enterprises Inc	Application for Payment #2	\$43,969.80
---------------------	----------------------------	-------------

APPROVED BY TOWN BOARD _____

This institution is an equal opportunity provider and employer.

PAID CLAIM # _____ / _____ YEAR

PURCHASE ORDER & PAYMENT VOUCHER

THIS ORDER NUMBER MUST
BE PLACED ON EVERY
INVOICE and PACKAGE

NOTICE

Government Purchase Orders may
be accepted in lieu of Exemption
Certificates, with the Vendor retain-
ing a copy to substantiate the Ex-
empt Sale.

TOWN OF THOMPSON

4052 Route 42
Monticello, NY 12701-3321
Tel. (845) 794-2500

APPROP. EXP. _____

TOWN OF THOMPSON

DEPT. _____

Monticello, N.Y. 12701

TAM ENTERPRISES INC
114 HARTLEY RD
GOSHEN, NY 10924S
H
I
PT
O

DATE OF ORDER		DATE REQUIRED	VENDOR NO.	INVOICE NO.	
QTY	RECSVEP			UNIT	
1		Harris Sewer District Pump Station & Force Main - Pay App#2		1	43,969.80
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					

PAID: Date: _____ Ck: _____

TOTAL 43,969.80

-----DEPT D-----

Approved for Payment

SIGN AND RETURN FOR PAYMENT

~ _____ TOWN SUPERVISOR
Payment AuthorizedTO SECURE PAYMENT COMPLETE CERTIFICATION
AND RETURN TO TOWN OF THOMPSON
WITH ORIGINAL INVOICE._____
AUDITING COMMITTEE OF THE TOWN OF THOMPSON

Certification:

I certify that the items of said claim are, in all respects, correct; that the disbursements and services therein charged have
been in fact made and rendered, and that no part thereof has been paid or satisfied, and that the same is justly due and owing.

Date _____, 20____

Signed _____

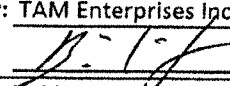
ORDER NOT VALID UNLESS
COUNTERSIGNED BY
TOWN SUPERVISOR

Contractor's Application for Payment

Owner: <u>Town of Thompson</u>	Owner's Project No.: _____
Engineer: <u>MHE Engineering, D.P.C</u>	Engineer's Project No.: _____
Contractor: <u>TAM Enterprises Inc</u>	Contractor's Project No.: <u>2606</u>
Project: <u>Harris Sewer District Pump Station and Force Main Replacement</u>	
Contract: <u>Electrical Construction Contract # EFC C3-5378-02</u>	
Application No.: <u>2</u>	Application Date: <u>9/30/2026</u>
Application Period: <u>From</u> <u>9/1/2026</u> <u>to</u> <u>9/30/2026</u>	

1. Original Contract Price	\$ 480,204.00
2. Net change by Change Orders	\$ -
3. Current Contract Price (Line 1 + Line 2)	\$ 480,204.00
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 58,844.00
5. Retainage	
a. <u>5%</u> X \$ <u>58,844.00</u> Work Completed =	\$ 2,942.20
b. <u>5%</u> X \$ <u>-</u> Stored Materials =	\$ -
c. Total Retainage (Line 5.a + Line 5.b)	\$ 2,942.20
6. Amount eligible to date (Line 4 - Line 5.c)	\$ 55,901.80
7. Less previous payments (Line 6 from prior application)	\$ 11,932.00
8. Amount due this application	\$ 43,969.80
9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5.c)	\$ 424,302.20

Contractor's Certification
The undersigned Contractor certifies, to the best of its knowledge, the following:
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: <u>TAM Enterprises Inc</u>	
Signature: <u></u>	Date: <u>9/22/26</u>

Recommended by Engineer By: _____ Title: <u>Associate</u> Date: <u>9-29-26</u>	Approved by Owner By: _____ Title: _____ Date: _____
Approved by Funding Agency By: _____ Title: _____ Date: _____	By: _____ Title: _____ Date: _____

Progress Estimate - Lump Sum Work

Owner:	Town of Thompson	Owner's Project No.:	
Engineer:	MHE Engineering, D.P.C	Engineer's Project No.:	
Contractor:	TAM Enterprises Inc	Contractor's Project No.:	2606
Project:	Harris Sewer District Pump Station and Force Main Replacement		
Contract:	Electrical Construction Contract # EFC C3-5378-02		

Contractor's Application for Payment

Application No.: 2		Application Period:		From		09/01/26		to		09/30/26		Application Date:		09/30/26	
A	B	C	D	E	F	G	H	I							
Item No.	Description	Scheduled Value (\$)	Work Completed		Materials Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)							
			(D + E) From Previous Application (\$)	This Period (\$)											
Original Contract															
1	Mobilization & General Conditions	8,760.00	-	-	-	-	0%	8,760.00							
2	Bonds and Insurance	12,560.00	12,560.00	-	-	12,560.00	100%	-							
3	Submittals	46,284.00	-	46,284.00	-	46,284.00	100%	-							
4	Harris Pump Station - Generator	57,558.00	-	-	-	-	0%	57,558.00							
5	Harris Pump Station - ATS	14,200.00	-	-	-	-	0%	14,200.00							
6	Harris Pump Station - Installation	10,460.00	-	-	-	-	0%	10,460.00							
7	Harris Pump Station - Start up	14,700.00	-	-	-	-	0%	14,700.00							
8	Harris Pump Station - Conduit Install, Wiring	61,260.00	-	-	-	-	0%	61,260.00							
9	Harris Pump Station - Inspections	2,660.00	-	-	-	-	0%	2,660.00							
10	Harris Pump Station - Excavation, bedding, backfill	21,786.00	-	-	-	-	0%	21,786.00							
11	Harris Pump Station - Grounding & lightning Protection	15,860.00	-	-	-	-	0%	15,860.00							
12	Rt 17 Pump Station-Demo & Temp Genset	4,600.00	-	-	-	-	0%	4,600.00							
13	Rt 17 Pump Station - Generator	57,558.00	-	-	-	-	0%	57,558.00							
14	Rt 17 Pump Station - ATS	14,200.00	-	-	-	-	0%	14,200.00							
15	Rt 17 Pump Station - Installation	10,460.00	-	-	-	-	0%	10,460.00							
16	Rt 17 Pump Station - Start Up	14,700.00	-	-	-	-	0%	14,700.00							
17	Rt 17 Pump Station - Conduit install, wiring	52,360.00	-	-	-	-	0%	52,360.00							
18	Rt 17 Pump Station - Inspections	2,660.00	-	-	-	-	0%	2,660.00							
19	Rt 17 Pump Station - Excavation, bedding, backfill	21,718.00	-	-	-	-	0%	21,718.00							
20	Rt 17 Pump Station - Grounding & lightning protection	15,860.00	-	-	-	-	0%	15,860.00							
21	Lump Sum Allowance	20,000.00	-	-	-	-	0%	20,000.00							
Original Contract Totals		\$ 480,204.00	\$ 12,560.00	\$ 46,284.00	\$ -	\$ 58,844.00	12%	\$ 421,360.00							

Change Orders									

TOWN OF THOMPSON
SRF Project No.: C3-5378-02-00
SUPPLEMENTAL CERTIFICATE
amending and supplementing the hereinafter defined Closing Certificate

Dated as of the 6th day of October, 20 26

I, the undersigned Chief Fiscal Officer of the Town of Thompson (the "Recipient") (as that term is defined in EXHIBIT E of the Project Finance Agreement), hereby certify and agree as follows:

1. This Supplemental Certificate is being delivered pursuant to the Project Finance Agreement (the "Project Finance Agreement") dated as of February 3, 2022 between the New York State Environmental Facilities Corporation (the "Corporation") and the Recipient and the Closing Certificate dated as of February 3, 2022 and delivered by the Recipient (the "Closing Certificate"). In accordance with the Project Finance Agreement and the Closing Certificate, the Closing Certificate is hereby supplemented. All capitalized terms used but not defined herein shall have the respective meanings set forth in the Project Finance Agreement.

2. The certifications made in paragraphs 2, 3, 7 and 8 of the Closing Certificate are confirmed and remade as of this date.

3. The Corporation is hereby requested to fund a Disbursement under the Financing in the amount of \$ 109,433.38 for Project Costs. Upon the making of a disbursement under the Recipient Financing Instrument, the Corporation is authorized to record all or a portion of such Disbursement on the grid attached thereto.

4. The above Project Costs have not been paid with the proceeds of any Third-Party Funding, except as specifically described herein: _____

In the event that the Recipient intends to submit, or has submitted, to a Third-Party Funding Entity the Project Costs requested herein, the Recipient represents that all conditions precedent to such reimbursement required to have been performed as of the date hereof have been so performed. The Recipient shall perform all conditions required to be fulfilled subsequent to the date hereof in connection with such reimbursement.

5. The Recipient determined that such Project Costs are reasonable, necessary, and allocable to the Financed Project under generally accepted governmental accounting standards.

6. This is Disbursement number 3 requested under the Financing and this Disbursement, if disbursed, together with the prior Disbursements requested, will not exceed the Maximum Principal Sum.

7. The making of the Disbursement will not result in a Disbursement by the Recipient that will violate any State Constitutional, statutory or judicial limitation on the issuance of debt by the Recipient.

8. The Recipient hereby represents and warrants that it is not in default under the Project Finance Agreement, that no event has occurred which, with the passage of time or the giving of notice or both, would become a default thereunder, that it has performed all of the covenants and agreements that it

is required to perform under the Project Finance Agreement, that the making of the Disbursement requested by this Certificate has been duly authorized by the Recipient, and that no change in circumstances has occurred, or will occur upon the making of the Disbursement hereby requested, which would preclude continued reliance upon the opinion of bond counsel to the Recipient rendered in connection with the Financing.

9. All amounts requested for Disbursement hereunder are for eligible Project Costs which have not been included in any previous Disbursement.

10. (If requesting payment for costs of construction):

(a) As of the date hereof, the Recipient holds, and will retain, a legal and valid fee simple title or other estate or interest in the site(s) of the Project, including all necessary easements and/or rights-of-way, as are or will be necessary for the Recipient's continued undisturbed use and possession of the site(s) of the Project during the construction, operation and maintenance of the Project.

(b) The Recipient obtained all licenses, permits or other approvals required as of the date hereof to undertake the Project.

(c) The Disbursement requested does not include any costs of construction (other than costs of planning and design) which have not been accepted by Agency or the Corporation.

(d) The Disbursement requested does not include any costs for change orders which have not been accepted by the Agency or Corporation.

11. (If requesting payment for costs associated with professional services agreement):

(a) The Disbursement requested does not include any costs incurred pursuant to any professional services agreements which have not been furnished to the Corporation.

(b) The Disbursement requested does not include any costs incurred pursuant to any professional services agreement pertaining to inspection and engineering services during construction of the Project which has not been accepted by the Agency or Corporation.

12. (If requesting payment for costs associated with technical force account work): The Disbursement requested does not include any costs of construction (other than costs of planning and design) associated with the technical force account proposal which has not been accepted by the Agency or Corporation.

13. (If requesting payment for costs for equipment): The Disbursement requested does not include any costs for equipment which have not been accepted by Agency or the Corporation.

14. The amount requested does not include any project costs associated with a Utilization Plan, EEO policy statement, or staffing plan as applicable, which has not been accepted by the Corporation.

15. The undersigned is duly authorized to execute and deliver this Supplemental Certificate on behalf of the Recipient.

16. The Recipient hereby represents and warrants that it is not a debarred or suspended party under 2 CFR Part 180 and 2 CFR 1532. Further, the Recipient has not made any award, contract or agreement for purchases of goods or services with any debarred or suspended party under 2 CFR Part 180

and 2 CFR 1532 or with any party that has been determined to be ineligible to bid under Section 316 of the Executive Law.

17. The Recipient hereby represents and warrants that it is has obtained a certification in the form of EXHIBIT N to the Project Finance Agreement from each contractor and subcontractor which has a contract financed hereunder which exceeds \$100,000 and that the Recipient has submitted to the Corporation each such contractor and subcontractor certification as required under 40 CFR Part 34.

18. If Davis-Bacon applies, the Recipient certifies, based on the payroll copies received to date, that this project is in compliance with the requirements of 29 CFR § 5.5(a)(1).

19. If an Arbitrage and Use of Proceeds Certificate is requested as part of this Financing, Recipient is in full compliance with such Arbitrage and Use of Proceeds Certificate and certifies that the representations, warranties and covenants contained in such Arbitrage and Use of Proceeds Certificate remain true and correct.

IN WITNESS WHEREOF, I have hereunto set my hand as of the date first set forth above.

TOWN OF THOMPSON

By: _____
Name: _____
Title: _____

SRF Project No.: C3-5378-02-00

Cost Summary

Thompson T, C3-5378-02-00

Request No. 3

Contractor Name / Cost Description	Contract Date	Contract Amt	Eligible Amt	Disbursed To Date	Project Cost To Date	Elig. Contract Amt. Remaining	Costs Requested
< To Be Determined >		\$7,230,500.00	\$0.00	\$0.00	\$0.00	\$0.00	(conditioned)
Construction General Construction	Estimate	\$7,230,500.00	\$0.00	\$0.00	\$0.00	\$0.00	(conditioned)
Boyce Excavating Company, Inc.		\$2,102,435.56	\$0.00	\$0.00	\$0.00	\$0.00	(conditioned)
Construction General Construction	Lump Sum	\$2,102,435.56	\$0.00	\$0.00	\$0.00	\$0.00	(conditioned)
TAM Enterprises, Inc.		\$480,204.00	\$0.00	\$0.00	\$0.00	\$0.00	(conditioned)
Construction Electrical Construction	Lump Sum	\$480,204.00	\$0.00	\$0.00	\$0.00	\$0.00	(conditioned)
McLoughlin Properties, LLC	12/01/2020	\$2,450.00	\$2,450.00	\$2,280.00	\$2,280.00	\$170.00	55,901.80 (conditioned)
Engineering Environmental Testing	Estimate	\$2,450.00	\$2,450.00	\$2,280.00	\$2,280.00	\$170.00	
MHE Engineering, D.P.C.	08/23/2022	\$1,345,000.00	\$1,345,000.00	\$456,272.69	\$456,272.69	\$888,727.31	53,516.58 (conditioned)
Engineering Engineering Services	Lump Sum	\$1,000,000.00	\$1,000,000.00	\$456,272.69	\$456,272.69	\$543,727.31	
Engineering Services During Construction	Estimate	\$345,000.00	\$345,000.00	\$0.00	\$0.00	\$345,000.00	(conditioned)
Norton Rose Fulbright US LLP		\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
Bond Counsel Bond Counsel	Estimate	\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00	(conditioned)
Other	12/01/2021	\$100,000.00	\$100,000.00	\$197.09	\$197.09	\$99,802.91	15.00
Other Miscellaneous	Estimate	\$100,000.00	\$100,000.00	\$197.09	\$197.09	\$99,802.91	

Cost Summary

Thompson T, C3-5378-02-00

Request No. 3

Contractor Name / Cost Description	Contract Date	Contract Amt	Eligible Amt	Disbursed To Date	Project Cost To Date	Elig. Contract Amt. Remaining	Costs Requested
Contingency		\$1,147,050.00	\$0.00	\$0.00	\$0.00	\$0.00	(not releasable)
Contingency	Contingency	\$1,147,050.00	\$0.00	\$0.00	\$0.00	\$0.00	
New contracts (include copy of contract with request)							
PROJECT TOTALS FOR C3-5378-02-00:		\$12,427,639.56	\$1,447,450.00	\$458,749.78	\$458,749.78		

LESS OFFSETS:

TOTAL NET REQUESTED FOR THIS DISBURSEME

109,435.38

Summary of SRF Funding for C3-5378-02-00 (all financings)	
Total Amount Financed by SRF:	\$ 4,000,000.00
Total Grant:	0.00
Total Project Costs Disbursed to Date:	458,749.78
PLUS: Cost of Issuance Disbursed:	0.00
Total SRF Funds Disbursed To Date:	\$ 458,749.78

Summary of SRF Funding for C3-5378-02-00 (current financing only)	
SRF Financing Amount:	\$ 4,000,000.00
Grant Amount:	0.00
Disbursed To Date:	458,749.78
Available Balance:	\$ 3,541,250.22

Town of Thompson
 General Ledger Detail Transaction Report
 Harris Sewer District Upgrades
 H000.8120.200

YEAR FORWARD BALANCE

	Journal Date	Reference	Amount	
TAM ENTERPRISES, INC. Harris PS & FM App #1	9/9/2026	Vendor#: 2304	\$11,932.00	
TAM ENTERPRISES, INC. Harris PS & FM App #2	10/6/2026	Vendor#: 2304	\$43,969.80	\$55,901.80
MHE Engineering, D.P.C. 27107 Task #20-703 Harris SD Harris & Old 17 Pump Stations	7/1/2026	Vendor#: 1017	\$1,451.68	
MHE Engineering, D.P.C. 27515 Task # 20-703.10 Harris SD Ben Moche & Racetrack Pump Stations	8/17/2026	Vendor#: 1017	\$50,000.00	
MHE Engineering, D.P.C. 27803 Task #20-703 Harris SD Harris & Old 17 Pump Stations	9/9/2026	Vendor#: 1017	\$2,064.90	\$53,516.58
NVS EFC Harris Sewer Disbursement #2	5/14/2026	Wire Transfer	\$15.00	\$15.00

Total \$109,433.38 \$109,433.38

* Resolved, that the Town Board of the Town of Thompson hereby approve the purchase of a Teledyne Isco 5800 Refrigerated Sampler in the amount of \$11,440.00 (Plus Shipping Costs) for Emerald Green WWTP. 11,444.00 *

Moved by: Councilman Benjamin Seconded by: Councilman Pavese

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

Nays 0

Absent 1 Schock

B) REVIEW & APPROVE PURCHASE OF ESSCO PUMP, MODEL 3X12-25-4-208 VOLT (\$27,900.00) FOR PATIO HOMES PUMP STATION

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

Resolved, that the purchase of Essco Pump, Model 3x12-25-4-208V in the amount of \$27,900.00 for Patio Homes Pump Station hereby be approved.

Moved by: Councilman Benjamin Seconded by: Councilman Pavese

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

Nays 0

Absent 1 Schock

19) BILLS OVER \$5,000.00 – WATER & SEWER DEPARTMENT

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

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

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

\$11,992.16 Total Cost

Invoice # 20-2090-26 – Engineering services through April 2026 for the Kiamesha Lake WWTP 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

The Following Resolution Was Duly Adopted: Res. No. 318 of the Year 2026.

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



SERVICE SYSTEMS SOLUTIONS

June 25, 2026

Keith Rieber
Town of Thompson Water & Sewer Department

Manufactured as
Specified

Ref: 5800 Sampler

CPE is proud to provide pricing on the following Teledyne ISCO equipment :

(1) 5800 Refrigerated Sampler (115 VAC, 60 Hz) with pump heater. Includes control panel, refrigeration unit, pump housing heater, distributor arm, and two pump tubes.

- 1-bottle Configuration. Includes one polyethylene 2.5-gallon (10-liter) round bottle, locating base, one cap and two discharge tubes.
- 3/8 inch ID x 25 ft. long vinyl suction line with standard weighted polypropylene strainer. Includes tubing coupler.

Price: \$11,444.00

Shipping: PPA

Colton Zepka
Corrosion Products & Equipment
Technical Sales- New York
(518) 724-9278

ROCHESTER

110 Elmgrove Park
Rochester, NY 14624

☎ 585.247.3030

☎ 585.247.7268

ALBANY

35 Maplewood Avenue
Albany, NY 12205

☎ 518.458.7252

☎ 518.458.7259

CARIBBEAN

43 Main Street, Mandeville
Manchester, Jamaica W.I.

☎ 876.962.6592

☎ 876.963.8144

(TOWN/VILLAGE OF NAME), New York

RESOLUTION NO. _____

A RESOLUTION OF THE (TOWN/VILLAGE OF NAME) ADOPTING THE 2026 Sullivan County Hazard
Mitigation Plan

WHEREAS the (TOWN/VILLAGE BOARD/COUNCIL) recognizes the threat that hazards pose to people and property within TOWN/VILLAGE OF NAME); and

WHEREAS the (TOWN/VILLAGE OF NAME) has prepared a multi-hazard mitigation plan, hereby known as 2026 Sullivan County Hazard Mitigation Plan in accordance with the Disaster Mitigation Act of 2000; and

WHEREAS 2026 Sullivan County Hazard Mitigation Plan identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in (TOWN/VILLAGE OF NAME) from the impacts of future hazards and disasters; and

WHEREAS adoption by the (TOWN/VILLAGE BOARD/COUNCIL) demonstrates their commitment to hazard mitigation and achieving the goals outlined in the 2026 Sullivan County Hazard Mitigation Plan.

NOW THEREFORE, BE IT RESOLVED BY THE (TOWN/VILLAGE OF NAME), New York, THAT:

Section 1. In accordance with (local rule for adopting resolutions), the (TOWN/VILLAGE BOARD/COUNCIL) adopts the 2026 Sullivan County Hazard Mitigation Plan. This plan, approved by the community, may be edited or amended after submission for review, but will not require the community to re-adopt any further iterations. This only applies to this specific plan and does not absolve the community from updating the plan in 5 years.

ADOPTED by a vote of ____ in favor and ____ against, and ____ abstaining, this ____ day of _____, ____.

By: _____

(print name)

ATTEST: By: _____

(print name)

APPROVED AS TO FORM: By: _____

(print name)

**LEGAL NOTICE
NOTICE TO BIDDERS**

NOTICE IS HEREBY GIVEN, that the Town Board of the Town of Thompson will receive bids in accordance with specifications prepared therefore which may be obtained without charge at the Office of the Town Clerk of the Town of Thompson, Town Hall, 4052 State Route 42, Monticello, New York for the following items:

Propane Delivery Bids

Said bids shall be mailed or delivered so that they shall be received at the office of the said Town Clerk on or before 2:00 o'clock P.M., Prevailing Time on Monday, October 19, 2026 at which date and hour all bids shall be publicly opened and read.

By Order of the Thompson Town Board
4052 Route 42, Monticello, New York
Dated: October 9, 2026
Marilee J. Calhoun
Town Clerk

TOWN OF THOMPSON

4052 ROUTE 42 – TOWN HALL
Monticello, New York 12701
845-794-2500

COMPETITIVE BID PACKAGE **Propane Delivery**

INSTRUCTIONS TO BIDDERS
SPECIFICATIONS
BIDDER PROPOSAL

SCOTT MACE
Supervisor

MICHAEL B. MEDNICK
Attorney for the Town

The enclosed Instructions to Bidders, Specifications and Bidder's Proposal are forms upon which the Town of Thompson accepts competitive bids pursuant to the provisions of the General Municipal Law. As a bidder you are expected to know and understand the terms and conditions contained in this package. Your failure to comply with the terms and conditions upon which bids are accepted may result in disqualification of your bid. Be certain of the time when your bid must be submitted.

This is a bid prepared for:

- ☒ Town-wide
- ☒ More than one department

INSTRUCTIONS TO BIDDERS

We are requesting a proposal for propane delivery services within the Town of Thompson for the contract period of two years, November 1, 2026 – October 31, 2028.

The locations are as follows:

- 1) 128 Rock Ridge Drive, Monticello – 3 buildings/connection sites
- 2) 158 Lake Louise Marie Road, Rock Hill – 2 building/connection site
- 3) 179 Town Park Road, Monticello – 2 buildings/connection sites
- 4) Golden Ridge Road, Monticello – 1 Emergency generator tank
- 5) 20 Hanover Drive, Monticello – 1 Emergency generator tank
- 6) 15 Jened Drive, Rock Hill – 1 Building/connection that has not been setup but may be at some point during the term of the contract.

All contract pricing shall include:

- 1) All applicable customs duties, taxes, licenses, charges and F.O.B. destination
- 2) Installations of tanks and regulators at all locations/connections
- 3) Use of the equipment for the life of the contract
- 4) Initial leak testing of all tanks & appurtenances
- 5) Operational instruction of agency personnel
- 6) Periodic inspections of the installations to meet all safety requirements
- 7) The cost for removal of all tanks within thirty (30) days of the contract expiration, unless the contractor is either successful in obtaining a new contract award for that location or arranges to exchange tanks with the new successful contractor. If the contractor is not awarded the contract for the next contract term and their tanks are to be removed, the contractor shall reimburse the Town for all unused propane leftover in all tanks in the form of a check not a company credit. This amount shall be based on the amount billed on the last delivery at each tank multiplied by the number of gallons in each tank. All quantities shall be verified by an employee of the Town, prior to the removal of the tanks from each site.

Deliveries should be as follows:

- 1) All locations shall be scheduled for automatic delivery.
- 2) Deliveries should be made during our business hours of 7:00 AM – 3:00 PM, Monday through Friday unless specified or approved by our department.

- 3) Tanks shall be kept at a minimum of 20% of their capacity at all times. If deliveries cannot keep up with this requirement, additional tanks must be installed at the cost of the contractor.
- 4) Upon the event where the Golden Ridge Generator or 20 Hanover Drive Generator or other tanks run below the 20% threshold, and may require emergency refueling, the contractor will have a maximum of four hours to replenish the tank or tanks at no additional charges. If the contractor cannot meet the requirement within the four hours, the Town shall have the right to purchase sufficient fuel on the open market from another vendor to fill such tank, and to charge any increase in price paid over the current contract price to the account of the contractor.
- 5) In the event that the contractor allows any tanks to run empty three times or more during the contract period, the Town reserves the right to break the terms of this contract and begin purchasing from another contractor.

The bidder shall be responsible for any and all property damage at any Town owned property caused by the driver of the truck and or any equipment owned & operated by the bidder. This includes but is not limited to roadways, lawns, fences, enclosures and buildings. The Town of Thompson shall attempt to accommodate any trucks or equipment navigating and operating through any facility at the request of the bidder and/or their drivers.

Attention of the bidders is particularly called to Section 103-d of the General Municipal Law of the State of New York on Non-Collusive Bidding and to the requirements as to the conditions of the employment to be observed and minimum wage rates be paid under this contract.

All bidders should take notice that they shall be required to provide certified payroll records to the Town confirming the payment of prevailing wages to their employees for time spent on town property providing services to the municipality. Bidders must file certified payroll records prior to any payment issuance by the town pursuant to NYS Labor Law Article 9 Section 233. Payment will be made within 30-days of receipt of required certified payroll records.

The Town of Thompson reserves the right to reject any and all bids, which it deems not in the best interest of the Town of Thompson. The prices submitted shall be exclusive of federal and state taxes.

Contractor's bid price:

- 1) The contractors bid price shall be in the form of \$_____ over The Propane Pipeline Selkirk undelivered or unlanded cost price per gallon.
- 2) With each invoice, the contractor shall provide a copy of The Propane Pipeline Selkirk price shown in the OPIS Oil Price Daily posting.
- 3) Although the Selkirk pipeline is used for pricing, the contractor is not obligated to purchase propane from there and may opt to purchase from another supplier. However, all invoices shall be based off of the Selkirk price on the delivery date.

For any further information or site inspections, please feel free to call Keith Rieber at (917) 579-3852.

TAXES. Purchases by the Town of Thompson for its use are not subject to any sales, use or federal excise taxes and exemption certificates will be executed upon request and payment.

AWARD. Award of the bid shall be made by the appropriate officer of the Town of Thompson. In cases where two or more responsible bidders submit identical bids as to price, the contract may be awarded to either of such bidders. The award shall be made on the most advantageous bid, on a quality versus price basis, taking into consideration the responsibility of the bidder and materials or items deemed to be best adapted to the uses of the Town of Thompson. Failure on the part of the successful bidder to comply with all terms of the contract and specification as set forth herein, may result in disqualification of the bidder from future bidding, and/or termination of the contract. The Town of Thompson or department awarding the bid reserves the right to waive any formalities or reject any and all bids, or to accept any bid which it deems in the best interests of the Town of Thompson.

METHOD OF SUBMITTING BIDS. All bids shall be made upon and in accordance with the forms, which contain these instructions to bidders and the specifications, which shall be available from the Town Clerk. Bids shall be submitted in **sealed envelopes, marked on the outside "Propane Delivery"** addressed to the Town Clerk, Town of Thompson, 4052 Route 42, Monticello, New York 12701, and shall bear upon the face thereof the name and address of the bidder.

SUBMISSION AND OPENING OF BIDS. Bids for consideration must be submitted to the above address or be in the possession of the Town Clerk not later than **2:00pm on Monday, October 19, 2026**, at which time the bids will be publicly opened and read.

BY MUTUAL AGREEMENT OF BOTH PARTIES, THIS CONTRACT MAY BE EXTENDED FOR AN ADDITIONAL ONE (1) YEAR PERIOD UNDER THE SAME TERMS AND CONDITIONS.

BIDDER GUARANTEES TO MEET STANDARDS ESTABLISHED BY THE SPECIFICATIONS.

NO BID MAY BE WITHDRAWN BY ANY BIDDER FOR A PERIOD OF 45 DAYS FROM THE DATE OF BID OPENING.

BIDS MUST BE SUBMITTED WITH EACH ITEM BID SEPRATELY AND AS A PACKAGE, TOWN RESERVES THE RIGHT TO ACCEPT BID BY ITEM OR AS A PACKAGE.

BID AS CONTRACT. This bid, including the Instructions to Bidders, Specifications and Proposal annexed hereto, shall constitute a contract between the Town of Thompson and the bidder, upon acceptance and award, in accordance with its terms, unless otherwise provided herein. The "Standard Contract Rider" attached hereto shall apply to and be incorporated herein by reference. If there shall be a conflict between the terms of these instructions and the Standard Contract Rider, the terms of the Standard Contract Rider shall prevail. For the purposes of the Standard Contract Rider, the term "VENDOR" shall mean the bidder herein. Supervision of performance of this bid and contract shall be performed by the Superintendent of Parks & Recreation, Superintendent or Assistant Superintendent of Water & Sewer, or any member of the Town of Thompson Town Board.

EQUAL OPPORTUNITY. The bidder will return the bid proposal with the Contractor's Assurance on Equal Opportunity duly signed, a finding by any governmental agency that the bidder has discriminated against any individual shall be grounds for any future termination of the contract to which this bid relates and ineligibility for any future contract with the town, unless a certificate of compliance with any decision, ruling or order is obtained.

INSURANCE. The provisions of paragraph 11 of the Standard Contract Rider are hereby modified to provide that insurance to be furnished to the Town by the bidder is as follows:

Public Liability Limit: \$1,000,000

Other Insurance: Property Damage Insurance \$1,000,000

Except as modified with respect to limits of liability, all other provisions of said paragraph shall remain in full force.

NOTICE: *No contractor to whom this contract is let, granted or awarded, shall assign, transfer, convey, sublet otherwise dispose of same, or his right, title and interest herein, including the performance of this contract, or the right to receive monies due or to become due, or of his power to execute this contract to any person or corporation without the prior written consent of the officer, board or agency which awarded this contract. In the event that the contractor shall, without prior written consent, assign, transfer, convey, sublet otherwise dispose of same, or his right, title and interest herein, including the performance of this contract, or the right to receive monies due or to become due, or of his power to execute this contract to any person or corporation, or upon receipt by the Town of an attachment, levy, or execution on the proceeds due or to become due under this contract against the contractor, the Town and the officer, board or agency shall be relieved and discharged from any and all liability and obligations growing out of such contract to such contractor, and the person or cooperation to which such contract shall have been assigned transferred, conveyed, sublet, or otherwise disposed of, and such contractor and his assignees, transferees or subleases shall forfeit and lose all monies theretofore earned under this contract, except so much as may be required to pay his employees.*

COMPANY NAME

ADDRESS

ADDRESS

TELEPHONE

Please accept this bid of \$ _____ over the Propane Pipeline Selkirk undelivered or unlanded price per gallon.

SIGNATURE OF PROPOSER

DATE

Please return Proposal by October 19, 2026 via USPS in a sealed enveloped labeled ‘Propane Delivery’
Or in person to:
Town of Thompson Town Hall
4052 Route 42
Monticello, N.Y. 12701

RE: NOTICE TO BIDDERS:

Attached you will please find a copy of the Town of Thompson Bid Specifications For:
Propane Delivery

Your bid is due no later than 2:00 P.M. on the 19th day of October 2026, and should be returned to the Town Clerk in a **SEALED ENVELOPE** clearly marked **Bid Enclosed: Propane Delivery**

If you have any questions regarding the Bid Specifications, please feel free to contact me at the above telephone number.

Thanking you in advance for your participation in this bid.

Very truly yours,

Marilee J. Calhoun
Town Clerk – Town of Thompson

Marilee Calhoun (Town of Thompson)

From: Marilee Calhoun (Town of Thompson) <marilee@thompsonny.gov>
Sent: Wednesday, September 16, 2026 1:30 PM
To: 'Keith Rieber'
Subject: RE: Propane Bids

Hi Keith,

Those dates work good from me. Send me the bid specifications over when you have them complete. I will put on the 10/06/26 TBM agenda to set bid opening date.

Thanks,

Marilee J. Calhoun
Town Clerk/Registrar
Town of Thompson
4052 State Route 42
Monticello, NY 12701-3221
Tele: (845) 794-2500 Ext. # 302
Fax: (845) 794-8600



This institution is an equal opportunity provider and employer.

From: Keith Rieber <kriebier@thompsonny.gov>
Sent: Wednesday, September 16, 2026 1:18 PM
To: Marilee Calhoun (clerk-town of thompson) <marilee@thompsonny.gov>
Subject: Propane Bids

Marilee,

I am cutting it a little close for our propane bids which expire 10/31/26.

I was hoping I could put the bids out for the following dates:

10/6/26 - Approve to go out to bid
10/8/26 or 10/9/26 - Start advertising 10/15th ?
10/19/26 - Open bids
10/20/26 - Approve bids

Let me know if these dates are too close together or if this schedule works.

Thanks again and sorry I'm running late on these, I forgot this ends on October 31 and not December 31.

--

Keith Rieber

Town of Thompson Water & Sewer Department

Assistant Superintendent

Office - (845) 794-5280 Ext 103

Cell - (917) 579-3852

**LEGAL NOTICE
NOTICE TO BIDDERS**

NOTICE IS HEREBY GIVEN, that the Town Board of the Town of Thompson will receive bids in accordance with specifications prepared therefore which may be obtained without charge at the Office of the Town Clerk of the Town of Thompson, Town Hall, 4052 State Route 42, Monticello, New York for the following item:

SODIUM BICARBONATE

Said bids shall be mailed or delivered so that they shall be received at the office of the said Town Clerk on or before 2:00 o'clock P.M., Prevailing Time on Monday, October 19, 2026 at which date and hour all bids shall be publicly opened and read.

By Order of the Town Board
Monticello, New York
Dated: October 8, 2026
Marilee J. Calhoun
Town Clerk

TOWN OF THOMPSON

4052 ROUTE 42 – TOWN HALL
Monticello, New York 12701
845-794-2500

COMPETITIVE BID PACKAGE SODIUM BICARBONATE

INSTRUCTIONS TO BIDDERS
SPECIFICATIONS
BIDDER PROPOSAL

SCOTT MACE
Supervisor

MICHAEL B. MEDNICK
Attorney for the Town

The enclosed Instructions to Bidders, Specifications and Bidder's Proposal are forms upon which the Town of Thompson accepts competitive bids pursuant to the provisions of the General Municipal Law. As a bidder you are expected to know and understand the terms and conditions contained in this package. Your failure to comply with the terms and conditions upon which bids are accepted may result in disqualification of your bid. Be certain of the time when your bid must be submitted.

INSTRUCTIONS TO BIDDERS

PRICE. Price shall be net and shall include delivery of sodium bicarbonate in fifty pound bags to the locations specified upon ordering, and all transportation and delivery charges shall be prepaid to point of delivery.

DELIVERIES & LOCATIONS. Deliveries are typically ordered for Town owned Wastewater Treatment Facilities located at 128 Rock Ridge Drive, Monticello, NY 12701 or 158 Lake Louise Marie Road, Rock Hill, NY 12775. Orders are usually made in pallet sized orders and deliveries must be made within 7 days of ordering. No drop shipments will be accepted, and all deliveries must be signed for by a Town representative upon delivery.

HISTORICAL USAGE. Throughout the 2026 year, the Town is in line to order approximately 5,000 fifty pound bags delivered to the two addresses listed above.

TAXES. Purchases by the Town of Thompson for its use are not subject to any sales, use or federal excise taxes and exemption certificates will be executed upon request and payment.

AWARD. Award of the bid shall be made by the appropriate officer of the Town of Thompson. In cases where two or more responsible bidders submit identical bids as to price, the contract may be awarded to either of such bidders. The award shall be made on the most advantageous bid, on a quality versus price basis, taking into consideration the responsibility of the bidder and materials or items deemed to be best adapted to the uses of the Town of Thompson. Failure on the part of the successful bidder to comply with all terms of the contract and specification as set forth herein, may result in disqualification of the bidder from future bidding, and/or termination of the contract. The Town of Thompson or department awarding the bid reserves the right to waive any formalities or reject any and all

bids, or to accept any bid which its deems in the best interests of the Town of Thompson.

INFORMATION FURNISHED WITH BID. Bidder must submit with its bid-detailed specifications, illustrated circulars and all other necessary data on the materials or items it proposes to furnish.

METHOD OF SUBMITTING BIDS. All bids shall be made upon and in accordance with the forms, which contain these instructions to bidders and the specifications, which shall be available from the Town Clerk. Bids shall be completed on the page provided and submitted in **sealed envelopes, marked on the outside, “SODIUM BICARBONATE BID”** addressed to the **Town Clerk, Town of Thompson, 4052 Route 42, Monticello, New York 12701**, and shall bear upon the face thereof the name and address of the bidder.

SUBMISSION AND OPENING OF BIDS. Bids for consideration must be submitted to the above address or be in the possession of the Town Clerk not later than **2:00pm on October 19, 2026**, at which time the bids will be publicly opened and read.

BY MUTUAL AGREEMENT OF BOTH PARTIES, THIS CONTRACT MAY BE EXTENDED FOR AN ADDITIONAL ONE (1) YEAR PERIOD UNDER THE SAME TERMS AND CONDITIONS.

BIDDER GUARANTEES TO MEET STANDARDS ESTABLISHED BY THE SPECIFICATIONS.

NO BID MAY BE WITHDRAWN BY ANY BIDDER FOR A PERIOD OF 45 DAYS FROM THE DATE OF BID OPENING.

BID AS CONTRACT. This bid, including the Instructions to Bidders, Specifications and Proposal annexed hereto, shall constitute a contract between the Town of Thompson and the bidder, upon acceptance and award, in accordance with its terms, unless otherwise provided herein. The "Standard Contract Rider" attached hereto shall apply to and be incorporated herein by reference. If there shall be a conflict between the terms of these instructions and the Standard Contract Rider, the terms of the Standard Contract Rider shall prevail. For the purposes of the Standard Contract Rider, the term "VENDOR" shall mean the bidder herein. Supervision of performance of this bid and contract shall be performed by the Superintendent or Assistant Superintendent of Water & Sewer.

EQUAL OPPORTUNITY. The bidder will return the bid proposal with the Contractor's Assurance on Equal Opportunity duly signed, a finding by any governmental agency that the bidder has discriminated against any individual shall be grounds for any future termination of the contract to which this bid relates and ineligibility for any future contract with the town, unless a certificate of compliance with any decision, ruling or order is obtained.

INSURANCE. The provisions of paragraph 11 of the Standard Contract Rider are hereby modified to provide that insurance to be furnished to the Town by the bidder is as follows:

Public Liability Limit: \$1,000,000

Other Insurance: Property Damage Insurance \$1,000,000

Except as modified with respect to limits of liability, all other provisions of said paragraph shall remain in full force.

NOTICE: *No contractor to whom this contract is let, granted or awarded, shall assign, transfer, convey, sublet otherwise dispose of same, or his right, title and interest herein, including the performance of this contract, or the right to receive monies due or to become due, or of his power to execute this contract to any person or corporation without the prior written consent of the officer, board or agency which awarded this contract. In the event that the contractor shall, without prior written consent, assign, transfer, convey, sublet otherwise dispose of same, or his right, title and interest herein, including the performance of this contract, or the right to receive monies due or to become due, or of his power to execute this contract to any person or corporation, or upon receipt by the Town of an attachment, levy, or execution on the proceeds due or to become due under this contract against the contractor, the Town and the officer, board or agency shall be relieved and discharged from any and all liability and obligations growing out of such contract to such contractor, and the person or cooperation to which such contract shall have been assigned transferred, conveyed, sublet, or otherwise disposed of, and such contractor and his assignees, transferees or subleases shall forfeit and lose all monies theretofore earned under this contract, except so much as may be required to pay his employees.*

PROPOSAL

TO: Superintendent of the Town of Thompson Water & Sewer Department,

The undersigned, having a principal place of business at the address set forth below being experienced and responsible for the performance of same, agrees to furnish and deliver to the Town of Thompson at the locations, herein specified, the following described item, material or service in accordance with the attached specifications and described in detail below (attach material to proposal, if necessary).

NON-COLLUSIVE BIDDING CERTIFICATION

By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid, each party thereto certifies as to its own organization, under the penalty of perjury, that to the best of his knowledge or belief: (1) The prices of this bid have been arrived at independently without collusion, consultation, communication or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other bidder or with any competitor; (2) unless otherwise required by law, the prices which have been quoted in this bid have not been knowingly disclosed by the bidder and will not knowingly be disclosed by the bidder prior to opening, directly or indirectly, to any other bidder or to any competitor; and (3) no attempt has been made or will be made by any bidder to insure any other person, partnership or corporation to submit or not to submit a bid for the purposes of restriction competition.

Sodium Bicarbonate

Price: _____ per 50lb bag

For the term: January 1, 2027 – December 31, 2027

_____ Company Name	_____ Telephone
_____ Contact Person(s)	_____ Address
_____ Title(s)	_____ City, State, Zip
_____ Signature	_____ Date

*****Do not write below this line*****

ACCEPTED [] Date: _____

REJECTED []

Comments: _____

Signature

RE: NOTICE TO BIDDERS:

Attached you will please find a copy of the Town of Thompson Bid Specifications
For **SODIUM BICARBONATE**

Your bid is due no later than 2:00 P.M. on the 19th day of October 2026, and should be
returned to the Town Clerk in a **SEALED ENVELOPE** clearly marked **Bid Enclosed:**
Sodium Bicarbonate Bid

If you have any questions regarding the Bid Specifications, please feel free to contact me
at the above telephone number.

Thanking you in advance for your participation in this bid.

Very truly yours,

Michael Messenger
Superintendent

Marilee Calhoun (Town of Thompson)

From: Keith Rieber <kriebert@thompsonny.gov>
Sent: Friday, September 18, 2026 10:49 AM
To: Marilee Calhoun (clerk-town of thompson)
Cc: Michael Messenger
Subject: 2027 Bid Packages
Attachments: 2027 Sodium Bicarbonate Bid package.doc; 2027 - 2028 RFP for Propane.docx

Marilee,

Attached are two RFP's that I would like to add to the next agenda to be approved to go out to bid.

If you don't have any questions or concerns about them, please let me know when I can send them out to prospective bidders.

Thanks again,

--

Keith Rieber
Town of Thompson Water & Sewer Department
Assistant Superintendent
Office - (845) 794-5280 Ext 103
Cell - (917) 579-3852

Marilee Calhoun (Town of Thompson)

From: Keith Rieber <kriebert@thompsonny.gov>
Sent: Friday, September 18, 2026 10:51 AM
To: Michael Messenger; Marilee Calhoun (clerk-town of thompson)
Subject: Fwd: 2027 Chlorine Bid

Marilee,

Please see the attached email from Gregg Taylor regarding extending the 2026 Chlorine bid to December 31, 2027. Wechsler has agreed to honor the same price and terms as the 2026 bid.

Let me know if you have any questions or concerns.

Thanks again.

----- Forwarded message -----

From: Gregg Taylor <gtaylor@wechslerpools.com>
Date: Fri, Sep 18, 2026 at 10:10 AM
Subject: RE: 2027 Chlorine Bid
To: Keith Rieber <kriebert@thompsonny.gov>

Wechsler Pool Supply will honor the previous terms pricing.



Gregg Taylor

216 East Broadway

Monticello, NY 12701

Phone (845) 794-9600

Fax (845) 794-7457

From: Keith Rieber <kriebert@thompsonny.gov>
Sent: Friday, September 18, 2026 9:10 AM
To: Gregg Taylor <gtaylor@wechslerpools.com>
Cc: Michael Messenger <mmessenger@thompsonny.gov>; Mike Taylor <mtaylor@combinedenergyservices.com>; Jamie

Zaccari (Town of Thompson) <jzaccari@thompsonny.gov>

Subject: 2027 Chlorine Bid

CAUTION: This email is from outside your organization. Do not click links or open attachments from unknown senders.

Gregg,

As per our conversation the 2026 Bulk Chlorine Bid, which expires December 31, 2026, includes an option, by mutual agreement, to be extended until December 31, 2027 at the same rate of \$3.30/gallon.

I just wanted to confirm that you can keep this price until December 31, 2027.

Best regards,

--

Keith Rieber

Town of Thompson Water & Sewer Department

Assistant Superintendent

Office - [\(845\) 794-5280 Ext 103](tel:(845)794-5280)

Cell - [\(917\) 579-3852](tel:(917)579-3852)

Marilee Calhoun (Town of Thompson)

From: Clerk (Village of Monticello) <clerk@villageofmonticellony.gov>
Sent: Tuesday, September 29, 2026 11:59 AM
To: 'Rochelle Massey'; 'John Barbarite'; 'Gordon Jenkins'; 'Tc Hutchins';
Janice4d@yahoo.com
Cc: 'James Snowden (Village of Monticello)'; 'Michael Sussman'; michael@ddelawoffice.com;
'Marilee Calhoun (Town of Thompson)'; 'Scott Mace (Town of Thompson Supervisor)'
Subject: VPK Capital LLC Joint Public Hearing-Reschedule

Good afternoon Mayor Massey and everyone,

At the last Village Board meeting on 9/16, VPK Capital LLC was scheduled for a Joint Public Hearing with the Town. Due to unexpected issues, the Town was not able to attend other than Supervisor Mace who came to expressed his apologies for the short notice.

As you all know the Public Hearing was not opened and it was rescheduled for the next Village Board meeting which is next week, 10/7. Under GML 704-1 and being that the Public Hearing was not opened, the Board will have to set a new date and all interested parties have to be re-noticed. So, in order to meet the legal requirements, the Village Board will need to set the Joint PH for Wednesday, November 4th at 6pm. Just so that you all are aware, this new date will be on the 10/7 agenda for your approval.

Sincerely,

Janine Gandy-McKinney

Village Clerk/Personnel Officer
Village of Monticello
2 Pleasant Street
Monticello, NY 12701
(845)-794-6130 x 305
clerk@villageofmonticellony.gov



4052 Route 42, Monticello, NY 12701 | Phone: (845) 794-2500 | E-mail: buildings@thompsonny.gov

Residential Fee Schedule

Residential - Duration 1 Year	Application Fee - \$100.00 +
Pool - Duration 6 Months	Permit Fee - \$100.00 First \$5,000.00 Cost of Construction
Residential Solar - Duration 6 Months	\$7.00 Per \$1,000.00 Thereafter. Renewal - \$100.00
Accessory Bldg. (> 400 sq.ft.) - Duration 6 Months	
Demolition - Duration 6 Months	Application Fee - \$100.00 + Renewal Fee - \$100.00
Accessory Bldg. (<400 sq.ft.) - Duration 6 months	Application Fee - \$100.00 + Permit Fee - \$100.00
Septic Systems/Tanks	Renewal Fee - \$100.00
Wells	
Oil Tank/Mechanical	
Electrical - Duration 6 Months	Application Fee - \$100.00 + Permit Fee - \$50.00, Renewal Fee - \$100.00
Generator - Duration 6 Months	Application Fee - \$100.00 + Permit Fee - \$100.00, Renewal Fee - \$100.00
Logging - Duration 6 Months	Application Fee - \$100.00, Renewal Fee - \$100.00 \$100.00 (Lots or areas 10 acres or more) \$50.00 (Lots or areas under 10 acres)
Inspection of work performed prior to the issuance of a permit - \$100.00	
Failed inspection fee/no show/additional/special inspection - \$100.00 per inspection	
Construction costs shall be calculated as follows:	
\$175.00 / sq. ft. Habitable space	
\$40.00 / sq. ft. Non-habitable space	
\$40.00 / sq. ft. Decks	
\$100.00 / sq. ft. Renovations / Dormers	
\$60.00 / sq. ft. Porches	
\$300.00 / Pier Replacement	

Municipal Search Fee - \$100.00 with an additional \$100.00 per hour if necessary

Handicapped ramps and similar accessibility features shall be exempt from all **fees**; however, applications (including plans and specifications) shall be **filed and approved** by the Building Department **prior** to construction to ensure public safety. This exemption shall apply only when a permit is not otherwise required by law (i.e. the installation of equipment, electrical systems, etc.).

There shall be a \$100.00 inspection fee and a \$100.00 CofO/CofC fee for any permit that has been expired more than six months.

This institution is an equal opportunity provider and employer.

Proposed 9.25.26



4052 Route 42, Monticello, NY 12701 | Phone: (845) 794-2500 | E-mail: buildings@thompsonny.gov

Commercial Fee Schedule

Commercial - Duration 1 Year

Application Fee - \$100.00 +
Permit Fee - \$100.00 First \$5,000.00 Cost of Construction
\$7.00 Per \$1,000.00 thereafter, Renewal - \$100.00

Signs - Duration 6 Months

Application Fee - \$100.00 + \$1.00 per sq. ft. of sign
Renewal - \$100.00

Septic Systems – Duration 6 Months

Application Fee \$100.00 + Permit Fee - \$100.00
Renewal - \$100.00

Electrical

Mechanical

Tank Removal

Demolition – Duration 6 Months

Application - \$100.00 – No Permit Fee - \$100.00 Renewal

Site Work – Duration 1 Year

Application Fee \$100.00 + Permit Fee - \$250.00,
Renewal - \$100.00

Inspection of work performed prior to the issuance of a permit - \$100.00

Failed inspection fee/additional/special inspection - \$100.00 per inspection

Construction costs shall be calculated as follows: \$250.00 / sq. ft. Habitable space

\$85.00 / sq. ft. Non-habitable space

\$40.00 / sq. ft. Decks

\$125.00 / sq. ft. Renovations

Municipal Search Fee - \$100.00 with an additional \$100.00 per hour if necessary

Handicapped ramps and similar accessibility features shall be exempt from all **fees**; however, applications (including plans and specifications) shall be **filed and approved** by the Building Department **prior** to construction to ensure public safety. This exemption shall apply only when a permit is not otherwise required by law (i.e. the installation of equipment, electrical systems, etc.).

There shall be a \$100.00 inspection fee and a \$100.00 CofO/CofC fee for any permit that has been expired more than six months.

This institution is an equal opportunity provider and employer.

Proposed 9.25.26

Town of Thompson Highway Dept

Hayden Carnell Superintendent of Highways
33 Jefferson St. Monticello, NY 12701
Email: Highwaysuper@thompsonny.gov
Phone: (845)794-5560

Todd Mitchell Deputy Superintendent
Email: davehiway@gmail.com
Fax: (845)794-5722

September 24, 2026

Bills Over,

Invoice #69467 Winter Equipment Company for \$14,174.4. Plow edges for upcoming winter.

Thanks,

Hayden



THE SNOWPLOW
& CONSTRUCTION
WEAR PARTS EXPERTS

CALL: 800.294.6837

FAX: 888.810.9363

1900 Joseph Lloyd Parkway

Willoughby, Ohio 44094

Winter Equipment Company
1900 Joseph Lloyd Parkway
Willoughby, OH 44094

Invoice ID: **IV69467**

Date: **8/28/2026**

Order No: **SO67936**

Page No: **1 of 1**

F.O.B.: **WEC**

Sold To

Town of Thompson Highway Dept.
Attn: Accounts Payable
33 Jefferson St
Monticello, NY 12701

Ship To

Town of Thompson
Attn: Todd Mitchell
33 Jefferson St
Monticello, NY 12701

CUSTOMER ID				CUSTOMER PO		PAYMENT TERMS		FREIGHT TERMS	
TWNTHOMPSONNY						Net 30 Days		Freight: Billed	
SALES REP ID				SHIPPING METHOD		SHIP DATE		INVOICE DUE DATE	
NAO				Estes		8/28/2026		9/27/2026	
QUANTITY						UNIT PRICE		EXTENDED PRICE	
ORD	SHP	BCK	PART	DESCRIPTION					
5	5	0	SYS-IBBBH11F	11' WINTER CARBIDE BLOCKBUSTER STRAIGHTS		\$2,552.00		\$12,760.00	
8	8	0	PS8412X	PlowGuard Straight 8 SHP X Gauge		\$176.80		\$1,414.40	
	1	0		FREIGHT CHARGE		\$342.46		\$342.46	
	1	0		FREIGHT NO CHARGE		(\$342.46)		(\$342.46)	

SUB TOTAL: \$14,174.40

TOTAL AMOUNT DUE: \$14,174.40

Stretching Budget \$\$\$?

Visit www.winterequipment.com

For Cost Saving Products

PLEASE REFERENCE THIS INVOICE NUMBER ON YOUR CHECK AND REMIT TO: 1900 Joseph Lloyd Parkway Willoughby, OH 44094

CALL TO ORDER
800.294.6837

WINTEREQUIPMENT.COM



Town Supervisor
Scott Mace

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

AI-16

September 30, 2026

Bills over \$5,000.00

We are requesting permission to pay Delaware Engineering for engineering services through August 2026 on the Kiamesha Lake WWTP Upgrade project

Delaware Engineering

Invoice #20-2090-29

\$7,566.90

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

Town of Thompson
4052 Route 42
Monticello, NY 12701

Invoice number 20-2090-29
Date 08/20/2026

Project 20-2090 Town of Thompson - Kiamesha
Lake WWTP Upgrade

For Services Rendered Through August 02, 2026

H. 8130.201

10 NYSEFC Contract Compliance/Sub Coordination

Karla Nunamann
A2-2 Rebid/Award

Hours	Rate	Billed Amount
1.00	120.00	120.00

Hours	Rate	Billed Amount
2.00	35.00	70.00
1.00	165.00	165.00
1.00	250.00	250.00
1.00	195.00	195.00
30.50	180.00	5,490.00
3.50	35.00	122.50
32.75	35.00	1,146.25
subtotal	71.75	7,438.75

REIMBURSABLES

John Peterson
Mileage Oneonta 2026

Units	Rate	Billed Amount
11.24	0.725	8.15
Phase subtotal		7,446.90

Invoice total **7,566.90**

Approved by:

John Peterson



Delaware Engineering, D.P.C.

28 Madison Ave. Ext.

Albany, NY 12203

(518) 452-1290

Town of Thompson

Project 20-2090 Town of Thompson - Kiamesha Lake WWTP Upgrade

Invoice number 20-2090-29

Date 08/20/2026

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



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: 20-2090

PROJECT: Kiamesha Lake WWTP Upgrade
INVOICE/REQUISITION No.: 29

	CURRENT COST	PREVIOUS COST	COST TO DATE	BUDGET
1. Task 1 - Project Planning Services				
Labor	\$ -	\$ 34,785.00	\$ 34,785.00	
Reimbursable Expenses	\$ -	\$ 215.00	\$ 215.00	
SUBTOTAL - TASK 1	\$ -	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00
2. Task 2 - SPDES Permit Related Activities				
Labor	\$ -	\$ 24,615.00	\$ 24,615.00	
Reimbursable Expenses	\$ -	\$ 142.57	\$ 142.57	
Subcontractors (Steingart Printing)	\$ -	\$ 242.43	\$ 242.43	
SUBTOTAL - TASK 2	\$ -	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
3. Task 3 - Design Services				
(A) UV Disinfections & General Upgrades				\$ 725,000.00
Labor	\$ -	\$ 723,997.50	\$ 723,997.50	
Reimbursable Expenses	\$ -	\$ 1,002.50	\$ 1,002.50	
(B) DPW Maintenance Building				\$ 125,000.00
Labor	\$ -	\$ 125,000.00	\$ 125,000.00	
Reimbursable Expenses	\$ -	\$ -	\$ -	
(C) ATAD				\$ 250,000.00
Labor	\$ -	\$ 241,780.50	\$ 241,780.50	
Reimbursable Expenses	\$ -	\$ 219.50	\$ 219.50	
Subcontractor (Jade Stone Engineering, PLLC)	\$ -	\$ 8,000.00	\$ 8,000.00	
SUBTOTAL - TASK 3	\$ -	\$ 1,100,000.00	\$ 1,100,000.00	\$ 1,100,000.00
4. Task 4 - Bid/Award				
Labor	\$ -	\$ 14,942.50	\$ 14,942.50	
Reimbursable Expenses	\$ -	\$ 57.50	\$ 57.50	
SUBTOTAL - TASK 4	\$ -	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00

**DELAWARE ENGINEERING, D.P.C.**

55 South Main Street

Oneonta, NY 13820

(607) 432-8073 Phone / (607) 432-0432 Fax

	CURRENT COST	PREVIOUS COST	COST TO DATE	BUDGET
5. Task 5 - NYSEFC Contract Compliance/Subcontractor Coordination				
Labor	\$ -	\$ 19,980.00	\$ 19,980.00	
Reimbursable Expenses	\$ -	\$ 20.00	\$ 20.00	
SUBTOTAL - TASK 5	\$ -	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
6. Task 6 - Subcontracts				
Financing Administration (Municipal Solutions)	\$ -	\$ 5,022.90	\$ 5,022.90	\$ 25,000.00
Underground Utility Location Services (Bloodhound)	\$ -	\$ 8,200.00	\$ 8,200.00	\$ 7,500.00
Site Surveying (REGEN, LLC)	\$ -	\$ 17,200.00	\$ 17,200.00	\$ 25,000.00
Geotechnical Evaluation/Borings (Atlantic)	\$ -	\$ 30,950.00	\$ 30,950.00	\$ 15,000.00
Document Reproduction (Constructive Copy)	\$ -	\$ 5,246.44	\$ 5,246.44	\$ 5,000.00
Stormwater Pollution Prevention Plan (Sterling Env Eng)	\$ -	\$ 6,378.50	\$ 6,378.50	\$ -
SUBTOTAL - TASK 6	\$ -	\$ 72,997.84	\$ 72,997.84	\$ 77,500.00
7. Task 7 - Engineering During Construction				
Labor	\$ -	\$ -	\$ -	
Reimbursable Expenses	\$ -	\$ -	\$ -	
SUBTOTAL - TASK 7	\$ -	\$ -	\$ -	\$ 1,403,432.00
8. Task 8 - On-Site Observation Services				
Labor	\$ -	\$ -	\$ -	
Reimbursable Expenses	\$ -	\$ -	\$ -	
SUBTOTAL - TASK 8	\$ -	\$ -	\$ -	\$ 508,200.00
9. Task 9 - As-Built/Record Drawings				
Labor	\$ -	\$ -	\$ -	
Reimbursable Expenses	\$ -	\$ -	\$ -	
SUBTOTAL - TASK 9	\$ -	\$ -	\$ -	\$ 35,000.00
10. Task 10 - NYSEFC Contract Compliance/Subcontractor Coordination				
Labor	\$ 120.00	\$ 1,605.00	\$ 1,725.00	
Reimbursable Expenses	\$ -	\$ -	\$ -	
SUBTOTAL - TASK 10	\$ 120.00	\$ 1,605.00	\$ 1,725.00	\$ 40,000.00



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

	CURRENT COST	PREVIOUS COST	COST TO DATE	BUDGET
11. Task 11 - Subcontracts				
Financing Administration (Municipal Solutions)	\$ -	\$ -	\$ -	\$ 35,000.00
As-Built Surveying	\$ -	\$ -	\$ -	\$ 15,000.00
Geotechnical Services	\$ -	\$ -	\$ -	\$ 10,000.00
Special Inspections	\$ -	\$ -	\$ -	\$ 20,000.00
Construction Materials Testing Services	\$ -	\$ -	\$ -	\$ 30,000.00
SUBTOTAL - TASK 11	\$ -	\$ -	\$ -	\$ 110,000.00
A2-1. Task A2-1 - Redesign Services				
Labor	\$ -	\$ 68,351.25	\$ 68,351.25	
Reimbursable Expenses	\$ -	\$ 8.00	\$ 8.00	
Subcontractors (Sterling Environmental Engineering, P.C.)	\$ -	\$ 1,640.75	\$ 1,640.75	
SUBTOTAL - TASK A2-1	\$ -	\$ 70,000.00	\$ 70,000.00	\$ 70,000.00
A2-2. Task A2-2 - Rebid/Award				
Labor	\$ 7,438.75	\$ 17,440.00	\$ 24,878.75	
Reimbursable Expenses	\$ 8.15	\$ 113.10	\$ 121.25	
SUBTOTAL - TASK A2-1	\$ 7,446.90	\$ 17,553.10	\$ 25,000.00	\$ 25,000.00
TOTAL	<u>\$ 7,566.90</u>	<u>\$ 1,357,155.94</u>	<u>\$ 1,364,722.84</u>	<u>\$ 3,464,132.00</u>
AMOUNT DUE FOR CURRENT SERVICES	<u>\$ 7,566.90</u>			
AMOUNT PAST DUE	<u>\$ 92,139.88</u>	Invoice #28, 07/21/2026		
TOTAL NOW DUE	<u>\$ 99,706.78</u>			
BUDGET BALANCE		\$2,099,409.16		

THIS STATEMENT REFLECTS PAYMENTS RECEIVED ON OR BEFORE BILLING DATE