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 **October 06, 2026.**

ROLL CALL:

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

DRAFT

Absent: Councilman Richard L. Benjamin, Jr.

Also Present: Marilee J. Calhoun, Town Clerk
Kelly M. Murran, Deputy Town Clerk
Michael B. Mednick, Attorney for the Town
Jill M. Weyer, Director of Community Development
Melissa DeMarmels, Town Comptroller
James L. Carnell, Jr., Director of Buildings, Planning, & Zoning
Glenn Somers, Parks & Recreation Superintendent
Michael G. Messenger, Water & Sewer Superintendent
Hayden Carnell, Highway Superintendent

REGULAR MEETING – CALL TO ORDER

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

1) PUBLIC HEARING: TENTATIVE SPECIAL DISTRICT ASSESSMENT HEARING

Supervisor Mace opened the Public Hearing at 7:00 PM. Town Clerk, Marilee J. Calhoun read the legal public notice and stated that she had an original affidavit of publication. Notice of said hearing was duly published in the Sullivan County Democrat on September 22, 2026 with same being posted at the Town Hall and website on September 14, 2026.

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

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

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

A motion to close the Public Hearing at 7:02 PM was made by Councilwoman Meddaugh and seconded by Councilman Pavese.

2) CONSOLIDATED HARRIS SEWER DISTRICT EXT. NO. 03 – 190 COLD SPRING ROAD (KA ANNEX, LLC., KOZY ACRES)

Supervisor Mace opened the Public Hearing at 7:03 PM. Town Clerk, Marilee J. Calhoun read the legal public notice and stated that she had an original affidavit of publication. Notice of said hearing was duly published in the Sullivan County Democrat on September 25, 2026 with same being posted at the Town Hall and website on September 16, 2026.

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

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

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

A motion to close the Public Hearing at 7:06 PM was made by Councilwoman Meddaugh and seconded by Councilman Schock.

APPROVAL OF MINUTES:

On a motion made by Councilwoman Meddaugh and seconded by Councilman Pavese the minutes of the September 15th, 2026 Regular Town Board Meeting were approved as presented.

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

On a motion made by Councilwoman Meddaugh and seconded by Councilman Pavese the minutes of the September 29th, 2026 Special Town Board Meeting and Budget Work-Session 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 commented on status of Iroquois Springs property acquisition, Zoning Revisions, Town Line Solar Project and the Critical Environmental Area Document.

CORRESPONDENCE:

- **Letter dated 09/18/2026 from Town Clerk Calhoun to Office of the New York State Comptroller** Re: Standard Work Day & Reporting Resolution.
- **Email dated 09/18/2026 from County of Sullivan Division of Planning** Re: Town of Bethel Local Law to Regulate Package Wastewater Treatment Plants.
- **Email dated 09/18/2026 from County of Sullivan Division of Planning** Re: Village of Monticello Nelshore Drive Zone Change, SBL # 113.-6-6.1.
- **Letter dated 09/30/2026 from Town Clerk Calhoun to Lebaum Company** Re: Theodore A. Kemp against Town of Thompson.
- **NYS Dept. of Taxation and Finance:** Check # 11196549, Dated: 09/11/2026 in the amount of $47,628.00, Payable to Town of Thompson – Local Government Aid to Municipalities.
- **Email dated 10/01/2026 from Dave Ohman, PE of Delaware Engineering, DPC** Re: Updates for WWYP Upgrade Projects for Kiamesha Lake, Emerald Green, & Sackett Lake.
- **Letter dated 10/05/2026 from Stephen Monteverde, NYS DEC to Supervisor Mace & Town Board** Re: Kiamesha Lake Sewer District Sewage Treatment Plant Annual Compliance Inspection "Satisfactory".

AGENDA ITEMS:

1) APPROVE: PROPOSED EXTENSION NO. 3 OF CONSOLIDATED HARRIS SEWER DISTRICT FOR 190 COLD SPRING ROAD (KA ANNEX, LLC., KOZY ACRES), SBL # 29.-1-21

A) NEGATIVE DECLARATION RESOLUTION UNDER SEQR

The Following Resolution Was Duly Adopted: Res. No. 401 of the Year 2026.

**********X

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

NEGATIVE DECLARATION UNDER SEQR

**********X

1. The Town Board of the Town of Thompson, by Resolution duly adopted at a regular meeting thereof, held on the 6th day of October, 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 6th day of October, 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 KA Annex LLC will not violate any of the criteria for determining environmental significance as set forth in Part 617 of the Regulations.

Motion by: Councilwoman Melinda S. Meddaugh
Seconded by: Councilman Ryan T. Schock

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

B) RESOLUTION MAKING CERTAIN DETERMINATIONS IN RELATION TO PROPOSED EXTENSION

The Following Resolution Was Duly Adopted: Res. No. 402 of the Year 2026.

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 6th day of October, 2026, at 7:00 o'clock P.M., Prevailing Time.

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

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

ABSENT: Richard L. Benjamin, Jr., Councilman

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

RESOLUTION DATED OCTOBER 06, 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 15th, 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 6th day of October, 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.

Moved by: Councilwoman Melinda S. Meddaugh

Seconded by: Councilman John A. Pavese

The question of the adoption of the foregoing Resolution 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 resolution was thereupon declared duly adopted.

* * * * * * * *

C) RESOLUTION PRELIMINARILY APPROVING EXTENSION NO. 3 SUBJECT TO PERMISSIVE REFERENDUM

The Following Resolution Was Duly Adopted: Res. No. 403 of the Year 2026.

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 6th day of October, 2026, at 7:00 o'clock P.M., Prevailing Time.

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

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

ABSENT: Richard L. Benjamin, Jr., Councilman

The following resolution was moved and seconded, to wit,

RESOLUTION DATED OCTOBER 06, 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 15, 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 October 06, 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 KA Annex LLC. 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 A 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.

Moved by: Councilwoman Melinda S. Meddaugh

Seconded by: Councilman Ryan T. Schock

The question of the adoption of the foregoing Resolution 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 resolution 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.

2) RE-SCHEDULE TUESDAY, NOVEMBER 3RD TOWN BOARD MEETING TO WEDNESDAY, NOVEMBER 4TH AT 7PM DUE TO GENERAL ELECTION DAY
The Following Resolution Was Duly Adopted: Res. No. 404 of the Year 2026.

Resolved, that due to General Election Day, the Tuesday, November 3rd, 2026 regularly scheduled Town of Thompson Town Board meeting hereby be rescheduled to Wednesday, November 4th, 2026, 7:00 PM and the Town Clerk is hereby directed to advertise same in the official newspaper of the Town.
Moved by: Councilwoman Meddaugh Seconded by: Councilman Pavese
Vote: Ayes 4 Mace, Meddaugh, Pavese, and Schock
Nays 0
Absent 1 Benjamin

3) RESOLUTION TO ESTABLISH DATE FOR PUBLIC HEARING: PROPOSED LOCAL LAW NO. 05 OF 2026 – OVERRIDE TAX LEVY LIMIT
The Following Resolution Was Duly Adopted: Res. No. 405 of the Year 2026.

At a regular meeting of the Town Board of the Town of Thompson held at the Town Hall, 4052 Route 42, Monticello, New York on October 06, 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 06, 2026, a proposed Local Law No. 05 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 04, 2026 at 7:00 P.M., or as soon thereafter as said Public Hearing shall be convened, at the Town Hall, 4052 Route 42, Monticello, New York, and at least three (3) days' notice of such Public Hearing be given by the Town Clerk of the Town of Thompson by due posting thereof on the bulletin board of the Town of Thompson and by publishing such Notice at least once in the official newspaper of said Town.

Moved by: Councilwoman Melinda S. Meddaugh

Seconded by: Councilman John A. Pavese

Adopted on Motion October 06, 2026

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

LOCAL LAW FILING

Town of Thompson

Proposed Local Law No. 05 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.

4) REVIEW & APPROVE: CONTRACT ADDENDUM: BETWEEN ATTORNEY STEVEN VEGLIANTE OF WHITEMAN, OSTERMAN, & HANNA, LLP.
The Following Resolution Was Duly Adopted: Res. No. 406 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby approves the 2026 Addendum to Consulting Agreement between Planning and Zoning Board Consulting Attorney Steven Vegliante of Whiteman, Osterman, & Hanna, LLP and the Town of Thompson to include additional legal services involving more complex matters identified in Exhibit "A" and authorizes the Town Supervisor to sign the Addendum.
Moved by: Councilwoman Meddaugh Seconded by: Councilman Schock
Vote: Ayes 4 Mace, Pavese, Meddaugh, and Schock
Nays 0
Absent 1 Benjamin

5) LAKEVIEW ESTATES OF MONTICELLO, LLC: RESOLUTION TO ACCEPT IRREVOCABLE OFFER OF DEDICATION OF SEWER PUMP STATION AND AUTHORIZE SUPERVISOR TO EXECUTE NECESSARY TRANSFER DOCUMENTS, ALSO DISCUSS RELEASE OF SITE WORK PERFORMANCE BOND

A) The Following Resolution Was Duly Adopted: Res. No. 407 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby approves the presented Irrevocable Offer of Dedication of Sewer Pump Station being made by Lakeview Estates of Monticello, LLC and authorize the Town Supervisor to execute the necessary transfer documents, subject to receipt of transfer documents and review by Town Attorney.
Moved by: Councilwoman Meddaugh Seconded by: Councilman Pavese
Vote: Ayes 4 Mace, Pavese, Meddaugh, and Schock
Nays 0
Absent 1 Benjamin

B) The Following Resolution Was Duly Adopted: Res. No. 408 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the return of a Site Work Performance Bond in the amount of $52,166.63 to Lakeview Estates of Monticello, LLC subject to receipt and approval of the transfer documents for Sewer Pump Station.
Moved by: Councilman Pavese Seconded by: Councilman Schock
Vote: Ayes 4 Mace, Pavese, Meddaugh, and Schock
Nays 0
Absent 1 Benjamin

6) SACKETT LAKE SEWER DISTRICT (TYLER WHEAT PROPERTY, SBL#'S 59.-1-75.1 & 59.-1-75.2 AND ARI JACOBS PROPERTY SBL# 59.-1-75.3) – AUTHORIZE PREPARATION OF MAP, PLAN, & REPORT
The Following Resolution Was Duly Adopted: Res. No. 409 of the Year 2026.

At a regular meeting of the Town Board of the Town of Thompson held at the Town Hall, 4052 Route 42, Monticello, New York on October 06, 2026

RESOLUTION PURSUANT TO TOWN LAW FOR THE PROPOSED EXTENSION NO. 07 OF THE SACKETT LAKE SEWER DISTRICT IN THE TOWN OF THOMPSON

WHEREAS, Tyler Wheat has made a request to the Town Board of the Town of Thompson to extend the Sackett Lake Sewer District, a Special Improvement District heretofore created in said Town, to include certain parcels of property, namely SBL 59-1-75.1, 59-1-75.2 and 59-1-75.3 (Sackett Lake Road); and

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

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

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

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

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

3. That MHE Engineering, D.P.C., of 33 Airport Center Drive, Suite 202, New Windsor, New York 12553, be, and they hereby are, retained at a cost not to exceed $5,000.00, of which said monies are to be paid by the developer, to prepare a general map and plan for the extension of the sewer facilities and services to the area known as the Sackett Lake Sewer District.

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

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

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

7. That in the event that the said Sackett Lake Sewer District shall be extended as herein proposed, and shall thereafter be approved pursuant to the provisions of the Town Law, the expense incurred by the Town for the preparation of the maps and plans and other services therefor

shall be deemed to be part of the cost of such improvement, and the Town shall be reimbursed the amount paid therefor, or such portion of that amount which the Town Board at the public hearing held pursuant to the Town Law shall allocate against such District.

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

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

Moved by: Councilman Ryan T. Schock

Seconded by: Councilwoman Melinda S. Meddaugh

The Members voted on the foregoing Resolution as follows:

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

7) AUTHORIZE PAYMENT APPLICATION #2 FROM TAM ENTERPRISES FOR HARRIS PUMP STATION PHASE NO. 01 PROJECT

The Following Resolution Was Duly Adopted: Res. No. 410 of the Year 2026.

Resolved, that the application # 2 for Payment in the amount of $43,969.80 with TAM Enterprises, Inc., for the Harris Pump Station Phase No. 01 Project hereby be approved and the Town Supervisor hereby be authorized to execute said application for payment.

Moved by: Councilman Schock Seconded by: Councilwoman Meddaugh

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

8) REVIEW & AUTHORIZE A SUPPLEMENTAL CERTIFICATE & DISBURSEMENT #3 FROM NYS EFC FOR HARRIS SEWER DISTRICT IMPROVEMENT PROJECT NO. C3-5378-02-00

The Following Resolution Was Duly Adopted: Res. No. 411 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby approves the Supplemental Certificate and Cost Summary No. 03 in the amount of $109,433.38 with the New York State Environmental Facilities Corp for the Harris Sewer District

Improvement Project (Project No.: C3-5378-02-00) and that the Town Supervisor hereby be authorized to execute the Supplemental Certificate as presented.
Motion by: Councilwoman Meddaugh Seconded by: Councilman Pavese
Vote: Ayes 4 Mace, Pavese, Meddaugh, and Schock
Nays 0
Absent 1 Benjamin

9) AMEND RES. 315 OF 2026 RE: PURCHASE OF TELEDYNE ISCO 5800 REFRIGERATED SAMPLER TO CORRECT THE AMOUNT FROM $11,440.00 TO $11,444.00

The Following Resolution Was Duly Adopted: Res. No. 412 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the correction to Resolution No. 315 of the Year 2026 to read as follows:

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 **$11,444.00** (Plus Shipping Costs) for Emerald Green WWTP.

Further Be It Resolved, that the minutes of the July 7th, 2026 Regular Town Board Meeting be amended to reflect correction pertaining to Resolution No. 315 of the Year 2026, which shall read as per adopted Resolution No. 412 of the Year 2026.

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

10) RESOLUTION TO ADOPT THE 2026 SULLIVAN COUNTY HAZARD MITIGATION PLAN

The Following Resolution Was Duly Adopted: Res. No. 413 of the Year 2026.

TOWN OF THOMPSON, NEW YORK
RESOLUTION NO. 413 OF 2026
A RESOLUTION OF THE TOWN OF THOMPSON
ADOPTING THE 2026 SULLIVAN COUNTY HAZARD MITIGATION PLAN

WHEREAS the TOWN OF THOMPSON TOWN BOARD recognizes the threat that hazards pose to people and property within Town of Thompson; and

WHEREAS the Town of Thompson 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 of Thompson from the impacts of future hazards and disasters; and

WHEREAS adoption by the Town of Thompson 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 OF THOMPSON, New York, THAT:
Section 1. In accordance with Town of Thompson Code, the Town of Thompson Town Board 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.

Moved by: Councilwoman Melinda S. Meddaugh

Seconded by: Councilman Ryan T. Schock

Adopted on Motion October 06, 2026

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

11) ESTABLISH DATE FOR BID OPENING – PROPANE PRODUCTS (MONDAY, OCTOBER 19TH, 2026 AT 2PM)
The Following Resolution Was Duly Adopted: Res. No. 414 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson advertise for bids for Propane Delivery, in accordance with specifications prepared therefore, said bids to be opened on Monday, October 19th, 2026, at 2:00 o'clock P.M., Prevailing Time, at the Town Hall, 4052 Route 42 North, Monticello, New York, and the Town Clerk be, and she hereby is directed to advertise for bids in the official newspaper of the Town.
Moved by: Councilman Schock Seconded by: Councilwoman Meddaugh
Vote: Ayes 4 Mace, Schock, Meddaugh, and Pavese
Nays 0
Absent 1 Benjamin

12) ESTABLISH DATE FOR BID OPENING – SODIUM BI-CARBONATE (MONDAY, OCTOBER 19TH, 2026 AT 2PM)
The Following Resolution Was Duly Adopted: Res. No. 415 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson advertise for bids for Sodium Bi-Carbonate, in accordance with specifications prepared therefore, said bids to be opened on Monday, October 19th, 2026, at 2:00 o'clock P.M., Prevailing Time, at the Town Hall, 4052 State Route 42, Monticello, New York, and the Town Clerk be, and she hereby is directed to advertise for bids in the official newspaper of the Town.
Motion by: Councilwoman Meddaugh Seconded by: Councilman Schock
Vote: Ayes 4 Mace, Meddaugh, Pavese, and Schock
Nays 0
Absent 1 Benjamin

13) AUTHORIZE 1-YEAR EXTENSION OF BID TO 12/31/2027: BULK SODIUM HYPOCHLORITE
The Following Resolution Was Duly Adopted: Res. No. 416 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the Bid Extension for Bulk Sodium Hypochlorite for (1) Additional Year with the same terms and conditions as specified in the Bid Specifications and that said Bid shall be Extended to Wechsler Pool & Supply Co. as per mutual agreement of both Bidder and Town effective until 12/31/2027.
Moved by: Councilman Schock Seconded by: Councilman Pavese
Vote: Ayes 4 Mace, Pavese, Schock, and Meddaugh
Nays 0
Absent 1 Benjamin

14) DISCUSS: VPK CAPITAL, LLC – JOINT PUBLIC HEARING WITH VILLAGE OF MONTICELLO, RE-SCHEDULED TO WEDNESDAY, 11/04/2026, 6PM (TENTATIVE DATE)
The Following Resolution Was Duly Adopted: Res. No. 417 of the Year 2026.

Resolved, that the Town of Thompson authorizes holding a Joint Public Hearing with the Village of Monticello on Wednesday, November 04, 2026 at 6:00 P.M. (pending Village approval) to be held at the Village of Monticello Village Hall, 2 Pleasant Street, Monticello NY for the purpose of considering the annexation petition of VPK Capital, LLC for property located 25 Hay Street, Monticello presently located in the Town of Thompson, SBL # 22.-1-4. Notice of said hearing will be published in the official newspapers for the Town, which requires Village publication as well.
Moved by: Councilwoman Meddaugh Seconded by: Councilman Pavese
Vote: Ayes 4 Mace, Pavese, Meddaugh, and Schock
Nays 0
Absent 1 Benjamin

15) DISCUSS: BUILDING DEPARTMENT FEES
Supervisor Mace stated that the Building Departments Fees have not been updated in seven years. He provided a Proposed Residential Fee Schedule and Commercial Fee Schedule for consideration. He asked the Board to review and is considering putting this matter on the Re-Organizational Agenda so the fees are reviewed every year.

16) BILLS OVER $5,000.00 – HIGHWAY DEPARTMENT
The Following Resolution Was Duly Adopted: Res. No. 418 of the Year 2026.

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

Winter Equipment Company **$14,174.40 Total Cost**
Invoice # 69467 – Plow edges for upcoming winter.
Moved by: Councilman Pavese Seconded by: Councilman Schock
Vote: Ayes 4 Mace, Pavese, Meddaugh, and Schock
Nays 0
Absent 1 Benjamin

16) BILLS OVER $5,000.00 – WATER & SEWER DEPARTMENT
The Following Resolution Was Duly Adopted: Res. No. 419 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, DPC **$7,566.90 Total Cost**
Invoice # 20-2090-29 – For engineering services through August 2026 on the Kiamesha Lake WWTP Upgrade Project.
Moved by: Councilman Schock Seconded by: Councilwoman Meddaugh
Vote: Ayes 4 Mace, Pavese, Meddaugh, and Schock
Nays 0
Absent 1 Benjamin

17) BUDGET TRANSFERS & AMENDMENTS
There were no budget transfers or amendments.

18) ORDER BILLS PAID
The Following Resolution Was Duly Adopted: Res. No. 420 of the Year 2026.

Resolved, that all regular bills for the course of the month, which have been properly audited be approved for payment. A complete list of the regular bills as identified can be found appended to these minutes as per attached. [1]
Moved by: Councilwoman Meddaugh Seconded by: Councilman Schock
Vote: Ayes 4 Mace, Pavese, Schock, and Meddaugh
Nays 0
Absent 1 Benjamin

OLD BUSINESS:
There was no old business reported on.

[1] ATTACHMENT: ORDER BILLS PAID

NEW BUSINESS:

Supervisor Mace addressed the following matters that will be discussed in upcoming Town Board meetings:

- Petition For Speed Zone Reduction – Wild Turnpike, Rock Hill. Procedures for request for speed zone reduction were discussed.
- Retirement of Dog Control Officer Joanne Gerow Effective 12/31/2026. Discussion of proposed agreement with Town of Mamakating for Dog Control Services.
- Proposed Local Law prohibiting sleeping and camping on public property (Reviewed Village of Liberty Ordinance). Discussed local residents sleeping on sidewalks.

REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS

Supervisor Mace

- Shred Day Event that was held on Saturday, October 3rd, 2026.
- Assessor has received certification from NYS ORPTS.
- Sullivan County Budget Process & Sales Tax Increase.
- Budget Work-Session Reminder.

Director Weyer

- Parks & Recreation Committee Meeting – Discussed Tree & Bench Donations Program.
- Geocaching will be live starting this week.

Superintendent Messenger

- Village is having water issues. There was a big water leak near Apollo Plaza.
- Will bring the Vac Truck to the GL Cooke Elementary School for "Touch a Truck" Event Day.

Superintendent Somers

- Treats & Trails Event – Saturday, October 17th, 2026, 3PM-6PM at East Mongaup River Park.
- Christmas Spectacular Youth Trip – Sunday, November 22nd, 2026, 9AM-6PM.
- Fall Sports are going well and Winter Sports are coming up.

Superintendent Carnell

- Difficulty in maintaining sidewalks along lower East Broadway due to the water repairs done by the Village of Monticello. There will be issues come Winter regarding snow removal and accessibility if not repair properly.

PUBLIC COMMENT:

Bill Kapito via Zoom commented on Melody Lake Sewer Plant and Town Line Solar Project. Supervisor Mace requested Mr. Kapito make an appointment to meet with him to discuss the matter.

ANNOUNCEMENTS, REMINDERS & FOR YOUR INFORMATION

- 10/20/2026 at 5PM: Budget Work-Session
- 10/20/2026 at 7PM: Regular Town Board Meeting
- 11/04/2026 at 6PM: Joint Public Hearing with Village of Monticello Board of Trustees at Village Hall – Annexation Request of VPK Capital, LLC for 25 Hay Street, Monticello, SBL # 22.-1-4.
- 11/04/2026 at 7PM: Regular Town Board Meeting (Note: Meeting Date & Time Change from Tuesday, 11/03/2026 due to Election Day).
- 11/04/2026 at 7PM: Public Hearing – Proposed Local Law No. 05 of 2026 – Override Tax Levy Limit.
- 11/17/2026 at 7PM: Regular Town Board Meeting.

ADJOURNMENT

On a motion made by Councilwoman Meddaugh and seconded by Councilman Schock the meeting was adjourned at 8:01 PM. All board members voted in favor of adjourning the meeting.

Respectfully Submitted By:

Marilee J. Calhoun

Marilee J. Calhoun, Town Clerk

RECEIVED
OCT 14 2026
TOWN CLERK
TOWN OF THOMPSON

Marilee Calhoun (Town of Thompson)

From: David Fanslau [redacted]
Sent: Wednesday, October 14, 2026 7:22 AM
To: HighwaySuper@thompsonny.gov
Cc: supervisor@thompsonny.gov; mmeddaugh@thompsonny.gov; rschock@thompsonny.gov; jpavese@thompsonny.gov; rbenjamin@thompsonny.gov; marilee@thompsonny.gov
Subject: Road Condition on Chelsea Lane—Written Notice of Dangerous Condition and Vehicle Damage
Attachments: Chelsea Lane Road conditions notice 10142026.pdf

Dear Superintendent Carnell:

Please see my attached letter regarding the unacceptable road condition on Chelsea Lane—Written Notice of Dangerous Condition and Vehicle Damage.

Please respond that you have received this communication, and a hard target plan to correct the unacceptable road condition, and for the repaving of Chelsea Lane to the standard of the recent paving on Lake Louise Marie Road.

Respectfully,

David P. Fanslau

[redacted]

RECEIVED
OCT 14 2026
TOWN CLERK
TOWN OF THOMPSON

DAVID P. FANSLAU, M.G.A.
[redacted]

Via email: HighwaySuper@thompsonny.gov

October 14, 2026

Hayden Carnell
Highway Superintendent
Town of Thompson Highway Department
33 Jefferson Street
Monticello, NY 12701

Re: Road Condition on Chelsea Lane—Written Notice of Dangerous Condition and Vehicle Damage

Dear Superintendent Carnell:

I have been a property owner and resident on Chelsea Lane for the past 20 years. The road's condition has deteriorated rapidly, and your predecessor last performed maintenance on Chelsea Lane several years ago.

Of particular concern is a large, obvious sinkhole and substantial dip in the roadway in the area between 12, 13, and 16 Chelsea Lane. This condition forces motorists to drive along the very edge of the road to avoid damaging their vehicles. It presents an unacceptable hazard requiring prompt inspection and corrective action.

Please accept this letter as formal written notice of this dangerous roadway condition and notice of my claim for damage to my vehicles, including damage to the suspension, shocks, brakes, and tires, resulting from having to navigate over and through this sinkhole and depressed section of roadway. Please advise me of the Town's procedure for submitting supporting documentation and pursuing reimbursement for these damages.

I respectfully request that the Town of Thompson repave Chelsea Lane to a standard comparable to the recent repaving of Lake Louise Marie Road. That work represents the proper, comprehensive paving Chelsea Lane needs, rather than the subpar maintenance performed by your predecessor.

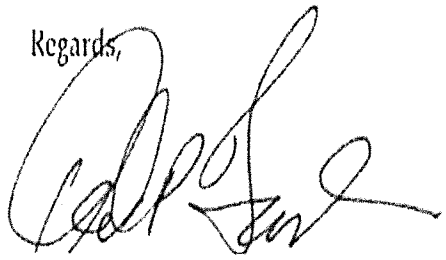
Please contact me by email at your earliest opportunity to advise when Chelsea Lane will be repaved and, most importantly, when the obvious sinkhole and large dip near the

addresses identified above will be corrected. The hazardous condition must be addressed as soon as practicable, particularly with winter rapidly approaching. If full repaving cannot occur promptly, I request immediate corrective repairs to make this section of the road safe.

Please acknowledge receipt of this written notice and provide a specific timetable for inspection and corrective action.

Thank you for your prompt attention to this matter.

Regards,



CC: via email: supervisor@thompsonny.gov
mmeddaugh@thompsonny.gov
rschock@thompsonny.gov
jpavese@thompsonny.gov
rbenjamin@thompsonny.gov
marilee@thompsonny.gov

AI-2

JK EXPEDITING SERVICES CORP.

390 BROADWAY - PO BOX 369

MONTICELLO, NY 12701 PHONE 845-796-9110

September 22, 2026

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

RE: **Request for Consideration of a Sewer District Extension**
Consolidated Kiamesha Sewer District
328 Fraser Road
Town of Thompson, SBL 10.-9-3.1 & 2

Dear Supervisor Mace and Town Board Members;

I represent the owner of the property mentioned above regarding a proposal to annex the property into the Consolidated Kiamesha Sewer District to provide municipal sewer service.

The parcels are currently improved with an existing single-family home. The owner proposes to demolish the existing structure and construct a new, larger single-family home.

The projected flow for this project would be 880 gallons per day (8 bedrooms x 110 gpd per bedroom).

Although the entire property is presently located outside the Consolidated Kiamesha Sewer District, an existing sewage pump station exists on the property and previously served some bungalow units formerly located on these parcels. Based upon discussions between Town Water and Sewer Superintendent Mike Messenger and the project engineer Glenn Smith, it is understood that the entire property should be annexed into the Consolidated Kiamesha Sewer District as part of the proposed project.

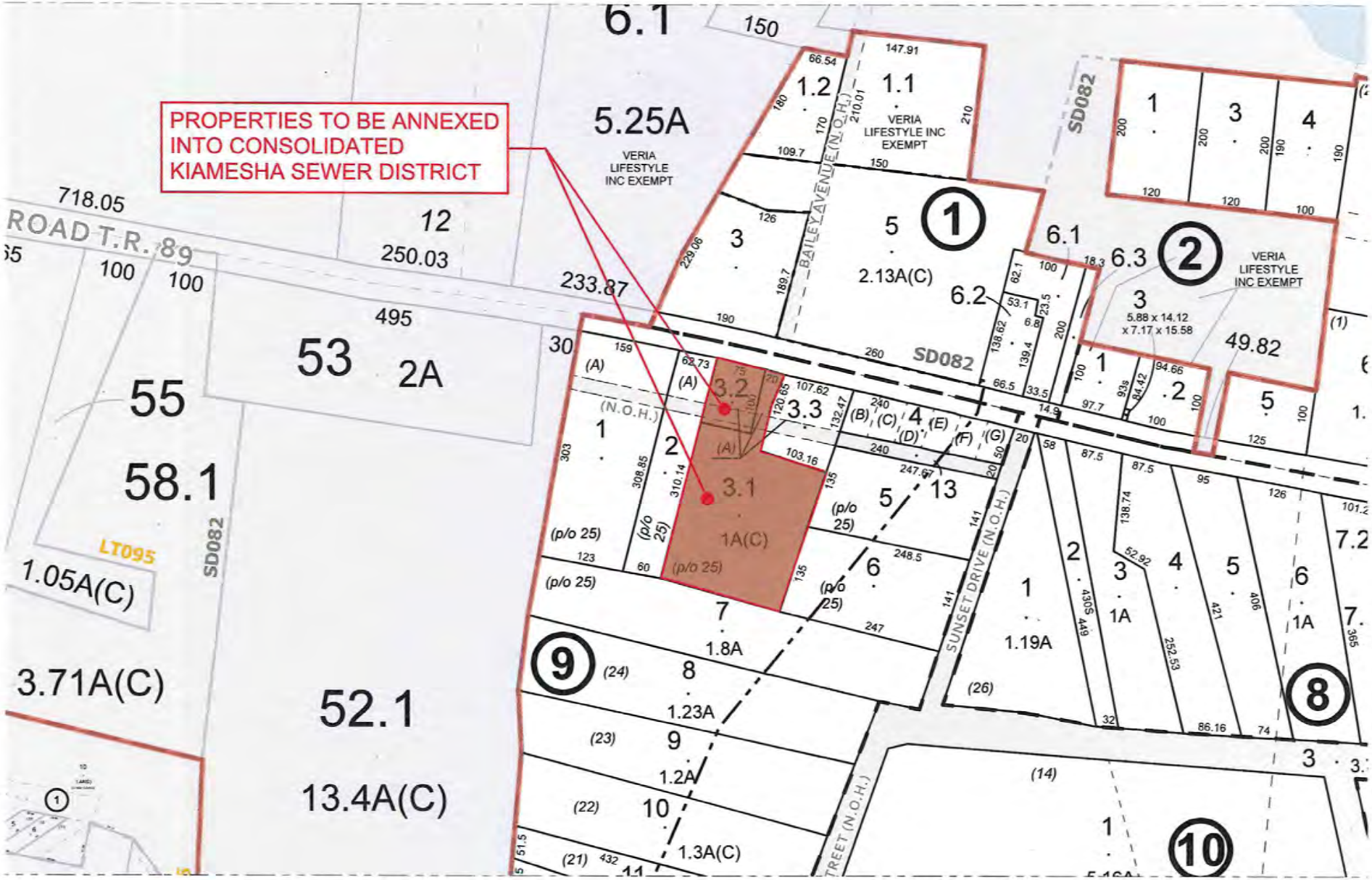
Attached is a tax map showing the parcels to be annexed into the Consolidated Kiamesha Sewer District.

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

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

Sincerely,

Joel Kohn


PROPERTIES TO BE ANNEXED INTO CONSOLIDATED KIAMESHA SEWER DISTRICT
ROAD T.R. 89
SD082
BAILEY AVENUE (N.O.H.)
SUNSET DRIVE (N.O.H.)
VERIA LIFESTYLE INC EXEMPT
5.25A
2.13A(C)
1.05A(C)
3.71A(C)
52.1
13.4A(C)
1A(C)
1.8A
1.23A
1.2A
1.3A(C)
1.19A
LT095
718.05
250.03
233.87
495
49.82
5.88 x 14.12 x 7.17 x 15.58

Marilee Calhoun (Town of Thompson)

From: Joel Kohn <joel@jkexpediting.com>
Sent: Wednesday, October 7, 2026 12:02 PM
To: Scott Mace (Town of Thompson Supervisor)
Cc: Marilee (Town of Thompson)
Subject: Re: 328 Fraser Rd. - Sewer Distrcit Extension Request
Attachments: REQUEST FOR CONSOLIDATED KIAMESHE SEWER DISTRICT EXTENSION - JK.pdf

Good afternoon Scott,

Please let me know if this project can be put on the next Town Board agenda.

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

Sincerely,

EXPEDITING SERVICES

Joel Kohn
JK Expediting Services
390 Broadway, Suite 1 | P.O. Box 369 |
Monticello, NY 12701
(845) 796-9110
Joel@jkexpediting.com

On Tue, Sep 22, 2026 at 12:43 PM Joel Kohn <joel@jkexpediting.com> wrote:
Good morning,

See attached.

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

EXPEDITING
SERVICES

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 20th day of October, 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
RICHARD L. BENJAMIN, JR., Councilman

----------X

In the Matter of
Proposed Extension No. 4 of the **CONSOLIDATED ROCK HILL-EMERALD GREEN SEWER DISTRICT** in the Town of Thompson, Sullivan County, New York.

----------X

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 #4 of the Consolidated Rock Hill-Emerald Green 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 October 2, 2026, 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 Rock Hill-Emerald Green Sewer District, as extended, consists of providing a means by which 828 Broadway, LLC (T/O Thompson Tax Map Parcel # 52-1-14.1) may dispose of sewage by becoming part of the said Consolidated Rock Hill-Emerald Green 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, 828 Broadway, LLC, and

WHEREAS, the annual average cost for a typical single-family residence would be *Seven Hundred Sixty-Two and 90/100 ($762.90) 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 Rock Hill-Emerald Green 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 4th day of November, 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.

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, SUPERVISOR	VOTING	Aye
JOHN A. PAVESE, COUNCILMAN	VOTING	Aye
MELINDA S. MEDDAUGH, COUNCILWOMAN	VOTING	Aye
RYAN T. SCHOCK, COUNCILMAN	VOTING	Aye
RICHARD L. BENJAMIN, JR., COUNCILMAN	VOTING	Aye

The order was thereupon declared duly adopted.

* * * * * * *

Marilee Calhoun (Town of Thompson)

From: Matthew Sickler <msickler@mhepc.com>
Sent: Tuesday, October 6, 2026 12:13 PM
To: Scott Mace (supervisor@thompsonny.gov); mmessenger@thompsonny.gov; 'Michael Mednick'
Cc: Marilee (Town of Thompson)
Subject: Emerald Green SD extension 4 MPR
Attachments: Rock Hill Sewer District Ext 4 MPR 10-2-26 FINAL COMPILED.pdf

I've attached a revised MPR for EG extension 4 based upon Mike's comments. Please let me know if you have any additional comments or revisions.
Thanks!
Matt

MHE ENGINEERING
111 Wheatfield Drive, Suite 1
Milford, PA 18337

Matthew Sickler P.E.
Associate

Office: (570) 296-2765
Fax: (570) 296-2767
msickler@mhepc.com | www.mhepc.com

MHE ENGINEERING

MAP, PLAN AND REPORT

FOR

EXTENSION NO. 4

OF THE

CONSOLIDATED ROCK HILL - EMERALD GREEN SEWER DISTRICT

TOWN OF THOMPSON
SULLIVAN COUNTY, NEW YORK

Prepared for:
Town of Thompson
4052 Route 42
Monticello, NY 12701

Prepared by:
MHE Engineering, D.P.C.
111 Wheatfield Drive, Suite 1
Milford, PA 18337

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

Job No.: 95-55.1; 26-103
Draft Date: 2 October 2026

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

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

Table of Contents

		Page
A.	**Introduction**	1
B.	**Benefit Area**	1
C.	**Background**	1
D.	**Proposed Development**	2
E.	**Proposed Improvements**	2
F.	**Regulatory Approvals**	2
G.	**Project Costs**	3
H.	**Ownership and Operations**	3
I.	**Annual Costs**	3
J.	**Conclusions**	4

Attachment 1	Correspondence and Town Board Resolution
Attachment 2	Consolidated Rock Hill – Emerald Green Sewer District Map
Attachment 3	Description of Sewer District Extension
Attachment 4	2020 Schedule of Points
Attachment 5	Local Law 04 of 2025

A. *INTRODUCTION*

828 Broadway LLC is proposing the reconstruction of an existing gas station/mini-mart in the Town of Thompson at the intersection of Lake Louise Marie Road, Wolf Lake Road, and the NYS I-86 east bound ramp. To address sanitary sewer needs related to the proposed development, the owner has petitioned the Town of Thompson Town Board for the extension of the Consolidated Rock Hill – Emerald Green Sewer District. The Town Board, therefore, authorized MHE Engineering, D.P.C. on June 16, 2026 to prepare the following Map, Plan and Report for the Sewer District Extension. The Town Board resolution is provided as Attachment No.1 to this report.

B. *BENEFIT AREA*

The District extension will include tax map parcel 52.-1-14.1 which consists of approximately 1 acre. The parcel address is 686 Wolf Lake Road, Rock Hill, New York 12775. The parcel is located within the Town's Highway Commercial – 1 (HC-1) zoning district.

The District boundary and parcel to be added is more formerly shown on Attachment No. 2 and described in Attachment No. 3.

C. *BACKGROUND*

The Consolidated Rock-Hill-Emerald Green Sewer district provides services to the general Emerald Green residential community area and the Rock Hill business area. Wastewater flows are collected in a system of gravity sewer mains for conveyance to the wastewater treatment plant located on Lake Louise Marie Road. There are also 11 pump stations within the system. The location of the wastewater treatment plant and pump stations are shown on the District Plan in Attachment No. 2. The district contains approximately 1,500 properties of which approximately 60% are residential and 40% commercial.

The existing WWTP has a design capacity of 410,000 gallons per day. As the WWTP is approximately 35 years old, upgrades and an expansion of the WWTP capacity to 475,000 gallons are currently being undertaken by the Town. The most recent annual average flow for the WWTP was 0.233 MGD.

D. *PROPOSED DEVELOPMENT*

828 Broadway LLC is proposing the reconstruction of the existing gas station/mini-mart on parcel 52.-1-14.1. The project consists of replacing the existing structure with an approximate 3,524 square foot building which will consist of a convenience store and additional retail space. Parking, stormwater facilities, fueling islands with canopies and access driveways will also be constructed on the site. The owner is proposing to connect to the Emerald Green public water supply system for a source of potable water for the project. The facility is expected to generate approximately 1,530 gallons of wastewater per day at full capacity. Sewer flows at the WWTP are, therefore, not expected to increase substantially, and the WWTP has the capacity to accept the flows generated by the proposed project.

E. *PROPOSED IMPROVEMENTS*

The property is located to the west of Wolf Lake Road. An existing 8" diameter gravity sewer main with collection system manhole 4A-01 is located on the east side of Wolf Lake Road. This collection system at this location conveys flows to existing pump station 4, which is also located on the east side of Wolf Lake Road by the project site. This pump station accepts flows from approximately 30 single family dwellings and has sufficient capacity to accept flows generated from the project without additional improvements.

The project will require the design and construction of a pump station on the project site to discharge flows to manhole 4A-01 due to elevations in the project area. This pump station will only serve the project site.

F. *REGULATORY APPROVALS*

The proposed project does not generate in excess of 2,500 gpd of sewage and does not meet the definition of a sewer extension per 6 NYCRR Part 750 1.2(83). Therefore, sewer extension approval by the NYS DEC is not required for this project. A permit for connection to the existing collection system will be required from the Town of Thompson Sewer Department and a road opening permit will need to be obtained from the Town of Thompson Highway Department.

G. *PROJECT COSTS*

The onsite collection system, pump station and force main necessary to connect to manhole 4A-01 will be constructed and paid for by the project developer. As noted above, additional improvements to existing infrastructure and costs to the District are not anticipated.

The proposed District Extension No. 4 will require 1,530 gpd of the available capacity at the existing WWTP. New system users are required to pay for the portion of reserve capacity that they are acquiring. The current rate for reserve capacity is $25.00 per gallon per day. The total capacity cost for District Extension No. 4, at 1,530 gpd, is therefore $38,250.00.

H. *OWNERSHIP AND OPERATIONS*

Upon completion of construction, the onsite collection system, pump station and force main (to the point of connection with the District gravity collection system) will be owned and operated by the property owner. The District will continue to operate the existing District collection system and treatment plant.

I. *ANNUAL COSTS*

The Town of Thompson currently assesses annual debt costs and operation and maintenance (O&M) costs on a point system, which is based upon property use classification. The current schedule of points for the District is provided in Attachment 4.

The annual sewer fee for a parcel in the District Extension will be calculated by multiplying the sewer points for the property classification by the cost per point. Parcels are assigned Rent points which are for operations and maintenance (O&M) of the system and Debt points which are assessed for payment of debt associated with capital construction of the system.

The Town Board passes Local Laws which establish the fee charged per point for Rent and Debt for each sewer district. The Board most recently passed Local Law 04 of 2025 which established these rates for the Rock Hill/Emerald Green Consolidated Sewer District. A copy of Local Law 04 of 2025 is

provided in Attachment 5. The current rate for the District is $59.39 per Rent point and $16.90 per Debt point.

The current parcel has property classification 486, which is small commercial/mini-marts. The schedule of points indicates that parcels with classification 486 are assessed 30 Rent points and 30 Debt points. If the parcel is annexed into the District, the resulting sewer fees are calculated as follows:

O&M (Rent) 30 Points ($59.39/Point) = $1,781.70

Capital Debt 30 Points ($16.90/Point) = $507.00

Total Annual Cost = $2,288.70

A single family home within the district will continue to be assessed 10 Rent points and 10 Debt points in accordance with the schedule provided in Attachment 4 as follows:

O&M (Rent) 10 Points ($59.39/Point) = $593.90

Capital Debt 10 Points ($16.90/Point) = $169.00

Total Annual Cost = $762.90

J. ***CONCLUSIONS***

The costs associated with the annexation of the 828 Broadway LLC property and project into the Consolidated Rock Hill/Emerald Green District and the costs assessed to the proposed project have been identified above. The District will not issue or assume any debt for the extension and O&M costs will not change.

Respectfully submitted,



MHE Engineering, D.P.C.
Matthew Sickler, P.E.

ATTACHMENT 1

CORRESPONDENCE AND TOWN BOARD RESOLUTION

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 June 16, 2026

RESOLUTION PURSUANT TO TOWN LAW FOR THE PROPOSED EXTENSION NO. 04 OF THE CONSOLIDATED ROCK HILL-EMERALD GREEN SEWER DISTRICT IN THE TOWN OF THOMPSON

WHEREAS, 828 Broadway LLC, has made a request to the Town Board of the Town of Thompson to extend the Consolidated Rock Hill-Emerald Green Sewer District, a Special Improvement District heretofore created in said Town, to include certain parcel of property, namely SBL 52-1-14.1 (686 Wolf Lake Road, Rock Hill); and

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

WHEREAS, the said Town Board is desirous of preparing a general map and plan for providing sewer facilities in the aforesaid area of said Town and to appropriate a specific amount to pay the cost of preparing said general map and plan, and for other services in connection therewith; the costs of which shall be borne by said applicant, 828 Broadway, LLC.

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

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

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

3. That MHE Engineering, D.P.C., of 33 Airport Center Drive, Suite 202, New Windsor, New York 12553, be, and they hereby are, retained at a cost not to exceed $5,000.00, of which said monies are to be paid by the developer, to prepare a general map and plan for the extension

of the sewer facilities and services to the area known as the Consolidated Rock Hill-Emerald Green Sewer District.

4. Legal fees incurred by the Town in connection with the extension of the Consolidated Rock Hill-Emerald Green Sewer District are to be paid by the applicant.

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

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

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

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

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

Moved by: Councilwoman Melinda S. Meddaugh

Seconded by: Councilman John A. Pavese

The Members voted on the foregoing Resolution as follows:

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

STATE OF NEW YORK:

COUNTY OF SULLIVAN SS.:

The undersigned, Town Clerk of the Town of Thompson, does hereby certify that the resolution for proposed Extension No. 04 of the Consolidated Rock Hill-Emerald Green Sewer District in the Town of Thompson and authorization of a map, plan and report with respect to the extension of a municipal district was adopted by said Town Board on June 16, 2026, a majority of all Town Board members voting in favor thereof, and the same has been compared with the original on file in my office and is a true and correct copy of said original and is in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on June 17, 2026.

Marilee J. Calhoun

Marilee J. Calhoun, Town Clerk

STATE OF NEW YORK)

COUNTY OF SULLIVAN) SS.:

I, the undersigned Clerk of the Town of Thompson, Sullivan County, New York, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Town Board of said Town, including the resolution contained therein, held on June 16, 2026, with the original thereof on file in my office, and that the same is a true and correct transcript therefrom and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Board had due notice of said meeting.

I FURTHER CERTIFY that, pursuant to Section 99 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public.

I FURTHER CERTIFY that PRIOR to the time of said meeting, I duly caused a public notice of the time and place of said meeting to be given to the following newspapers and/or news media as follows:

Newspaper and/or other news media	Date given
Sullivan County Democrat	01/09/2026
Bold Gold Media Group Radio Stations	01/09/2026

I FURTHER CERTIFY that PRIOR to the time of said meeting, I duly caused public notice of the time and place of said meeting to be conspicuously posted in the following designated public location(s) on the following dates:

Designated Location(s)	Date of Posting of posted notice
Town Hall & Town Website	01/09/2026
Village Hall	01/09/2026
Sullivan County Courthouse & Government Center	01/09/2026

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Town this 17th day of June, 2026.

Marilee J. Calhoun

Marilee J. Calhoun, Town Clerk

(CORPORATE SEAL)

NOTICE OF ADOPTION

PLEASE TAKE NOTICE, that the Town Board of the Town of Thompson, did duly adopt on the 16th day of June, 2026, a Resolution pursuant to the Town Law authorizing an appropriation for the preparation of maps and plans and other services for Extension No. 04 of the Consolidated Rock Hill-Emerald Green Sewer District in the Town of Thompson, and further retaining MHE Engineering, D.P.C. to prepare a general map and plan for providing increased sewer services and facilities to the Consolidated Rock Hill-Emerald Green Sewer District; that all maps and plans so prepared are to be filed with the Town Clerk; that the expenses incurred by the Town for such maps and plans and other services, including legal services, shall be a Town charge and shall be assessed, levied and collected in the same manner as other Town charges, except that the charges incurred will be paid for by the applicant; that in the event that the said district is approved, that the charges incurred by the Town for such maps and plans and other services shall be charged back to the said District when formed, and which resolution is subject to a permissive referendum.

Copies of the Resolution containing the full text thereof are available for inspection and review during normal business hours in the office of the Town Clerk of the Town of Thompson, 4052 Route 42, Monticello, New York.

Dated: Monticello, New York
June 16, 2026

Marilee J. Calhoun

Marilee J. Calhoun, Town Clerk

CERTIFICATE OF POSTING

I, **MARILEE J. CALHOUN,** Town Clerk of the Town of Thompson, do hereby certify that I posted a copy of the annexed Notice of Adoption of a Resolution for Extension No. 04 of the Consolidated Rock Hill-Emerald Green Sewer District pursuant to the Town Law on the bulletin board located in the Town Hall, 4052 Route 42, Monticello, New York, on June 18, 2026.

Dated: Monticello, New York
June 17, 2026

Marilee J. Calhoun

Marilee J. Calhoun, Town Clerk

Marilee Calhoun (Town of Thompson)

From: Marilee Calhoun (Town of Thompson) <marilee@thompsonny.gov>
Sent: Friday, June 19, 2026 9:18 AM
To: 'Legals'
Subject: Legal/Public Notice: Notice of Adoption Authorizing Preparation of a Map, Plan & Report for Proposed Ext. No. 04 of the Consolidated Rock Hill-Emerald Green Sewer District - 828 Broadway LLC (Billy Stop Property), SBL# 52.-1-14.1
Attachments: Consolidated RH-Emerald Green Sewer District Resolution - Auth. Map Plan & Report-June-16-2026.docx; Proposed Consolidated Rock Hill-Emerald Green Sewer District Extension No. 04 Notice of Adoption Authorizing Preparation of Map, Plan & Report.pdf

To Whom It May Concern:

Please publish the attached Notice of Adoption (Page 5 of the Word Document) regarding the above-mentioned matter once in next Tuesday's 06/23/2026 edition. Upon publication kindly send me (3) Affidavits of Publication for our records. Also, please confirm receipt of this email to advise that publication will run as requested and let me know if you have any questions. Thank you!

Sincerely,

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

THOMPSON
NEW YORK

This institution is an equal opportunity provider and employer.

Marilee Calhoun (Town of Thompson)

From: Legals <legals@sc-democrat.com>
Sent: Friday, June 19, 2026 10:44 AM
To: Marilee Calhoun (Town of Thompson)
Subject: Re: Legal/Public Notice: Notice of Adoption Authorizing Preparation of a Map, Plan & Report for Proposed Ext. No. 04 of the Consolidated Rock Hill-Emerald Green Sewer District - 828 Broadway LLC (Billy Stop Property), SBL# 52.-1-14.1

Received and scheduled page 5 for June 23

Legals
legals@sc-democrat.com

Deadline:
4PM Friday for Tuesday's Paper
4PM Wednesday for Friday's Paper

On Jun 19, 2026, at 9:17 AM, Marilee Calhoun (Town of Thompson) <marilee@thompsonny.gov> wrote:

To Whom It May Concern:

Please publish the attached Notice of Adoption (Page 5 of the Word Document) regarding the above-mentioned matter once in next Tuesday's 06/23/2026 edition. Upon publication kindly send me (3) Affidavits of Publication for our records. Also, please confirm receipt of this email to advise that publication will run as requested and let me know if you have any questions. Thank you!

Sincerely,

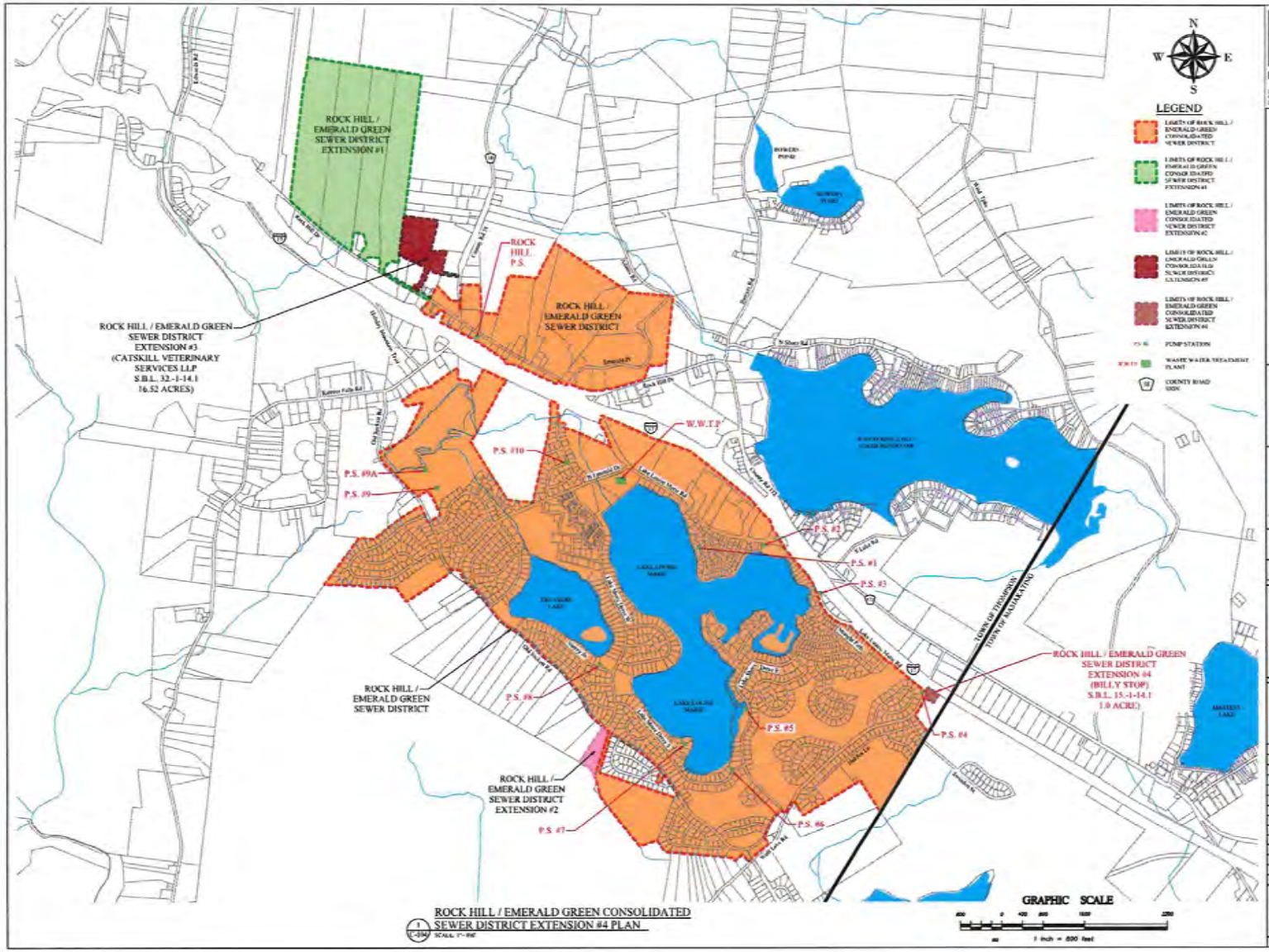
Marilee J. Calhoun
Town Clerk/Registrar
Town of Thompson
4052 State Route 42
Monticello, NY 12701-3221
Tele: (845) 794-2500 Ext. # 302
Fax: (845) 794-8600

This institution is an equal opportunity provider and employer.

<Consolidated RH-Emerald Green Sewer District Resolution - Auth. Map Plan & Report-June-16-2026.docx><Proposed Consolidated Rock Hill-Emerald Green Sewer District Extension No. 04 Notice of Adoption Authorizing Preparation of Map, Plan & Report.pdf>

ATTACHMENT 2

CONSOLIDATED ROCK HILL – EMERALD GREEN SEWER DISTRICT MAP



ROCK HILL / EMERALD GREEN CONSOLIDATED SEWER DISTRICT EXTENSION #4 PLAN

SCALE: 1"=800'

MHE ENGINEERING

UDIG·NY CALL 811

TOWN OF THOMPSON

4052 NEW YORK 42
MONTICELLO, N.Y. ZIP 12701

ROCK HILL / EMERALD GREEN CONSOLIDATED SEWER DISTRICT EXTENSION #4 PLAN

REVISIONS		
NO.	DESCRIPTION	DATE

ISSUED DATE	17 September, 2024
DESIGN BY:	M.J.S.
DRAWN BY:	G.K.S.
CHECKED BY:	M.J.S.
REVIEWED BY:	M.J.S.
SHEET NO:	C-104

ATTACHMENT 3

DESCRIPTION OF SEWER DISTRICT EXTENSION

Beginning at a point, being the northwest corner of Tax map parcel 52.-1-14.1, said corner also being on the southern boundary of New York State Route 17/Interstate 86 at the intersection with Wolf Lake Road and Lake Louise Marie Road; Thence

1. South 53 degrees 54 minutes and 4 seconds east a distance of 260.76 feet along the boundary of New York State Route 17/Interstate 86 to a found iron pin, being the southeastern corner of tax map parcel 52.-1-14.1 and the northwestern corner of tax map parcel 52.-1-14.2; thence

2. South 36 degrees 5 minutes and 56 seconds west a distance of 194.71 feet more along the western boundary of tax map parcel 52.-1-14.2 to a found iron pin; thence

3. North 53 degrees 54 minutes and 4 seconds west a distance of 191.72 feet more or less, along the boundary of tax map parcel 52.-1-14.2 to a point, said point being on the eastern boundary of Wolf Lake Road; thence

4. North 29 degrees 27 minutes and 28 seconds a distance of 8.47 feet more or less, along the eastern boundary of Wolf Lake Road, to a point; thence

5. Along a curve to the right with a radius of 214.46 feet for a length of 107.92 feet along the eastern boundary of Wolf Lake Road to a point; thence

6. North 17 degrees 11 minutes and 43 seconds east to a point, and also being the point of beginning; Containing 1.00 acres more or less.

ATTACHMENT 4

2020 SCHEDULE OF POINTS

Part 2
Sewer Rents

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

§ 194-35. Imposition of rents.

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

§ 194-36. Definitions and word usage.

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

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

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

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

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

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

§ 194-37. Disposition of sewer rent fund.

A. Revenue derived from sewer rents, including penalties and interest, shall be credited to a special fund, to be known as the "Sewer Rent Fund." Moneys in such fund shall be used in the following order:

(1) For the payment of the costs of operation, maintenance and repairs of the sewer system, or such part or parts thereof for which sewer rents have been established and imposed.

(2) For the payment of the interest on and amortization of, or payment of, indebtedness which has been or shall be incurred for the construction of the sewer system or such part or parts thereof for which sewer rents have been established and imposed (other than indebtedness, and the interest thereon, which is to be paid in the first instance from assessments upon benefited real property).

(3) For the construction of sewage treatment and disposal works with necessary appurtenances, including pumping stations, or for the extension, enlargement or replacement of, or additions to, such sewer systems, or part or parts thereof.

B. Such revenues from sewer rents shall not be used to finance the cost of any extension of any part of a sewer system (other than any sewage treatment and disposal works with necessary appurtenances, including pumping stations) to serve unsewered areas if such part has been constructed wholly or partly at the expense of real property especially benefited or for the payment of the interest on and the amortization of, or payment of, indebtedness which is to be paid in the first instance from assessments upon benefited real property.

§ 194-38. Computation of sewer rentals.

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

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

A. The Town shall annually review the total cost of operation and maintenance of the treatment works and revise the charges in order to accomplish the following:

(1) Generate sufficient revenue to pay the total operation and maintenance costs necessary to the proper operation and maintenance (including replacement) of the treatment works; and

(2) Apply excess revenues collected to the cost of operation and maintenance for the next year and adjust the rate accordingly.

B. The annual bill shall give a breakdown of the rate and portion of the charges attributable to wastewater treatment services.

C. The user charge system shall take precedence over any terms or conditions of agreements or contracts between the Town and users (including industrial users, special districts, other municipalities or federal agencies or installations) which are inconsistent with the requirements of Section 204(b)(1)(A) of the Act and these regulations.

§ 194-40. Rents to constitute lien.

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

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

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

§ 194-42. Collection authority.

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

ARTICLE IX

Consolidated Kiamesha Sewer District and Consolidated Rock Hill/Emerald Green Sewer District

[Added 12-15-1981 by L.L. No. 9-1981; amended 8-17-2021 by L.L. No. 8-2021]

§ 194-43. Imposition of rents.

Pursuant to the authority of Article 14-F of the General Municipal Law of the State of New York, titled "Sewer Rent Law," and any and all amendments thereto, there are hereby established and imposed sewer rents as a means of producing revenue for the Consolidated Kiamesha Sewer District and the Consolidated Rock Hill/Emerald Green Sewer District in the Town of Thompson and any sewer district created after the enactment of this article by said Town of Thompson in accordance with the statutes in such case made and provided.

§ 194-44. Definitions; interpretations.

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

CONSOLIDATED KIAMESHA SEWER DISTRICT — As heretofore been established by the Town Board of the Town of Thompson which consists of all parcels previously existing in the Anawana Lake Sewer District, Kiamesha Lake Sewer District, Harris Woods Sewer District and Lakeview Estates Sewer District, as all combined and incorporated into the Consolidated Kiamesha Sewer District.

CONSOLIDATED ROCK HILL/EMERALD GREEN SEWER DISTRICT — As heretofore been established by the Town Board of the Town of Thompson by the Town Board of the Town of Thompson and which consists of all parcels previously existing in the Emerald Green Lake Louise Marie Sewer District and the Rock Hill Sewer District, as all combined and incorporated into the Consolidated Rock Hill/ Emerald Green Sewer District.

PART — As used in relation to the term "sewer system," all lateral sewers or all branch sewers or all interceptor sewers or all trunk sewers and any sewage treatment and disposal works and private on-site wastewater disposal systems, each part with necessary appurtenances, including sewage pumping stations.

SEWER DISTRICT — Consolidated Kiamesha Sewer District and Consolidated Rock Hill/Emerald Green Sewer District of the Town of Thompson, as heretofore established by the Town Board of the Town of Thompson, or any sewer district created hereafter by said Town Board of the Town of Thompson in accordance with the statutes applicable thereto.

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

SEWER SYSTEM — All sewer pipes and other appurtenances which are used or

useful in whole or in part in connection with the collection, treatment or disposal of sewage, industrial waste and other wastes and which are owned, operated or maintained by the Town of Thompson acting for and on behalf of its sewer districts as defined herein, including sewage pumping stations and sewage treatment and disposal works and private on-site wastewater disposal systems, if any.

B. In the event of any conflict between the definitions contained herein and the definitions contained in § 451 of the General Municipal Law with respect to the imposition of sewer rents, the definitions provided for in said § 451 of the General Municipal Law shall control.

§ 194-45. Sewer rents.

The Town Board of the Town of Thompson shall, from time to time as hereinafter provided, adopt by resolution a scale of annual charges which shall establish and impose in the various sewer districts of the Town the charges for the use of the sewer system or any part or parts thereof. Such charges to be established and imposed by the Town shall be based on either:

A. The consumption of water on the premises connected with and served by the sewer system or such part or parts thereof;

B. The number and kind of plumbing fixtures on the premises connected with and served by the sewer system or such part of parts thereof;

C. The number of persons served on the premises connected with and served by the sewer system or such part or parts thereof;

D. The volume and character of sewage, industrial waste and other waste discharged into the sewer system or such part or parts thereof; or

E. Upon any other equitable basis determined by the Town Board, including but not limited to any combination of the foregoing.

§ 194-46. Schedule of points.

A. The Town Board of the Town of Thompson hereby determined that the schedule of rates for capital improvements and operation and maintenance expenses for properties included in each of the Sewer Districts and extension thereof of the Town of Thompson be computed as follows:

2020 Schedule of Points

This schedule refers to domestic, or sanitary, sewage.

Multiuse properties will be assigned points summed for each use.

Property Class	Property Use	* = per unit	Rent Points	Debt Points
210	Single-family dwellings	1 to 4 bedrooms	10	10
		5 or more bedrooms	20	20

2020 Schedule of Points

This schedule refers to domestic, or sanitary, sewage.

Multiuse properties will be assigned points summed for each use.

Property Class	Property Use	* = per unit	Rent Points	Debt Points
215, 220	Home with apartment, two-family dwellings		20	20
230	Three-family dwelling		30	30
260	Seasonal homes		10	10
280	Residential multistructure, multipurpose*		20	20
411	Apartment*	One-bedroom	7	7
		Two-bedroom	8	8
		Three-bedroom	10	10
Condominiums	Residences with HOA offering plans will be assigned a share of the points for the related common facilities			
270, 416	Mobile home, manufactured home parks*		5	5
260	Seasonal residences		10	10
414, 415, 418	Hotels, motels, inns			
	Office, first unit, small kitchen		20	20
	Each sleeping unit*		5	5
	Each efficiency unit*		6	5
417	Camps, cottages, bungalows; unheated; per unit*		5	10
		Add for day camps and/ or school facilities	15	15
421, 424	Restaurants, night clubs		80	80
422, 423, 425, 426	Diners fast food and bars		40	40
431, 432, 433	Autodealers, service stations, body shops		20	30
434, 435, 436	Car wash		70	70
437, 438	Parking lots		0	10
440, 441, 442, 446, 449	Storage, warehouse, distribution facility, plus 4 point/1,000 square feet		20	20
447	Truck terminal		100	100

2020 Schedule of Points

This schedule refers to domestic, or sanitary, sewage.

Multiuse properties will be assigned points summed for each use.

Property Class	Property Use	* = per unit	Rent Points	Debt Points
451, 452, 453, 454	Large retail, plus 6 points/1,000 square feet limited facilities 4 points/1,000 square feet		50	50
455, 471, 472	Sales (non-auto), funeral home, kennel		30	30
460, 461, 462, 463	Banks		60	60
464, 465	Office and professional building		100	100
480, 482, 483	Multiuse commercial, row type, converted residence		15	15
484, 485, 486	Small commercial, mini-marts		30	30
512, 534, 541, 542	Movie theatre, social halls, bowling alleys, ice rinks		90	90
543, 544, 545, 546, 553, 554	Recreational and sport facilities		120	120
550, 552, 682	Recreational acreage without facilities, per acre (ex: golf courses, parks, etc.)		0	5
554	Outdoor pools, no facilities		20	20
612, 613, 614, 615	Schools, colleges, special institutions (day use) plus 5 point/1,000 square feet		20	20
611, 620, 632, 681	Library, cultural, religious, benevolent		20	20
641	Hospitals plus 20 points/ 1,000 square feet		50	50
614, 633	(Residential) nursing home, group home, special institutions, assisted living, plus 25 points/1,000 square feet		50	50
642	Small health care office, plus 8 points/1,000 square feet		20	20

2020 Schedule of Points

This schedule refers to domestic, or sanitary, sewage.

Multiuse properties will be assigned points summed for each use.

Property Class	Property Use	* = per unit	Rent Points	Debt Points
652	Government office		100	100
710, 712, 714	Manufacturing and processing		50	50
720, 721	Mining		10	10
822, 823 853	Water supply, water treatment, wastewater treatment		According to volume of sewage sent to Town	
300	Vacant, subdivided lots	Each buildable residential lot	0	3
		Each commercial lot	0	4
		Each waterfront lot	0	4
		Acreage per acre	0	5
	Special classification: Parcels or units included in the district which can not be feasibly served at this time, the property line being more than 200 feet from the sewer line or other circumstances making connection Infeasible.		0	0.01
	Outside users shall be assigned points on the same basis and using the same formula used for all parcels within the district, with an additional 10% administration fee.			
	If a user is a municipal government, the Town and such municipal government may by contract agree on the charge to be imposed for use of the sewer system, which such contract may include the successor to such municipal government.			
	The Town Board will make decisions on questions of classifications of properties.			

B. Sewer District rents. The current sewer rents established by the Town Board are on file in the Office of the Town Clerk.

§ 194-47. Computation of sewer rentals.

The Town Board shall, prior to December 31 of each year, cause to be prepared a statement setting forth as sewer rentals the estimated amounts for the ensuing year in accordance with the provisions of General Municipal Law Article 14-F, § 194-38 of this Part 2 and Subsections A, B and C of this section, the same to be based on existing available data. The estimated annual charge for the ensuing year shall be based upon operating data from the previous year, unless another formula for the computation of said rate is provided for in Subsections A, B and C hereof. The estimated annual charge for a given year shall adjusted to an actual charge by the Town Board during the following

year when the actual operating data is available for that year. Unless otherwise provided for herein, the payment of the amount set forth in the annual statement for each year shall be made within 30 days of the date of the mailing of the statements to the property owner without discount or penalty. A penalty of 5% of the amount of the sewer rent statement shall be added thereto after the thirty-day period, if unpaid, and 1/2 of 1% for each additional month that the sewer rent remains unpaid.

A. Computation of sewer rents in the Consolidated Kiamesha Sewer District and the Sackett Lake Sewer District. The Town Board, prior to December 31 of each year, shall cause to be prepared a statement setting forth as sewer rentals the estimated amounts as required for the ensuing fiscal year for the purposes constituting the Sewer Rent Fund and which shall be used for the purpose and in the order provided in § 453 of the General Municipal Law, Article 14-F, the same to be based on existing available data. The Town Board shall levy the amounts as so adopted against the real property liable at the same time and in the same manner as Town taxes, and such amounts shall be set forth in the annual tax rolls.

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

C. Computation of sewer rents in the Consolidated Rock Hill/Emerald Green Sewer District. The Town Board, prior to December 31 of each year, shall cause to be prepared a statement setting forth as sewer rentals the estimated amounts as required for the ensuing fiscal year for the purposes constituting the Sewer Rent Fund and which shall be used for the purposes and in the order provided in § 453 of the General Municipal Law, Article 14-F, the same to be based on existing data. The Town Board shall levy the amounts as so adopted against the real property liable at the same time and in the same manner as Town taxes, and such amounts shall be set forth in the annual tax rolls.

(1) Included costs; cost allocation. The sewer rents for the Consolidated Rock Hill/Emerald Green Sewer District shall be based on the capital cost of the Emerald Green-Lake Louise Marie sewer plant, excluding the Emerald Green-Lake Louise Marie Sewer District collection system and the capital costs of the former Rock Hill Sewer District, if any; and on the operation and maintenance cost allocated to the former Emerald Green-Lake Louise Marie Sewer District sewer plant, excluding the former Emerald Green-Lake Louise Marie Sewer District collection system and the operation and maintenance cost of the former Rock Hill Sewer District. The allocation of such capital cost and operation and maintenance charges shall be based on a reasonable determination of the Town Board.

(2) Minimum charges. The Consolidated Rock Hill/Emerald Green Sewer District residential properties, and commercial properties having a building square foot area of less than 2,500 square feet, shall pay a minimum charge for 90,000 gallons annually. All other commercial properties shall have a minimum charge for 180,000 gallons annually. The Sewer and Water Superintendent may require the installation of a meter where the Sewer and Water Superintendent believes that the usage of a particular unmetered property exceeds such annual minimum for such property for a test to determine actual usage, and thereafter shall require the installation of such meter on a permanent basis, if after such test usage exceeds or is reasonably expected to exceed such minimum amount on a continuing basis.

(3) Connections. Residential properties located with the Consolidated Rock Hill/ Emerald Green Sewer District which are serviced by lawfully operating private sewer systems shall not be required to connect to the Consolidated Rock Hill/Emerald Green Sewer District system. All properties which require sewer service after the formation of the Consolidated Rock Hill/Emerald Green Sewer District and properties which are not required to connect to the Consolidated Rock Hill/Emerald Green Sewer District system that would require a building permit to restore an existing private sewer system to lawful operating condition shall be required to connect to the Consolidated Rock Hill/ Emerald Green Sewer District system. All commercial properties shall be required to connect to the Consolidated Rock Hill/Emerald Green Sewer District system.

(4) Meters. The property owner shall provide a water meter acceptable to the Consolidated Rock Hill/Emerald Green Sewer District for the purpose of measuring water usage for sewer district charges. The Town Board by resolution may determine the percentage of actual usage of water for applicable sewer district charges based on total water usage compared to treated usage. Meters installed for a test shall be a charge to the district.

(5) Costs. The costs and flows of the Consolidated Rock Hill/Emerald Green Sewer District shall be determined by the flows for the most recent complete calendar year of service prior to imposition of such charge. If any agreement governs the application of a charge, such agreement shall apply.

(6) All other applicable provisions of this chapter shall apply.

§ 194-48. Review and revision of costs and charges; effect on existing agreements.

A. The Town shall annually review the total cost of operation and maintenance of the treatment works and revise the charges in order to accomplish the following:

(1) Generate sufficient revenue to pay the total operation and maintenance costs necessary to the proper operation and maintenance, including replacement, of the treatment works; and

(2) Apply excess revenues collected to the cost of operation and maintenance for

the next year and adjust the rate accordingly.

B. The annual bill shall give a breakdown of the rate and portion of the charges attributable to wastewater treatment services.

C. The system and scale of charges established by the Town Board hereunder shall take precedence over any agreements or contracts and the terms and conditions thereof now in existence between the Town and users (including industrial users, special districts, other municipalities or federal agencies or installations) which are inconsistent with the provisions of this article.

§ 194-49. Disposition of revenue.

A. Revenue derived from sewer rents, including penalties and interest, shall be credited to a special fund, to be known as the "Sewer Rent Fund," for and in the name of each of the Town's sewer districts. Moneys in such fund shall be used in the following order:

(1) For the payment of the costs of operation, maintenance and repairs of the sewer system, or such part or parts thereof for which sewer rents have been established and imposed.

(2) For the payment of interest on and amortization of, or payment of, indebtedness which has been or shall be incurred for the construction of the sewer system or such part or parts thereof for which sewer rents have been established and imposed (other than indebtedness, and the interest thereon, which is to be paid in the first instance from assessments upon benefited real property).

(3) For the construction of sewer treatment and disposal works with necessary appurtenances, including pumping stations, or for the extension, enlargement or replacement of, or additions to, such sewer systems, or part or parts thereof.

B. Such revenues from sewer rents shall not be used to finance the cost of any extension of any part of a sewer system (other than any sewage treatment and disposal works with necessary appurtenance, including pumping stations) to serve unsewered areas if such part has been constructed wholly or partly at the expense of real property especially benefited or for the payment of the interest on and the amortization of, or payment of, indebtedness which is to be paid in the first instance from assessments upon benefited real property.

§ 194-50. Rents to constitute a lien.

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

§ 194-51. Cooperation of owners of real property.

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

§ 194-52. Collection authority.

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

ATTACHMENT 5

LOCAL LAW 04 OF 2025

PUBLIC COMMENT: There was no public comment given.

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

- **Town of Thompson Planning Board Lead Agency Designation**: Kiamesha Hill Townhouse Development, NYS Route 42-Kiamesha Lake, opposite Gibber Road intersection
- **NYS Dept. of Health**-Letter dated 11/26/25 to Thompson Planning Board concerning Kiamesha Hill Townhouse Development and the ability of Kiamesha Artesian Spring Water Company to meet the demand.
- **County of Sullivan:** 3rd Quarter Mortgage Tax Payment, Check #3471, Dated 11/21/25 for $276,198.63

AGENDA ITEMS:
1) RESOLUTION TO ENACT: PROPOSED LOCAL LAW NO. 04 OF 2025 – AMEND TOWN CODE CH. 194 TO ESTABLISH SEWER RENTS FOR FY-2026
The Following Resolution Was Duly Adopted: Res. No. 407 of the Year 2025.

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 December 02, 2025:

RESOLUTION TO ENACT LOCAL LAW NO. 04 of 2025

WHEREAS, proposed Local Law No. 04 of the year 2025 entitled, "A Local Law to amend the Town of Thompson Code, Chapter 194, entitled "Sewers" was introduced to the Town Board at a meeting held November 18, 2025, at the Town Hall, Monticello, New York, to consider said proposed Local Law and Notice of Public Hearing having been duly published and posted as required by law, and said Public Hearing having been held and all persons appearing at said Public Hearing deeming to be heard having been heard, and

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

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Thompson, New York, does hereby enact and adopt Local Law No. 04 for the year 2025, Town of Thompson, State of New York, which Local Law is annexed hereto and made a part hereof.

Moved by: Councilman Mace

Seconded by: Councilman Schock

Adopted on Motion December 02, 2025

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

Town of Thompson

Local Law No. 04 of the year 2025

A local law entitled "A local law to amend the Town of Thompson Code, Chapter 194, entitled 'Sewers'."

Be it enacted by the Town Board of the Town of Thompson

1. The Town Board of the Town of Thompson, pursuant to the provisions of Article 14-F of the General Municipal Law, entitled "Sewer Rent Law", and in particular Section 452 thereof, does hereby establish and impose sewer rents to be charged in the Consolidated Harris Sewer District, Consolidated Rock Hill/Emerald Green Sewer District, Consolidated Kiamesha Sewer District, Melody Lake Sewer District, Sackett Lake Sewer District, Cold Spring Sewer District, and Adelaar Resort Sewer District for the year 2026.

2. The rates to be charged pursuant to Chapter 194 of the Code of the Town of Thompson, Section 194-45, for the year 2026 are as follows:

DISTRICT:	Operation & Maintenance	Capital
Consolidated Kiamesha Sewer District:	$50.01	$10.00
Consolidated Harris Sewer District:	$31.71	$ 2.81
Consolidated Rock Hill/Emerald Green Sewer District	$59.39	$16.90
Melody Lake Sewer District	$90.41	$20.77
Sackett Lake Sewer District:	$62.56	$ 1.13
Adelaar Resort Sewer District:*	*N/A*	*N/A*

* Adelaar Resort Sewer District is billed to 6 users only per usage spreadsheet

3. Except as herein specifically amended, the remainder of Chapter 194 of such code shall remain in full force and effect.

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.

2) CONSOLIDATED HARRIS SEWER DISTRICT: RESOLVE TO OBTAIN FLOOD INSURANCE FOR PUMP STATION LOCATED AT 67 HARRIS-BUSHVILLE ROAD FOR COMPLIANCE WITH USDA REQUIREMENTS

Supervisor Rieber said that this area is a very low impact flood zone. Superintendent Messenger said that this is the pump station located across from Garnet Health-Catskills (Hospital). The critical infrastructure is above ground - high, four to six feet. He feels that the less expensive option is sufficient for this sewer pump station. The premium is $3,804.00 with a $50,000 deductible; Building Coverage-$150,000 and Contents Coverage-$500,000.

The Following Resolution Was Duly Adopted: Res. No. 408 of the Year 2025.

Resolved, that the Town will purchase Flood Insurance from Selective Insurance Company of New York through Lebaum Company, Inc. at a cost of $3,804.00 for the period of 12/04/25-12/04/26.

Moved by: Councilman Mace Seconded by: Councilman Schock

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

3) REPORT: BID FOR CUSTODIAL CLEANING SERVICES

Supervisor Rieber said that the bid specifications called for a weekly price, but one of the bidders provided a monthly cost. Attorney Mednick said that the price is the price and that would not exclude that cleaning service from being considered in the bidding process.

Cleaning Services BID Results

Requested services: Clean Town Hall 2x & Water/Sewer Dept building 1x per week

	Vendor #1	***Vendor #2^***	***Vendor #3****
Business Name	Harry O's Cleaning Services, Inc.	Right Source Cleaning Services LLC	Facilities Maintenance Corp of Florida

AI 4+5

Marilee Calhoun (Town of Thompson)

From: Matthew Sickler <msickler@mhepc.com>
Sent: Wednesday, October 14, 2026 5:16 PM
To: 'Mike Messenger'; Scott Mace (supervisor@thompsonny.gov); Marilee Calhoun (Town of Thompson)
Cc: Lynne Bell
Subject: Board Agenda

Good evening,
I will have melody lake water change orders for time extension and Harris Sewer District change orders to incorporate updated wage rates for the next town board meeting. These are no cost increase change orders but are need for housekeeping. I will have them to you tomorrow afternoon.
Thanks, and please call me with any questions.
Matt

MHE ENGINEERING
111 Wheatfield Drive, Suite 1
Milford, PA 18337

Matthew Sickler P.E.
Associate

Office: (570) 296-2765
Fax: (570) 296-2767
msickler@mhepc.com | www.mhepc.com

Marilee Calhoun (Town of Thompson)

From: Lynne Bell <lbell@mhepc.com>
Sent: Thursday, October 15, 2026 2:47 PM
To: 'Mike Messenger'; Scott Mace (supervisor@thompsonny.gov); Marilee Calhoun (Town of Thompson)
Cc: Matthew Sickler
Subject: RE: Board Agenda
Attachments: TAM Change Order #1_Compiled_signed by TAM and MHE 10-15-26.pdf; Boyce Change Order #1 Compiled_signed by Boyce and MHE 10-14-26.pdf; Wittcon CO #4 Time Extension_signed by Witton and MHE 10-15-26.pdf; TAM CO #2 Time Extension_signed by MHE 10-15-26.pdf

Good Afternoon,

Attached please find the following documents for the next town board meeting agenda:

- Harris: TAM Change Order #1 for time extension (signed)
- Harris: Boyce Change Order #1 for time extension (signed)

- Melody: Wittcon Change Order #4 for time extension (signed)
- Melody: TAM Change Order #2 for time extension (signed by MHE only)

I'm hoping to get TAM's signed change order for Melody back today. I will forward when received.

Please let me know if you have any questions.

Thank you,

Lynne

MHE ENGINEERING

111 Wheatfield Drive, Suite 1
Milford, PA 18337

Lynne Bell
Administrative Assistant

Office: (570) 296-2765
lbell@mhepc.com | www.mhepc.com

From: Matthew Sickler <msickler@mhepc.com>
Sent: Wednesday, October 14, 2026 5:16 PM
To: 'Mike Messenger' <mmessenger@thompsonny.gov>; Scott Mace (supervisor@thompsonny.gov) <supervisor@thompsonny.gov>; Marilee Calhoun (Town of Thompson) <marilee@thompsonny.gov>
Cc: Lynne Bell <lbell@mhepc.com>
Subject: Board Agenda

Good evening,

I will have melody lake water change orders for time extension and Harris Sewer District change orders to incorporate updated wage rates for the next town board meeting. These are no cost increase change orders but are need for housekeeping. I will have them to you tomorrow afternoon.
Thanks, and please call me with any questions.
Matt

111 Wheatfield Drive, Suite 1
Milford, PA 18337

Matthew Sickler P.E.
Associate

Office: (570) 296-2765
Fax: (570) 296-2767
msickler@mhepc.com | www.mhepc.com

CHANGE ORDER NO.: 1

Owner:	**Town of Thompson**	Owner's Project No.:	
Engineer:	**MHE Engineering, D.P.C.**	Engineer's Project No.:	**20-703**
Contractor:	**TAM Enterprises**	Contractor's Project No.:	
Project:	**Harris Sewer District Pump Station and Force Main Replacement Project – Phase 1**		
Contract Name:	**Electrical Construction**		
Date Issued:	**October 13, 2026**	Effective Date of Change Order:	**July 27, 2026**

The Contract is modified as follows upon execution of this Change Order:

Description:

Davis Bacon Federal Wage Rates were updated on 1/30/26. Disregard previous Davis Bacon Federal Wage Rates that were included in the contract document. There will be no adjustment to the contract value. In accordance with Exhibit C – Supplementary Conditions Article 19.C – Wage Rates, Federal Davis Bacon and New York State wage rates apply to the project. The Contractor shall pay the higher wage rate.

Attachments:

Updated Davis Bacon Federal Wage Determination, dated 1/30/26

Change in Contract Price	**Change in Contract Times**
Original Contract Price: $ 480,204.00	Original Contract Times: Substantial Completion: June 22, 2027 Ready for final payment: August 21, 2027
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. **[Number of previous Change Order]**: $ None	**[Increase] [Decrease]** from previously approved Change Orders No.1 to No. **[Number of previous Change Order]**: Substantial Completion: N/A Ready for final payment: N/A
Contract Price prior to this Change Order: $ 480,204.00	Contract Times prior to this Change Order: Substantial Completion: June 22, 2027 Ready for final payment: August 21, 2027
[Increase] [Decrease] this Change Order: $ None	**[Increase] [Decrease]** this Change Order: Substantial Completion: N/A Ready for final payment: N/A
Contract Price incorporating this Change Order: $ 480,204.00	Contract Times with all approved Change Orders: Substantial Completion: June 22, 2027 Ready for final payment: August 21, 2027

	Recommended by Engineer (if required)	Accepted by Contractor
By:		Justin Gove
Title:	Associate	Project Manager
Date:	October 15, 2026	October 15, 2026
	Authorized by Owner	Approved by Funding Agency (if applicable)
By:		
Title:		
Date:		

EJCDC® C-941, Change Order EJCDC® C-941, Change Order, Rev.1.
Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies and American Society of Civil Engineers. All rights reserved.

CHANGE ORDER NO.: 1

Owner:	**Town of Thompson**	Owner's Project No.:	
Engineer:	**MHE Engineering, D.P.C.**	Engineer's Project No.:	**20-703**
Contractor:	**Boyce Excavating Co., Inc.**	Contractor's Project No.:	
Project:	**Harris Sewer District Pump Station and Force Main Replacement Project – Phase 1**		
Contract Name:	**General Construction**		
Date Issued:	**October 13, 2026**	Effective Date of Change Order:	**July 27, 2026**

The Contract is modified as follows upon execution of this Change Order:

Description:

Davis Bacon Federal Wage Rates were updated on 1/30/26. Disregard previous Davis Bacon Federal Wage Rates that were included in the contract document. There will be no adjustment to the contract value. In accordance with Exhibit C – Supplementary Conditions Article 19.C – Wage Rates, Federal Davis Bacon and New York State wage rates apply to the project. The Contractor shall pay the higher wage rate.

Attachments:

Updated Davis Bacon Federal Wage Determination, dated 1/30/26

Change in Contract Price	**Change in Contract Times**
Original Contract Price: $ 2,102,435.56	Original Contract Times: Substantial Completion: June 22, 2027 Ready for final payment: August 21, 2027
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. **[Number of previous Change Order]**: $ None	**[Increase] [Decrease]** from previously approved Change Orders No.1 to No. **[Number of previous Change Order]**: Substantial Completion: N/A Ready for final payment: N/A
Contract Price prior to this Change Order: $ 2,102,435.56	Contract Times prior to this Change Order: Substantial Completion: June 22, 2027 Ready for final payment: August 21, 2027
[Increase] [Decrease] this Change Order: $ None	**[Increase] [Decrease]** this Change Order: Substantial Completion: N/A Ready for final payment: N/A
Contract Price incorporating this Change Order: $ 2,102,435.56	Contract Times with all approved Change Orders: Substantial Completion: June 22, 2027 Ready for final payment: August 21, 2027

Recommended by Engineer (if required)	Accepted by Contractor
By:	
Title: Associate	Norbert Andryszak -Senior Project Manager
Date: 10/14/26	Boyce Excavating Inc 10/14/26
Authorized by Owner	Approved by Funding Agency (if applicable)
By:	
Title:	
Date:	

EJCDC® C-941, Change Order EJCDC® C-941, Change Order, Rev.1.
Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies and American Society of Civil Engineers. All rights reserved.

EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

Change Order No. 004

Date of Issuance:	5/13/2026	Effective Date:	8/17/26
Owner:	Town of Thompson	Owner's Contract No.:	
Contractor:	Wittcon, Inc.	Contractor's Project No.:	
Engineer:	MHE Engineering	Engineer's Project No.:	22-723
Project:	Melody Lake Water System Improvements	Contract Name:	General Contractor

The Contract is modified as follows upon execution of this Change Order:

Description:
Time extension due to waiting on DOH approval of Well #3 prior to the completion of remaining work.

Attachments:

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
Original Contract Price: $ 755,000.00	Original Contract Times: Substantial Completion: 2/16/2026 Ready for Final Payment: 4/17/2026 dates
Increase from previously approved Change Orders No. 1 to No. 3: $ 55,426.93	Increase from previously approved Change Orders No. 1 to No. 3: Substantial Completion: 120 Ready for Final Payment: 122 days
Contract Price prior to this Change Order: $ 810,426.93	Contract Times prior to this Change Order: Substantial Completion: 6/16/2026 Ready for Final Payment: 8/17/2026 dates
Increase of this Change Order: $ N/A	Increase of this Change Order: Substantial Completion: 245 Ready for Final Payment: 211 days
Contract Price incorporating this Change Order: $ 810,426.93	Contract Times with all approved Change Orders: Substantial Completion: 2/16/2027 Ready for Final Payment: 3/16/2027 dates

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: _____	By: _____	By: _____
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Title: Matthew Sickler, P.E. Associate	Title _____	Title President
Date: 10/14/26	Date _____	Date 10/15/2026

Approved by Funding Agency (if applicable)

By: _____ Date:

Title: _____

EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

Change Order No. 002

Date of Issuance:	2/9/2026	Effective Date:	8/17/26
Owner:	Town of Thompson	Owner's Contract No.:	
Contractor:	TAM Enterprises	Contractor's Project No.:	
Engineer:	MHE Engineering	Engineer's Project No.:	22-723
Project:	Melody Lake Water System Improvements	Contract Name:	Electric Contractor

The Contract is modified as follows upon execution of this Change Order:

Description:
Time extension due to waiting on DOH approval of Well #3 prior to the completion of remaining work.

Attachments:

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES *[note changes in Milestones if applicable]*
Original Contract Price: $ 259,841.00	Original Contract Times: Substantial Completion: 2/16/2026 Ready for Final Payment: 4/17/2026 dates
[Increase] [Decrease] from previously approved Change Orders $ 0	Increase from previously approved Change Orders No. to No. 1 : Substantial Completion: 120 Ready for Final Payment: 122 days
Contract Price prior to this Change Order: $ 259,841.00	Contract Times prior to this Change Order: Substantial Completion: 6/16/2026 Ready for Final Payment: 8/17/2026 dates
[Increase] [Decrease] of this Change Order: $ 0	Increase of this Change Order: Substantial Completion: 245 Ready for Final Payment: 211 days
Contract Price incorporating this Change Order: $ 259,841.00	Contract Times with all approved Change Orders: Substantial Completion: 2/16/2027 Ready for Final Payment: 3/16/2027 dates

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: _____	By: _____	By: _____
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Title: Matthew Sickler, P.E. Associate	Title _____	Title _____
Date: 10/14/26	Date _____	Date _____

Approved by Funding Agency (if applicable)

By: _____ Date:

Title: _____

AI - 6

Marilee Calhoun (Town of Thompson)

From: Dave Ohman <dohman@delawareengineering.com>
Sent: Thursday, October 15, 2026 9:25 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)
Subject: RE: Thompson (T) WWTP Upgrade Project Update for October 20 2026 TB Mtg
Attachments: DEDPC Thompson TBMtg Handout 10-20-26.pdf; EmeraldGreenWWTP Plan Forward Resolution 10-14-26F.pdf; EmeraldGreenWWTP Plan Forward Resolution 10-14-26F.docx

Hi Scott and all,

Attached is our project update for the October 20 meeting.

Recommended Agenda Items include:

- Emerald Green WWTP Upgrade – Resolution to Reject Phase 2 Bids and Proceed with Plan Forward

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

I plan to attend the meeting to be available to discuss the Emerald Green recommended plan and resolution, or other items in our report with you all and the Board.

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,

DELAWARE ENGINEERING, D.P.C.

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

DELAWARE ENGINEERING, D.P.C.

55 South Main Street
Oneonta, New York 13820

Tel: 607.432.8073/Fax: 607.432.0432
DelawareEngineering.com

Town of Thompson
October 20, 2026 Town Board Meeting
WWTP Upgrade Projects – Summary Report

1. KIAMESHA LAKE WWTP

- The construction contract execution process is underway for the General, Electrical, HVAC and Plumbing contracts.
- 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.
- Based on the October 2, 2026 Teams meeting with the Town team, NYSDEC and NYSEFC a formal request to NYSDEC to modify the SPDES Schedule of Compliance (SOC) for construction will be sometime in 2027 once construction is well underway. Updates will be provided to NYSDEC via periodic Interim Progress Reports (next one December 2026)

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 September 30, 2026 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. These changes will be made and response sent to NYSEFC.
- The construction contract execution process is underway for the Phase 1 (UV and filter upgrades) General, Electrical, HVAC and Plumbing contracts.
- Phase 1 construction Notice to Proceed for all prime contracts should be able to happen in October 2026 (pending receipt of acceptable contractor documents and NYSEFC approval of all documents) – has contract construction completion in 12 months – formal schedules pending from prime contractors (October 2027 possible completion)
- The combined price for all low bids for both phases, plus other project costs, exceeded the current project budget.
- The scope of the work for Phase 2 can be revised to identify the Sludge Building work as a bid alternate item. All other work is necessary for plant compliance.
- Based on the October 2, 2026 Teams meeting with the Town team, NYSDEC and NYSEFC:
    - Recommended plan forward is for the town to 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 formal request to NYSDEC to modify the SPDES Schedule of Compliance (SOC) for construction will be made once construction is well underway for both phases. Updates will be provided to NYSDEC via periodic Interim Progress Reports (next one December 2026)
- Attached for Board consideration at this meeting is a resolution to reject Phase 2 bids and proceed to move forward with the recommended plan.
- DE's contract amendment to assist the Town with budget adjustment and moving forward will be provided to the Town under separate cover soon.

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.
   - Current SPDES Schedule of Compliance (SOC) design completion date is April 2026, so a compliance schedule modification is required to push that date, and subsequent dates, back.
   - Based on the October 2, 2026 Teams meeting regarding the SOC and project status with the Town team, NYSDEC and NYSEFC the plan forward includes:
     - Provide an updated anticipated project schedule based on the May 2026 PER schedule and submit along with Interim Progress Reports – the next is due in January 2027. Submit formal schedule modification at some point in the future.
     - Town can proceed to submit funding applications for NYSEFC (WIIA and CWSRF) funding in 2027 even though funding sought could be beyond the fiscal year.
     - Develop a revised project budget for use with 2027 financing applications - 202b and Bond Resolution proceedings necessary to be performed in advance of submitting applications
   - Plan to wrap up SEQR in 2026 so that the Town can proceed with the 202b process and a bond resolution (required for financing and grant applications).
   - Contract for engineering services for the plan forward work through construction to be submitted to the town soon.

Attachments:
   - Emerald Green WWTP Upgrade – resolution to reject Phase 2 bids and proceed with recommended plan

RESOLUTION TO REJECT PHASE 2 BIDS AND PROCEED WITH PLAN FORWARD FOR THE EMERALD GREEN WASTEWATER TREATMENT PLANT UPGRADE PROJECT (NYSEFC 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 project financing including up to $10.7M in Water Infrastructure Improvement Act ("WIIA"), Bipartisan Infrastructure Law General Supplemental ("BIL-GS" or "ILJA"), and Water Quality Improvement ("WQIP") grants as well as loans, covering project costs including professional/engineering expenses; and

WHEREAS, construction bids were received for the project on August 6, 2026 for both Phase 1 and Phase 2 upgrades; and

WHEREAS, the combined cost of the bids for both phases and other project costs would exceed the currently financed project budget; and,

WHEREAS, adequate budget existed to award Phase 1 and the town is proceeding to execute contracts and proceed to construction; and

WHEREAS, Phase 2 improvements are necessary (scope cannot be reduced) to address compliance requirements; and

WHEREAS, based on review with the Town, NYSEFC and NYSDEC it is recommended that the Town resolves to reject all Phase 2 bids (General, Electrical, HVAC and Plumbing) received on August 6, 2026 and proceed to move forward with modifying the overall project budget and other work as necessary to proceed with Phase 2 work. This includes, but is not limited to, developing a revised budget, increasing the maximum funding limit via the 202b and Bond resolution process, seeking additional NYSEFC financing through modification to the current agreement, rebidding when 202b process is complete and amendments to the services for engineering and bond counsel to conduct the required activities.

THEREFORE, BE IT RESOLVED, that after due consideration, the Town Board of the Town of Thompson hereby rejects all Phase 2 Contract bids (General, Electrical, HVAC and Plumbing) received on August 6, 2026 and agrees to proceed to move forward with modifying the overall project budget and other work as necessary to proceed with Phase 2 work. This includes, but is not limited to, developing a revised budget, increasing the maximum funding limit via the 202b and Bond resolution process, seeking additional NYSEFC financing through modification to the current agreement, rebidding when 202b process is complete and amendments to services for engineering and bond counsel to conduct the required activities.

Moved by:

Seconded by:

Roll call:

The members of the Town Board voted as follows:

Supervisor Mace:	Yes/No
Melinda S. Meddaugh:	Yes/No
Richard Benjamin:	Yes/No
Ryan T. Schook:	Yes/No
John Pavese:	Yes/No

Motion Carried: Yes/No

AI-9

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

Department of State
Corporations, State Records & UCC

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. 6 **of the year 20** 26

Local Law Title: A Local Law to create a new Chapter 175 entitled Sleeping and Camping on Public Property

Be it enacted by the Town Board **of the**
(Name of Legislative Body)

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

of Thompson **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.)

Town of Thompson

Local Law No. _____ of the year 2026

A Local Law to add new Chapter 175 of the Town Code entitled "Sleeping and Camping on Public Property"

Be it enacted by the Town Board of the Town of Thompson as follows:

Chapter 175 - SLEEPING AND CAMPING ON PUBLIC PROPERTY

§ 175-1. Legislative intent.

It is the intent of this Chapter 175 to prohibit camping or sleeping in Town parks, public sidewalks, public streets, alleyways, or any other public right of way. People camping or sleeping in Town parks, on public property, or in public rights of way creates a public health and safety hazard and interferes with the rights of others to use the areas for which they were intended. It also poses a danger to those individuals who are sleeping or camping on this public property, as well as posing a danger to Town residents and those who work and shop in the Town when they come into contact with individuals sleeping on Town property.

§ 175-2. Definitions.

Unless the context requires otherwise, the following definitions apply:

CAMPSITE — Means:

A. Any place where chairs and/or blankets (or other items to sit on) are placed for the purpose of sleeping, sitting and/or laying for overnight purposes. Notwithstanding the foregoing, chairs and/or blankets (or other items to sit on) may be placed on Town owned park property for purposes of attending a scheduled public event authorized or permitted by the Town, placed no more than one hour prior to a scheduled public event at that park and removed no later than 30 minutes after the end of such scheduled public event authorized or permitted by the Town (but in any event no later than 9:00 p.m. the same day as the scheduled public event authorized or permitted by the Town); and/or

B. Any place where bedding, sleeping bag, or other material used for sleeping, sitting, laying and/or bedding purposes, and/or

C. Any stove or fire is placed, established, or maintained for the purpose of sleeping or maintaining a temporary place to live, whether or not such place incorporates the use of any tent, lean-to, shack, or any other structure, or any vehicle or part thereof.

PROHIBITED PUBLIC PLACES — Means any place not designated as a public campground pursued to federal, state, or local statute or ordinance, and shall include the following:

A. Public streets, sidewalks, alleyways, passages, and rights of way;

B. Publicly owned streets;

C. Public parks;

D. Public parking lots, whether publicly owned or private;

E. Public landscaped areas, whether publicly or privately owned and maintained pursuant to a public easement or agreement for public maintenance;

F. Private property that is readily accessible to the general public or is otherwise open to common general use;

G. Vacant lots that are readily accessible to the general public or otherwise open to common general use or that attract activity that may pose a threat to public health and safety; and

H. Drainage culverts and basins.

TO CAMP — Means to set up or to remain in or at a campsite.

§ 175-3. Sleeping or camping prohibited on sidewalks, streets, alleyways, or within doorways or in prohibited public places.

A. No person may sleep or camp on public sidewalks, streets, alleyways, or other prohibited public places at any time, as a matter of individual and public safety.

B. No person may sleep or camp in any pedestrian or vehicular entrance to public or private property abutting a public sidewalk.

C. In addition to any other remedy provided by law, any person found in violation of this Section may be immediately removed from the premises.

§ 175-4. Camping prohibited.

No person may occupy a campsite in or upon on any sidewalk, street, alley, lane, public right of way, park, bench, or any other prohibited public place, or under any bridge or viaduct, unless (i) otherwise specifically authorized by this Chapter 175, (ii) by a formal declaration of the Town Board in emergency circumstances, or (iii) upon Town Board resolution, the Town may exempt a special event from the prohibitions of this Section, if the Town Board finds such exemption to be in the public interest and consistent with Town goals and notices. Any conditions imposed will include a condition requiring that the applicant provide evidence of adequate insurance coverage and agree to indemnify the Town for any liability, damage or expense incurred by the Town as a result of activities of the applicant. Any findings by the Town Board shall also specify the exact dates and locations covered by the exemption.

§ 175-5. Removal of campsite on public property.

Upon discovery of a campsite on public property, removal of the campsite by the Enforcement Officers/ Departments may occur under the following circumstances:

A. Prior to removing the campsite, the Town shall post a notice 24 hours in advance at the campsite.

B. At the time a twenty-four-hour notice is posted, the Town shall inform a local agency (delivering social services to homeless individuals) of the location of the campsite.

C. After the twenty-four-hour notice period has passed, the Enforcement Officers/Departments are authorized to remove the campsite and all personal property related thereto.

§ 175-6. Disposition and release of personal property.

For purposes of this Chapter 175, "personal property" means any item reasonably recognizable as belonging to a person and having apparent utility or monetary value. Items having no apparent utility or monetary value, and items in an unsanitary condition, may be immediately discarded. Weapons, drug paraphernalia, items appearing to be stolen, and evidence of a crime may be retained as evidence by the Sullivan County Sheriff or New York State Police, as applicable, until an alternate disposition is determined. All personal property removed from the campsite which is not retained, disposed of, or held as evidence (as provided above) shall be stored by the Sullivan County Sheriff or New York State Police, as applicable, for a minimum of 30 days, during which time it shall be reasonably available for and released to an individual confirming ownership.

§ 175-7. Enforcement.

This Chapter 175 shall be enforced by any officer of the Sullivan County Sheriff, the Town Code Enforcement Officer, or the New York State Police, or any other police officer authorized as such by the State of New York; for purposes of this Chapter 175, all of the foregoing shall be referred to as "Enforcement Officers/Departments" in this Chapter 175.

§ 175-8. Penalties.

A violation of this Chapter 175 or any provision thereof shall be deemed an offense punishable by a fine up to $500, or imprisonment up to 15 days, or both.

§ 175-9. Severability.

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.

§ 175-10. Effective Date.

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

AI-10
A+B

Scott Mace (Town of Thompson Supervisor)

From: Michael Messenger <mmessenger@thompsonny.gov>
Sent: Wednesday, October 14, 2026 4:22 PM
To: Scott Mace
Subject: New Vehicles
Attachments: 2027 Chevy 3500.pdf; 2027 Durango.pdf

Hello,

Please add the following items to the upcoming meeting agenda:

- 2027 Chevy 3500 4x4 with Stainless V Plow – Review and approve purchase under Onondaga County Bid #0010808 for $66,492.93.
- 2027 Dodge Durango – Review and approve purchase under Onondaga County Bid #0010808 for $46,251.46.

Given the price point and my needs, I believe the Durango is a more financially responsible choice than a half-ton pickup. My half-ton pickup will go into the fleet.

Thanks,
Mike

Michael Messenger

Superintendent

Town of Thompson Water & Sewer Dept.

(845) 794-5280 Ext. 104

mmessenger@thompsonny.gov

TOWN OF THOMPSON

The Town of Thompson is an equal opportunity provider and employer.

IMPORTANT NOTICE: This e-mail and any attachments may contain confidential or sensitive information which is, or may be, legally privileged or otherwise protected by law from further disclosure. It is intended only for the addressee. If you received this in error or from someone who was not authorized to send it to you, please do not distribute, copy or use it or any attachments.

Please notify the sender immediately by reply e-mail and delete this from your system. Thank you for your cooperation.

ROBERT GREEN TRUCK DIVISION
ROUTE 17 EAST EXIT 107, P.O. BOX 8002
ROCK HILL, N.Y. 12775
PHONE 845-794-0300 FAX 845-794-0295
ONONDAGA CTY #0010808 POLICE AND ADMIN VEHICLES
9/15/2026

rev-04/01/08

THOMPSON WATER, TOWN OF
128 ROCK RIDGE DRIVE
MONTICELLO, NY 12701
MIKE MESSENGER
MMESSENGER@THOMPSONNY.GOV

BASE MODEL LESS 5.53%/FACTORY OPTIONS LESS 10%/ NON OEM LESS 50%
COLOR WHITE

PH 845 794-5280
FX
VN

		RS GREEN		
QTY		UNIT PRICE	NET PRICE	TOTAL
1	2027 CHEVROLET CK30903,3500 PICKUP, 4X4, 8' BED	51,900.00	49,029.93	$49,029.93
1	FACTORY TO DEALER DESTINATION CHARGE		2,795.00	$2,795.00
1	GAZ-SUMMIT WHITE/H2G-BLACK VINYL INTERIOR			
1	L8T-6.6 LITER GAS ENGINE/MKM-10 SPEED AUTO TRANS			
1	PQA-SAFETY PACKAGE	795.00	715.50	$715.50
1	VYU-SNOW PLOW PREP PACKAGE	300.00	270.00	$270.00
1	ZLQ-WT FLEET CONVENIENCE PACKAGE	150.00	135.00	$135.00
1	K4Z-AUXILIARY BATTERY 700CCA	135.00	121.50	$121.50
1	CGN-FACTORY SPRAY IN BEDLINER	545.00	490.50	$490.50
1	DWI-HEATED, POWER, TRAILERING MIRRORS	450.00	405.00	$405.00
1	9L7-FACTORY UPFITTER SWITCH KIT	150.00	135.00	$135.00
1	**INSTALL WIRING FOR FACTORY SWITCH KIT**		$ 150.00	$150.00
1	C49-REAR WINDOW DEFROSTER	$225.00	$202.50	$202.50
1	KI4-POWER OUTLET CAB AND BED	$225.00	$202.50	$202.50
1	LUVERNE 415060-401XXX 7" GRIP STRUT SIDE STEPS	$1,395.00	$697.50	$697.50
1	BOSS 9'2" POWER V DXT STAINLESS PLOW	$17,020.00	$8,510.00	$8,510.00
1	SNOW DEFLECTOR FOR V-PLOW UP TO 9'2"	$900.00	$450.00	$450.00
1	CUTTING EDGE FOR DXT UP TO 9'2"	$1,500.00	$750.00	$750.00
1	ARIES CLASSIC STEEL CAB GUARD	$900.00	$450.00	$450.00
1	STAR MODEL 9016LED MINI LIGHTBAR MOUNTED ON CABSHIELD	$1,716.00	$858.00	$858.00
1	MUDFLAPS FRONT AND REAR	$250.00	$125.00	$125.00
		SUB TOTAL		$66,492.93
	FOB ROBERT GREEN TRUCK DIVISION-MONTICELLO NY	DELIVERY		
		FED EXCISE TAX		
		TOTAL		$66,492.93

ROBERT GREEN TRUCK DIVISION
ROUTE 17 EAST EXIT 107, P.O. BOX 8002
ROCK HILL, N.Y. 12775
PHONE 845-794-0300 FAX 845-794-0295
ONONDAGA CTY #0010808 POLICE AND ADMIN VEHICLES
9/15/2026

rev-04/01/08

THOMPSON WATER, TOWN OF
128 ROCK RIDGE DRIVE
MONTICELLO, NY 12701
MIKE MESSENGER
MMESSENGER@THOMPSONNY.GOV

BASE MODEL LESS 10.05%/FACTORY OPTIONS LESS 10%/ NON OEM LESS 50%
COLOR WHITE

PH 845 794-5280/
FX
VN 2027 DURANGO PURSUIT

		RS GREEN		
QTY		UNIT PRICE	NET PRICE	TOTAL
1	2027 DURANGO PURSUIT VEHICLE AWD WDEE75	46,085.00	41,453.46	$41,453.46
1	FACTORY TO DEALER DESTINATION CHARGE		1,995.00	$1,995.00
1	ERC-3.6LITER V6 GAS ENGINE/DFT-8 SPEED AUTO TRANS			
1	PW7-WHITE KNUCKLE EXTERIOR PAINT/C5X9-CLOTH INTERIOR			
1	WP1-18" ALUMINUM WHEELS	430.00	387.00	$387.00
1	JRC-POWER LIFTGATE	480.00	432.00	$432.00
1	CUF-FULL LENGTH FLOOR CONSOLE	370.00	333.00	$333.00
1	STANDARD RUBBER FLOORING AT NO COST			
1	ADL-SKID PLATE GROUP	370.00	333.00	$333.00
1	U-ACE FRONT AND REAR MOLDED FLOOR LINERS	195.00	175.50	$175.50
1	(4) CODE 3 XTP4A AMBER LED STROBE LAMPS BEHIND GRILLE	1,390.00	695.00	$695.00
1	**(2) CODE 3 MICROPACK AMBER REAR BUMPER**	$ 895.00	$ 447.50	$447.50
		SUB TOTAL		$46,251.46
	FOB ROBERT GREEN TRUCK DIVISION-MONTICELLO	DELIVERY		
		FED EXCISE TAX		
		TOTAL		$46,251.46

TOWN OF THOMPSON

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

Residential Fee Schedule

Residential - Duration 1 Year **Pool** – Duration 6 Months **Residential Solar** - Duration 6 Months **Accessory Bldg.** (> 400 sq.ft.) – Duration 6 Months	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
Demolition – Duration 6 Months	Application Fee - $100.00 + Renewal Fee - $100.00
Accessory Bldg. (<400 sq.ft.) – Duration 6 months **Septic Systems/Tanks** **Wells** **Oil Tank/Mechanical**	Application Fee - $100.00 + Permit Fee - $100.00 Renewal Fee - $100.00
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.

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 **Electrical** **Mechanical** **Tank Removal**	Application Fee $100.00 + Permit Fee - $100.00 Renewal - $100.00
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

AI-13

Marilee Calhoun (Town of Thompson)

From: Hayden Carnell (Town of Thompson) <highwaysuper@thompsonny.gov>
Sent: Thursday, October 15, 2026 3:30 PM
To: 'Marilee Calhoun (Town of Thompson)'; 'Scott Mace'
Cc: kschaefer@thompsonny.gov
Subject: Letter for next agenda for Surplus Equipment
Attachments: Surlus 10152026.docx

Marilee,

Please add this to the agenda for next week. Also you should have acceptance of the Wild Turnpike petition to send to DOT for review of speed reduction.

Thank you,

Hayden Carnell
Highway Superintendent
Town of Thompson
33 Jefferson Street
Monticello, NY 12701
Phone: 845-794-5560
Fax: 845-794-5722

The Town of Thompson is an equal opportunity provider and employer.

AI-13A

9/12/26

Subject: Speed limit reduction for Wild Turnpike, Town of Thompson
To: Scott Mace, Town of Thompson Supervisor
Reply to Attention of :Anthony Koenig, resident at 149 Wild Turnpike Rock Hill, NY

Over the past 30 years the town of Rock Hill has grown significantly. Below are several reasons, suggestions and documentation to address a safety issue involving Wild turnpike.

The main issue on this road is the present posted speed limit of 45 mph, which us residents feel is too high. The second issue is the now present high volume of heavy truck traffic.

Wild Turnpike is a tar and chipped road with no painted center line due to its narrow width. As traveling on it we often need to move to the edge of pavement to avoid oncoming collisions. That in addition to the many blind turns and hills make it unsafe to travel with the present speed of 45 mph and vehicles not all keeping to the right...especially heavy large trucks. By lowering the speed limit to 35 mph it will give more time for drivers and pedestrians to avoid cillisions.

The following local roads with posted speeds and descriptions show that Wild Turnpike is not in line with them:
Wild Turnpike: 45mph, tar and chipped with no street lines
East Glen Wild: 45 mph, tar and chipped with no street lines
Adams Rd: No posted speed, paved with no street lines
Bowers Rd: 35 Mph, with no street lines
Wurtsboro Rd: 30 mph, With street lines
Lake Louis Marie Dr: 30 mph, With street lines
Rock Hill Drive: 30/40 mph, With lines

This clearly shows that Wild Turnpike (in addition to East Glen Wild/Adams Rd)is not in line with other local roads.

Additional reasons:

During school days and average 4-6 school buses travel this road. With one stop being on a blind hill.

Over the years many more people now walk and bike on this road way and share it with vehicles.

In the past 12 months 2 deer were struck by cars front of my house by vehicles traveling at an unsafe speed.

At one time Wild Turnpike had posted signage of 35 mph but it was removed.

Where Wild Turnpike meets Glen Wild the posted speed limit changes from 35 to 45 mph: see attached photo. Why is it 35 mph throughout the commerical/industrial area but not where children, pets, wildlife and residents live?

On 9/10/2026 at 5:00pm, my wife and I traveling on Wild Turnpike were run to the edge of pavement by 2 [redacted] trucks within 20 seconds of each other. Both were blind on turns with a container truck traveling in the middle of road. Had my wife not been to the far right initially, there most certanly would have been a collision. When I immediately contacted the company owner, he stated the gps has his trucks traveling at 38 mph. It was obvious to me they were traveling much faster, in my lane and the it was of little concern to the owner.

The posted 45 mph is a maximum speed when it safely allows and issues such as truck weights, road width, blind turns/hills, school buses, wild life and pedestrians permit.

This brings me to my second point of concern, damage to roadways by the excessive heavy trucks. Both Wild Turnpike and East Glen Wild were both recently paved in the last year, using tax dollars of course. However,this year both have needed extensive repairs involving the cracks and complete patches in some locations due to these heavy trucks traversing these roads which were not built to accommodate such vehicles. There is an industrial/ commerical area were carting trucks park their vehicles with access to other roads. Perhaps a weight limit restriction with exception to local deliveries on Wild Turnpike could be considered as well. During the past year I have seen logs fall from trucks and shreding tires spew debris about the road way for locals to hit.

The above reasons show why the speed limit on Wild Turnpike should be lowered to a safe number of 35 mph. This will make it safer for all and is something that can be done at the local

level. If needed, an offical speed study/ traffic review can be requested to the state. But, I have been informed it isn't necessary for a town road such as Wild Turnpike. Included is a petition signed by residents of Wild Turnpike who are in support of lowering the speed limit.

I appreciate your consideration in this manner and know you will do all you can to keep your constituients safe and keep our community safely prospering.

Sincerely, Anthony Koenig

9/18/2026

This is a list of residents residing on Wild Turnpike Rock Hill NY that are in favor of lowering the posted speed limit on Wild Turnpike.

	Name Signature	Address
1	Anthony Koenig	149 Wild Turnpike Rock Hill NY 12775
2	Jody Tedaldi	322 Wild turnpike Rock Hill NY, 12775
3	Tom Bilgiveno	28 Wild Turnpike Rock Hill NY 12775
4	Angelo Camissa	150 Wild Turpike Road, Rock Hill, NY, 12775
5	Nicole Mitchell	141 wild turnpike, Rock Hill NY 12775
6	Janice Hilton Martinez	154 Wild Turnpike, Rock Hill, NY 12775
7	Georgeen Reed	164 Wild Turnpike Rock Hill, NY 12775
8	Stephanie Kaufmann	7 Wild Turnpike Rockhill NY 12775
9	Kimberly Jones	138 Wild Turnpike Rock Hill NY 12775
10	Jessica Kodenovic	308 WILD TPK. ROCK HILL, NY, 12775
11	Douglas Furman	181 WILD TPKE ROCK HILL NY 12775
12	Bobbi Jo Hart	161 Wild Tpk Rock Hill NY 12775
13	Brian Sonn	167 Wild Tpk Rock Hill NY 12775


SPEED
LIMIT
35


4:30
93
74°
AQI 44
35mph
45mph
GLEN WILD RD
E GLEN WILD RD
Rieber Firewoc
WILD TURNPIKE RD
Ground Sit, Rubs
Trail Cam
Apple Maps

AI -13B

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

October 15, 2026

RE: Surplus Equipment

Town Board,

I recommend the following equipment to be declared surplus to be sold.

1. 2020 Ram 1500 Serial number 1C6RR7LTXLS149334.
2. 2003 Sterling/Elgin Sweeper 49HAADBV93DL71462.
3. 1989 Mack Vac-All VG6M112C9KB068036.
4. 1994 Blaw Knox paver PF200B.

Thank you,

Hayden

Tree & Bench Donation Program

Honor a loved one • Commemorate a milestone • Beautify our community

About the Program

The Town of Thompson Parks & Recreation Department proudly accepts charitable donations of park trees and benches to restore and enhance Thompson's public open spaces. Donations are a meaningful way to celebrate a special occasion, remember a loved one, or simply invest in the natural beauty our community enjoys every day. Every donation receives a recognition plaque and directly supports parks throughout the Town.

Donation Options & Contribution Levels

Item	Contribution	Includes
New Park Tree	$1,000	Planting, soil prep, 1-year replacement guarantee & recognition plaque
Existing Park Tree	$250	Recognition plaque installed at base of existing tree
New Park Bench	$2,000	Bench purchase, installation & recognition plaque
Existing Park Bench	$250	Recognition plaque installed on or near existing bench

** All donations are tax-deductible to the extent permitted by law. Checks payable to: Town of Thompson Parks Fund. Amounts reviewed periodically.*

Program Policy

Please read carefully before completing the application.

1. **Purpose & Approval.** This program enables residents and park visitors to support Thompson's parks through charitable contributions. A recognition plaque is symbolic of the donation and does not convey ownership of the donated element. All donations are subject to Town Board approval.
2. **Application Deadlines.** Applications are accepted on a rolling basis and once approved by the Town Board, installation will be coordinated by the Park Department. Installation is weather dependent and a specific installation date within a season cannot be guaranteed.
3. **Payment.** Full payment must be received before any work commences. Checks payable to the Town of Thompson Parks Fund.
4. **Donation Period & Maintenance.** The donation period is **10 years for new items** and **5 years for existing items**. The Department will replace a damaged or stolen plaque once at no cost to the donor. New Park trees will be replaced once within the initial year of original planting if deemed necessary by the Department. Subsequent replacements are the donor's responsibility.
5. **Renewal.** After the donation period ends, the donated element is available for renewal at the then-current rate. The original donor has first right of refusal. If not renewed, the element and plaque may be removed or rededicated.
6. **Relocation.** The Department retains the right to relocate a donated element and plaque at any time. The Department will attempt to contact the donor to discuss alternatives; the Department makes the final determination.
7. **Tree Species & Location.** Donors may request a preferred tree species and/or planting location, but the Department makes all final decisions based on site conditions, ecological suitability, and park master plans. Please refer to the Town of Thompson Landscaping Guidelines for suggested tree species, but the Town will have the ultimate decision.
8. **Bench Selection & Location.** Donors may select from existing undedicated park benches. New bench installations require Department approval. Plaque placement is determined by the Department.
9. **Plaque Text.** Maximum **3 lines of text, 30 characters per line**. All wording is subject to Department approval. A design mock-up may be requested prior to final approval.
10. **Plaque Content Restrictions.** Plaques are recognition markers — not memorial markers. Birth and/or death dates are <u>not</u> permitted. Messages should be brief, respectful statements referencing the person or event honored.
11. **No Logos.** Commercial logos, organizational logos, or brand marks of any kind are not permitted on plaques.
12. **Scope.** This policy covers park tree and bench donations only. All other dedication or memorial requests must be submitted separately to the Town of Thompson.
13. **Governing Rules.** This policy does not supersede any applicable Town of Thompson ordinances, resolutions, or regulations.

Tree & Bench Donation Program Application Form

parksanddrecreation@thompsonnn.gov | (845) 796-3606 | www.thompsonny.gov

Please type or print legibly. All applications are subject to review and approval.

Step 1 — Select Donation Type

- ☐ New Park Tree — $1,000
- ☐ Existing Park Tree — $250
- ☐ New Park Bench — $2,000
- ☐ Existing Park Bench — $250

Step 2 — Donor Information

Donor / Organization Name: _____

Daytime Phone: _____ **Email:** _

Mailing Address: _____

City: _____ **State / Zip:** _____

Step 3 — Dedication Details

Purpose of Donation: ☐ In Memory of ☐ In Honor of ☐ Celebration / Milestone

Plaque Line 1 (name / main text): _____

Plaque Line 2 (optional): _____

Plaque Line 3 (optional): _____

Max 3 lines, 30 characters per line. No dates, logos, or commercial messages.

Step 4 — Location & Species Preferences (subject to Department approval)

Preferred park or location: _____

Preferred tree species (trees only): _____

Special notes / requests: _____

Step 5 — Agreement & Signature

By signing below, I confirm that I have read and fully understand the Town of Thompson Tree & Bench Donation Program Policy. I acknowledge that: (A) The Department makes all final decisions regarding availability, location, style, and species; (B) All plaque wording is subject to approval; (C) All donated items become the property of the Town of Thompson Parks & Recreation Department; and (D) This donation is subject to Town Board approval.

Donor Signature: _____ **Date:** _____

Print Name: _____

— Office Use Only —		
Amount Paid: _____	**Date Paid:** _____	**Installed Date:** _____
Parks Dept. Approval: _____ Date: _____		**Town Board Approval:**
Notes:		

AI-16

TOWN OF THOMPSON

Town Supervisor
Scott Mace

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

October 9, 2026

Bills over $5,000.00

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

Delaware Engineering	Invoice #24-3143-16	$7,777.46

APPROVED BY TOWN BOARD _____

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

☑ APPROVED
10/9/26

Town of Thompson
4052 Route 42
Monticello, NY 12701

Invoice number 24-3143-16
Date 09/24/2026

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

H.8130.202

For Services Rendered Through August 30, 2026

2 Bidding Services

	Hours	Rate	Billed Amount
David R. Ohman	3.00	250.00	750.00
John Peterson	35.00	180.00	6,300.00
Max Baum	20.50	35.00	717.50
subtotal	58.50		7,767.50

REIMBURSABLES

	Units	Rate	Billed Amount
In-House Reproduction			9.96
Phase subtotal			7,777.46
		Invoice total	**7,777.46**

Approved by:

John Peterson

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

	CURRENT COST	PREVIOUS COST	COST TO DATE	BUDGET
5. Task 5 - As-Built/Record Drawings				
Labor	$ -	$ -	$ -	
Reimbursable Expenses	$ -	$ -	$ -	
SUBTOTAL - TASK 5	**$ -**	**$ -**	**$ -**	**$ 25,000.00**
6. Task 6 - NYSEFC Contract Compliance/Subcontractor Coordination				
Labor	$ -	$ -	$ -	
Reimbursable Expenses	$ -	$ -	$ -	
SUBTOTAL - TASK 6	**$ -**	**$ -**	**$ -**	**$ 10,000.00**
7. Task 7 - Construction-Phase Subcontracts				
A. As-Built Surveying	$ -	$ -	$ -	$ 10,000.00
B. Geotechnical Engineering	$ -	$ -	$ -	$ -
C. Special Inspections	$ -	$ -	$ -	$ 10,000.00
D. Construction Materials Testing Services	$ -	$ -	$ -	$ 15,000.00
SUBTOTAL - TASK 7	**$ -**	**$ -**	**$ -**	**$ 35,000.00**
TOTAL	**$ 7,777.46**	**$ 598,462.54**	**$ 606,240.00**	**$ 1,539,977.00**
AMOUNT DUE FOR CURRENT SERVICES	**$ 7,777.46**			
AMOUNT PAST DUE	**$ -**			
TOTAL NOW DUE	**$ 7,777.46**			
BUDGET BALANCE	**$ 933,737.00**			

THIS STATEMENT REFLECTS PAYMENTS RECEIVED ON OR BEFORE BILLING DATE

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

Town of Thompson
4052 State Route 42
Monticello, NY 12701

PROJECT ID: 24-3143

PROJECT: Emerald Green/Lake Louise Marie WWTP Phase 2 Upgrades
INVOICE/REQUISITION No.: 16

	CURRENT COST	PREVIOUS COST	COST TO DATE	BUDGET
1. Task 1 - Design and Permitting Services				
Labor	$ -	$ 549,877.50	$ 549,877.50	
Reimbursable Expenses	$ -	$ 2,667.50	$ 2,667.50	
Subcontractors (Atlantic Testing Laboratories)	$ -	$ 12,395.00	$ 12,395.00	
Subcontractors (Greenstar Environmental Solutions, LLC	$ -	$ 2,100.00	$ 2,100.00	
Subcontractors (REGEN, LLC)	$ -	$ 18,200.00	$ 18,200.00	
SUBTOTAL - TASK 1	**$ -**	**$ 585,240.00**	**$ 585,240.00**	**$ 585,240.00**
2. Task 2 - Bidding Services				
Labor	$ 7,767.50	$ 11,358.75	$ 19,126.25	
Reimbursable Expenses	$ 9.96	$ -	$ 9.96	
Subcontractors (Constructive Copy)	$ -	$ 1,863.79	$ 1,863.79	
SUBTOTAL - TASK 2	**$ 7,777.46**	**$ 13,222.54**	**$ 21,000.00**	**$ 21,000.00**
SUB TOTAL - DESIGN PHASE 2	**$ 7,777.46**	**$ 598,462.54**	**$ 606,240.00**	**$ 606,240.00**
AMENDMENT #1 (Signed September 1, 2026)				
3. Task 3 - Engineering During Construction				
Labor	$ -	$ -	$ -	
Reimbursable Expenses	$ -	$ -	$ -	
SUBTOTAL - TASK 3	**$ -**	**$ -**	**$ -**	**$ 375,217.00**
4. Task 4 - On-Site Observation Services				
Labor	$ -	$ -	$ -	
Reimbursable Expenses	$ -	$ -	$ -	
SUBTOTAL - TASK 4	**$ -**	**$ -**	**$ -**	**$ 488,520.00**