

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 **August 04, 2026.**

ROLL CALL:

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

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

REGULAR MEETING – CALL TO ORDER

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

1) PUBLIC HEARING: PROPOSED LOCAL LAW #4 OF 2026: TEMPORARY MORATORIUM ON PACKAGE PLANTS AND DECENTRALIZED INFRASTRUCTURE LAND USE

Supervisor Mace opened the Public Hearing at 7:01 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 July 28, 2026 with same being posted at the Town Hall and website on July 23, 2026.

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

NOTICE IS HEREBY GIVEN that there has been duly introduced at a meeting of the Town Board of the Town of Thompson, New York, held on July 07, 2026, a proposed Local Law No. 04 of 2026, entitled "A Local Law Imposing a Temporary Moratorium on Local Land Use Approvals

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for So-Called “Package Plant” and Decentralized Water and Wastewater Infrastructure Facilities within the Town of Thompson, Pending Development of Comprehensive Land Use Regulations”.

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

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

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

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

Dated: July 21, 2026

BY ORDER OF THE TOWN BOARD

TOWN OF THOMPSON

MARILEE J. CALHOUN, TOWN CLERK

Supervisor Mace explained the purpose of the proposed local law. He said as we look at expanding our central water and sewer and all the proposed projects, the purpose of this local law is to protect the public health, safety, and welfare of the residents of the Town of Thompson; by imposing a temporary moratorium on the acceptance, processing, and approval of local land use applications for new package plant and decentralized water or wastewater infrastructure facilities. While the Town develops, reviews, and adopts comprehensive land use regulations addressing such facilities as land uses, including appropriate special use permit requirements, dimensional and performance standards, and financial security provisions. This is a temporary moratorium.

Supervisor Mace asked if the Town Board had any comments. The Board made the following comments:

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Councilwoman Meddaugh said that she spoke with planning board members, and this is something they are very supportive of, and it's something that they have needed assistance with for a long time, so, it will definitely help them going forward.

Supervisor Mace said that we're not the only town doing this. Other towns around us are doing this as well. We received a nice letter of support from the Town of Lumberland Supervisor as they start to look into it as well.

Supervisor Mace asked if anyone from the public would like to be heard on this matter.

Public Comments were made as follows:

Roger Betters of Columbia Hill Neighborhood Alliance.

Barbara Arendell, Director of Damascus Citizens for Sustainability.

Jody Tedaldi of Rock Hill.

Harry Weisel, President of Beaver Lake Estates, Monticello.

Bonnie Makofsky of Hurleyville. Provided statement read for file.

Star Hesse of Narrowsburg. She provided (2) references to review.

Marcie Wild of Rock Hill.

(Full comments are available in the 88-page transcript from the Zoom Recording of the meeting, which are on file in the Town Clerk's Office upon request.)**

Supervisor Mace said that the Town is working hard on this with our Planners, Engineers and Water & Sewer Superintendent.

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 7:19 PM was made by Councilman Pavese and seconded by Councilman Schock.

2) PUBLIC HEARING: CMS CAMPUS HOLDINGS, INC. – TAX EQUITY AND FISCAL RESPONSIBILITY ACT (TEFRA)

Supervisor Mace opened the Public Hearing at 7:20 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 July 28, 2026 with same being posted at the Town Hall and website on July 23, 2026.

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

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

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

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

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

Dated: July 21, 2026

By Order of the Town Board,
Town of Thompson

Supervisor Mace said that this is not about approving the sale or the bond. It’s about deciding if it is a community benefit, which is why we are having this hearing. He asked all to please limit their comments to that. He called upon Martin S. Miller, Esq. to provide a short presentation explaining the purpose of the request.

Attorney Miller provided a 10-minute presentation. He began by asking whether the group understood escrow closing and how it works. He explained the escrow process involving a typical real-estate transaction. The funds to purchase the property are already in escrow. This bond is not needed to pay for the property. The closing will occur when

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both parties agree on the timing. He stressed that the acquisition is already complete and does not depend on securing a bond. He wanted to remove any doubt about the purchase being contingent. He referenced concerns raised about package plants and sewer situations related to the site.

Attorney Miller highlighted that there is a bond issue connected to upgrading and maintaining the property, aimed at supporting its development and augmentation. He clarified that the property is currently operating lawfully, despite some concerns and complaints, and can continue to do so unless the Department of Health or the Town raises violations. While the property can legally remain as it is, he emphasized that upgrading and improving it would be better for the community.

They showed examples of facilities previously developed by the organization such as schools and daycare centers, to illustrate its track record. He clarified that these types of buildings will not be constructed at the current campsite project, but the examples demonstrate the organization's investment in other properties and highlighted the community benefits that similar investments have brought.

They presented a proposed layout for how the camp might look once developed. Governmental approvals are required before any construction or improvements can occur. The bond approval is not tied to specific buildings or improvements, those decisions rest with the town planning board and relevant state agencies. The proposed layout is a plan, but is not guaranteed to be approved or built. The funding for such development is expected to come from the bond.

Attorney Miller introduced Attorney Steve Barshov of Rockland County. He is more knowledgeable about the bond details. The bond issuance carries no obligation for the Town. It is not backed by government credit, but is a private bond issued through the State of Wisconsin. The bond totals \$15 million, with more than half of the funds in the first two years earmarked for local construction and improvements to the property.

- Year 1: Approx. \$4 million for engineering, architecture, excavation, concrete, lumber, electrical, plumbing, roofing, insulation, sheetrock, flooring, painting, landscaping, and other construction needs.
- Year 2: Approx. \$3.9 million for continued construction and improvements.
- Local impact: Work handled by Fallsburg Lumber, Wagner Masonry, Sullivan Structures, and other local contractors — not by outside labor from other states such as Wisconsin or Illinois.

In total, about \$8 million will be invested locally in the first two years, with additional spending expected later.

Bond funding is dedicated to property improvements, not for purchasing the facility. While the property could technically open now, doing so without upgrades would not serve the public interest. The goal is to enhance the space for users and the community. The property, historically a summer camp (Camp Sequoia), is expected to continue in that role. Any shift to year-round use would require planning board approval. Ultimately, the

bond accelerates upgrades and improvements, ensuring the property remains active and beneficial rather than neglected.

Attorney Miller invited questions from the public and noted that either he or Attorney Barshov could address them, but first called upon Attorney Barshov to give a brief presentation outlining the bond process.

Attorney Barshov expressed appreciation for being present. He explained the nature of tax-exempt bonds. He clarified that tax-exempt bonds are exempt, because investors do not pay income tax on the interest earned, similar to municipal bonds. The tax-exempt bond designation is unrelated to the property itself or its tax-exempt status, which is determined separately by the town tax assessor. He then explained the federal bond program, which requires two reviews: one by the issuing agency (located in Wisconsin) and another by the local authority, in this case Supervisor Mace, to determine whether the project serves the public interest. Finally, he raised the question of defining the public, emphasizing that understanding who constitutes the public is central to evaluating public interest.

The public is not “us and them.” He highlighted that the Orthodox and Hasidic communities have been part of the Town of Thompson and the Catskills for over a century. He emphasized that the area is a mixed community made up of many groups.

The Orthodox and Hasidic communities have operated summer educational facilities in towns like Fallsburg, Thompson, and Liberty. These programs provide religious education during the summer. He contrasted the proposed use with the property’s prior secular camp role, noting that the new plan emphasizes religious education. Courts have consistently upheld such uses as serving the public interest. He cited past case law. The principle is that religious education regardless of faith tradition is presumed to benefit the community.

He acknowledged that questions may arise about tax rates. He reviewed tax roll data for Thompson, noting 10,765 parcels in total. Of these, only 124 (about 1.15%) are classified as religious properties, including churches across multiple denominations. Adding one more parcel would be negligible, and this classification is unrelated to the bond itself. He emphasized that all religious properties whether Orthodox, Catholic, Baptist, Pentecostal, Buddhist are treated the same under tax law. Finally, he cited federal protections under the Religious Land Use and Institutionalized Persons Act (RLUIPA), which ensures religious educational uses are protected equally to secular uses. Denying such use would contradict established law. He concluded that approving the plan clearly serves the public interest.

Supervisor Mace asked if the Town Board had any comments. The Board made the following comments:

Councilwoman Meddaugh encouraged the board to refocus, emphasizing we are not the planning board, but must decide whether the project delivers a significant public benefit.

She stressed that benefit is not limited to economics it also includes environmental impacts, public usage, infrastructure, and alignment with the town's comprehensive plan. She noted this decision sets a precedent for how public benefit is defined, and that broader community factors must be considered alongside economic ones. This is the reason why she said no on having this public hearing.

Supervisor Mace asked if anyone from the public would like to be heard on this matter.

Public Comments were made as follows:

Rabbi Ben Halberstam a project representative explained the proposed plans for the property.

Sean Rieber of Rock Hill.

Lesli Halprin a resident of the Town of Thompson.

Pamela Zaitchick of Glen Wild.

Linda Chrisey of Rock Hill.

Michael Gutnick of Rock Hill.

Carolyn Coughlin of the Rock Hill Lake Communities Alliance.

Jessica Lansdale of the Rock Hill Lake Communities Alliance.

Bob Whitaker of Rock Hill.

Chris Potter a concerned citizen.

Barbara Lerner of Bethel. Provided statement read for file.

Marcie Wild of Rock Hill.

Yehuda Feig of Catskill Hatzalah EMS.

Benzion Klein of Monticello.

Menachem Abramovitz a seasonal resident.

Jody Tedaldi of Rock Hill.

Aldis Ansons of Rock Hill.

(Full comments are available in the 88-page transcript from the Zoom Recording of the meeting, which are on file in the Town Clerk's Office upon request.)**

Attorney Miller addressed some of the comments that were made. He addressed concerns about tax-exempt status and clarified that whether a property is taxable depends solely on its use and the town assessor, not on the bond or the buyer.

He explained that sales tax is also irrelevant to the bond discussion, since any legitimate nonprofit is already exempt from paying sales tax on construction materials.

A suggestion to pursue a (PILOT) agreement was rejected as unlawful for religious or nonprofit organizations, citing prior New York State court rulings.

He also noted that public benefit does not depend on public access to private property, since no private property is universally accessible.

The bond poses no financial risk to the town or taxpayers; only investors bear risk.

Addressing concerns about facility conditions (such as odors at Iroquois Springs), he argued that improvements require funding, and denying the bond would hinder the ability to fix problems. He emphasized that the organization has a track record of building substantial, well-maintained facilities, not deteriorating bungalow colonies.

He clarified that any major construction, large buildings or expansions must go through the planning board and obtain all required permits, including Department of Health approvals.

Finally, he urged the board not to block funding that would allow needed upgrades, and reminded them that the property will remain regulated and subject to municipal review.

Attorney Barshov emphasized that the Town Board's job is to evaluate the project itself and decide whether it serves the public interest. Concerns raised about whether an out-of-state agency is competent or trustworthy are not relevant to what the board is legally required to consider.

He addressed comments made by Councilwoman Meddaugh noted that issues such as environmental review, development standards, sewer capacity, and other technical matters fall under the jurisdiction of the planning board. He described the planning board as thorough and detail-oriented, supported by engineers and consultants who carefully evaluate environmental and technical impacts.

He concluded that any future problems or questions will be properly handled through the town's established review processes, expressing confidence in the planning board and town staff to do their jobs responsibly.

Councilwoman Meddaugh said this is not this board's role.

After an opportunity for all persons to be heard Supervisor Mace entertained a motion that the public hearing be closed, but left open for written comment for an additional 14-Days until close of business, Tuesday, August 18th, 2026. Written comments can be mailed, emailed, or submitted to the Town Clerk. He also advised that there were materials about the project available if anyone would like a copy.

A motion to close the Public Hearing at 8:45 PM, but held open to allow for written comment for 14-Days until close of business, Tuesday, August 18th, 2026 was made by Councilman Pavese and seconded by Councilman Benjamin.

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

The Regular Town Board Meeting convened at 8:51 PM.

APPROVAL OF MINUTES:

On a motion made by Councilman Pavese and seconded by Councilman Benjamin the minutes of the July 7th, 2026 Regular Town Board Meeting were approved as presented.

Vote: Ayes 5 Mace, Pavese, Meddaugh, Schock, and Benjamin
 Nays 0

On a motion made by Councilman Benjamin and seconded by Councilman Schock the minutes of the July 28th, 2026 Special Town Board Meeting were approved with (1) correction as follows: Page 3 – Agenda Item #3: Resolution No. 324 of the Year 2026 should read at a cost of \$50.00 per youth and not \$25.00.

Vote: Ayes 5 Mace, Pavese, Meddaugh, Schock, and Benjamin
 Nays 0

PUBLIC COMMENT:

Aldis Ansons of Rock Hill commented on sales tax being charged on two invoices submitted for payment by Delaware Engineering, DPC. The Town Board agreed that the sales tax will need to be removed and payment will reflect the deduction.

CORRESPONDENCE:

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

- **NYS Dept. of Taxation and Finance:** Check #11115205, Dated: 07/24/2026 in the amount of \$611,187.61 – NYS Gaming Commission for Resorts World Catskill Casino Distribution 1ST Quarter Payment.
- **NY Homes & Community Renewal:** Letter dated 07/22/2026 Re: Certification as a Pro-Housing Community.
- **Town Clerk Calhoun:** Received 07/15/2026 Summons and Verified Complaint from Congregation Machne Ger Vs. County of Sullivan, Town of Thompson, and Fallsburg Central School District.
- **Terrill Gillette, Valuation Consultant of HCA Asset Management, LLC:** Email dated 08/04/2026 to Supervisor Mace Re: NYMIR Property Insurance Appraisals.

- **Heather Jacksy, AICP, Director of SC Planning Department:** Emailed Letter dated 07/21/2026 to Supervisor Mace & Town Board Re: GML-239 Review for Proposed Local Law #4 of 2026 – Temporary Moratorium on Package Plants.

AGENDA ITEMS:

1) ACTION: PROPOSED LOCAL LAW #4 OF 2026 - TEMPORARY MORATORIUM ON PACKAGE PLANTS AND DECENTRALIZED INFRASTRUCTURE LAND USE

Superintendent Messenger expressed support for the temporary moratorium, noting that the town currently has about 30 projects under DEC review and several more before the planning board. He explained that the town lacks updated sewer regulations and zoning tools to properly oversee new private wastewater systems, many of which are failing or discharging improperly. The sewer ordinance dates back to 1986 and has never been modernized. A temporary moratorium would not stop development, but would give the town time to update zoning, strengthen oversight, and ensure responsible growth. He sees the moratorium as a practical step to improve regulations, and protect the community.

Director Carnell reported on issues and the need for a Temporary Moratorium as well. He also asked for clarification on when the Temporary Moratorium would apply to current or pre-existing applications/projects before the Planning Board. After continued discussion it was determined that the Temporary Moratorium would not apply to projects if the Planning Board has already declared Lead Agency. The moratorium is for 12-months, but can be ended sooner.

The Following Resolution Was Duly Adopted: Res. No. 337 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
August 04, 2026

RESOLUTION FOR NEGATIVE DECLARATION UNDER SEQR FOR PROPOSED LOCAL LAW NO. 4 OF 2026; MORATORIUM ON LOCAL LAND USES

WHEREAS, the Town Board of the Town of Thompson has conducted an extensive review of the present Zoning Code for the Town of Thompson; and

WHEREAS, the Town Board of the Town of Thompson declared itself lead agency pursuant to Resolution dated July 07, 2026 in connection with the review of the local law Imposing a Temporary Moratorium on Local Land Use Approvals for So-Called “Package Plant” and Decentralized Water and Wastewater Infrastructure Facilities within the Town of Thompson, Pending Development of Comprehensive Land Use Regulations”; and

WHEREAS, a Short Form Environmental Assessment Form has been filed in connection with the proposed Moratorium; and

WHEREAS, a Public Hearing was conducted in connection with the Moratorium on August 4, 2026, wherein said Public Hearing was closed.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Thompson determines that there are no negative environmental impacts that would be caused as a result of the enacting of Local Law 3 of 2026 entitled “A local law Imposing a Temporary Moratorium on Local Land Use Approvals for So-Called “Package Plant” and Decentralized Water and Wastewater Infrastructure Facilities within the Town of Thompson, Pending Development of Comprehensive Land Use Regulations”; and

FURTHER BE IT RESOLVED, it is determined that the Town Board of the Town of Thompson makes a negative declaration with regard to any environmental impacts caused as a result of the enacting of Local Law No. 3 of 2026.

Moved by: Councilwoman Melinda S. Meddaugh

Seconded by: Councilman Ryan T. Schock

Adopted on Motion August 04, 2026

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

The Following Resolution Was Duly Adopted: Res. No. 338 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 August 04, 2026

RESOLUTION TO ENACT LOCAL LAW NO. 03 of 2026

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

proposed Local Law and Notice of Public Hearing having been duly published and posted as required by law, and said Public Hearing having been held and all persons appearing at said Public Hearing deeming to be heard having been heard, and

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

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Thompson, New York, does hereby enact and adopt Local Law No. 03 for the year 2026, Town of Thompson, State of New York, which Local Law is annexed hereto and made a part hereof.

Moved by: Councilman Ryan T. Schock

Seconded by: Councilwoman Melinda S. Meddaugh

Adopted on Motion August 04, 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 [X]

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Town of Thompson

Local Law No. 03 of the year 2026

A local law entitled: A local law imposing a Temporary Moratorium on Local Land Use approvals for so-called “Package Plant” and Decentralized Water and Wastewater Infrastructure Facilities within the Town of Thompson, pending development of Comprehensive Land Use Regulations.

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

SECTION 1. TITLE This Local Law shall be known and may be cited as the “Town of Thompson Package Plant and Decentralized Infrastructure Land Use Moratorium Law of 2026.”

SECTION 2. AUTHORITY This Local Law is enacted pursuant to the authority granted to the Town of Thompson by:

(a) Article IX of the New York State Constitution;

(b) The Municipal Home Rule Law of the State of New York, including Sections 10 and 22 thereof;

(c) The Statute of Local Governments of the State of New York;

(d) Town Law of the State of New York, including Sections 261 through 265 (Zoning Authority); and

(e) The State Environmental Quality Review Act (SEQRA), Environmental Conservation Law, Article 8, and its implementing regulations at 6 NYCRR Part 617.

SECTION 3. FINDINGS AND PURPOSE

The Town Board of the Town of Thompson hereby finds and declares as follows:

(a) Nature of Package Plant and Decentralized Infrastructure. So-called “package plants” – more broadly referred to as “decentralized infrastructure” – are pre-manufactured, modular, compact water supply or wastewater treatment systems assembled in a factory and transported to a site. They are commonly proposed for use in small communities, residential subdivisions, and rural areas. Such systems are privately owned and operated, located near the point of demand for water or the point of generation of wastewater, and serve multiple customers through a defined service area. Examples include package wastewater treatment plants, modular sewerage treatment facilities, private community water supply systems, and associated collection, distribution, and treatment infrastructure.

(b) Scope of this Moratorium. The Town Board recognizes that decentralized infrastructure is subject to the regulatory jurisdiction of multiple state and federal agencies, including New York State Department of Environmental Conservation (NYSDEC), the New York State Department of Health (NYSDOH), the New York State Public Service Commission (PSC), and, in applicable areas, the Delaware River Basin Commission (DRBC), and that these

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agencies exercise authority over the permitting, design, construction and operation of such systems. This Local Law does not purport to ban, prohibit, or supersede such state or federal regulatory authority. Rather, this Local Law is directed solely at the Town’s own local land use and zoning approval processes, which are squarely within the Town’s jurisdiction and which present an independent layer of review distinct from state and federal permitting.

(c) Local Law Use Authority. The New York State training materials on so-called package plants presented to Sullivan County municipalities in January 2026 by Delaware Engineering, D.P.C. confirm that, while municipalities cannot ban decentralized infrastructure as a matter of utility regulation, municipalities CAN and SHOULD treat these systems as land uses within their zoning codes, require special use permits, impose dimensional and performance standards, require creation of special utility districts to facilitate future public ownership, and use the authority of the Transportation Corporations Law (TCL) and local law to protect against

abandonment and disinvestment. The moratorium imposed by this Local Law is designed to create the time and space for the Town to implement precisely such a regulatory framework.

(d) Identified Problems. The Town Board finds that decentralized infrastructure, when not properly regulated as a land use, creates significant potential risks, including: (i) inadequate treatment quality that may not meet regulatory requirements in practice; (ii) improper maintenance, operational failures, and flow variability sensitivity; (iii) limited capacity and inflexibility in the face of variable demands; (iv) poor siting relative to residences, waterbodies, wetlands, floodplains, and community character; (v) noise, odor, and visual impacts on neighboring properties; (vi) disinvestment and abandonment by private owners, which can leave the Town and its residents responsible for failing systems; and (vii) inadequately constructed or installed facilities that may degrade groundwater and surface water quality.

(e) Absence of Adequate Local Regulations. The Town of Thompson's current zoning regulations do not adequately address community water supply systems, package wastewater treatment plans, or other decentralized infrastructure as distinct land uses. The Town has not adopted: (i) a use classification for such facilities; (ii) dimensional standards (setbacks from property lines, waterbodies, wetlands, floodplains, and residences; (iii) performance standards (noise, odor, treatment quality, operations plans); (iv) requirements for creation of water or sewer districts to overlay service areas; (v) bonding and financial security requirements to protect against abandonment; (vi) decommissioning and restoration requirements. The absence of such regulations exposes the Town and its residents to significant risk.

(f) Growth Pressure. Sullivan County, including the Town of Thompson, has experienced and continues to experience pressure from residential subdivision and development proposals. Such proposals, particularly in areas without access to municipal water or sewer service, may propose the use of decentralized infrastructure to serve multiple lots or structures. Without adequate local land use regulations, the Town lacks the tools to ensure that such infrastructure is sited, designed, constructed, operated, and financially secured in a manner that is protective of public health, community character, and the environment.

(g) Consultation with Experts. The Town Board notes that Sullivan County and its municipalities have engaged in educational efforts regarding decentralized infrastructure, including the Sullivan County training session of January 27, 2026, and recognizes the expertise and recommendations of Delaware Engineering, D.P.C. and other professionals that local regulations should: treat package plants as land uses; require special permits; impose siting, dimensional, and performance standards; require special district overlays; use the TCL; and always consider private infrastructure as future public infrastructure.

(h) Purpose. The purpose of this Local Law is to protect the public health, safety and welfare of the residents of the Town of Thompson by imposing a temporary Moratorium on the acceptance, processing, and approval of local land use applications for new package plant and decentralized water or wastewater infrastructure facilities, while the Town develops, reviews, and

adopts comprehensive land use regulations addressing such facilities as land uses, including appropriate special use permit requirements, dimensional and performance standards, and financial security provisions.

SECTION 4. DEFINITIONS

As used in this Local Law, the following terms shall have the following meanings set forth below:

(a) “Package Plant” or Decentralized Infrastructure” means any privately owned, pre-manufactured, modular, or otherwise privately constructed and operated water supply system or wastewater collection, treatment, or disposal system – other than an individual on-site septic system serving a single residential or commercial structure – that is designed, intended, or used to serve more than one lot, structure, unit, or customer through a defined or anticipated service area. The term includes, without limitations:

(i) Package wastewater treatment plants, modular sewage treatment facilities, and any associated collection systems, pump stations, force mains, gravity sewers, or lateral connections serving more than one structure or lot;

(ii) Private community water supply systems, water-works facilities, and any associated distribution mains, storage tanks, booster pumps, treatment facilities, and service connections serving more than one structure or lot;

(iii) Sewage-works corporations formed under Article 10 of the Transportation Corporations Law and water-works corporations formed under Article 4 of the Transportation Corporations Law; and

(iv) Any other decentralized or distributed water supply or wastewater infrastructure serving multiple customers, regardless of ownership structure.

(b) The term “Package Plant” or “Decentralized Infrastructure does NOT include:

(i) An individual on-site septic system serving a single residential or commercial structure on a single lot, where such system does not serve any other lot, structure, or customer;

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(ii) A publicly owned and operated water supply or wastewater system owned and operated by the Town of Thompson, a Town special district, Sullivan County, or another governmental entity;

(iii) The repair, routine maintenance, or like-for-like replacement of a lawfully existing Package Plan or Decentralized Infrastructure facility, provided such repair or replacement does not expand capacity, extend the service area, or add new connections; or

(iv) Facilities that are exempt from this Local Law pursuant to Section 6 hereof.

(c) “Local Land Use Approval” means any zoning amendment, rezoning, variance, special use permit, site plan approval, subdivision approval, building permit, certificate of occupancy, or any other municipal permit, license, authorization, or approval required under the Town Code, the Town’s Zoning Law, or any applicable local law, including not limited to any

consent required under Article 4 or Article 10 of the Transportation Corporations Law by action of the Town Board.

(d) “Moratorium Period” means the period during which this Local Law is in effect, as set forth in Section 7 hereof.

(e) “Pending Application” has the meaning set forth in Section 6 hereof.

SECTION 5. MORATORIUM ON LOCAL LAW USE APPROVALS

(a) Moratorium Imposed. During the Moratorium Period, no Town officer, board, agency, department, or employee shall:

(i) Accept, process, refer, or act upon any new application for a Local Land Use Approval for the siting, construction, installation, establishment, or expansion of any Package Plant or Decentralized Infrastructure facility within the Town of Thompson;

(ii) Issue any building permit or certificate of occupancy for any building or structure associated with a new Package Plant or Decentralized Infrastructure facility;

(iii) Approve any site plan, subdivision, or special use permit that contemplates the use of a Package Plant or Decentralized Infrastructure facility to serve proposed lots, structures, or units, where such facility has not already received all required Local Land Use Approvals prior to the effective date of this Local Law;

(iv) Grant consent under Article 4 or Article 10 of the Transportation Corporations Law to the formation of a new water-works corporation or sewage-works corporation within the Town; or

(v) Approve any application to amend the Town’s Zoning Map or Zoning Law to permit or accommodate new Packet Plant or Decentralized Infrastructure uses not currently permitted, where such amendment is sought to facilitate a specific pending project.

(b) Scope. The moratorium imposed by this Section applies only to the Town’s Local Land Use approval process. Nothing in this Local Law shall be construed to affect, delay, or modify any proceedings before the NYSDEC, NYSDOH, the PSC, the DRBC, or any other state or federal regulatory agency with jurisdiction over the permitting, design, construction, or operation of water supply or wastewater systems. An applicant may continue to pursue state and

federal permits during the Moratorium Period; however, the Town shall not issue any Local Law Use Approval during the Moratorium Period except as provided in Section 6 hereof.

SECTION 6. EXEMPTION FOR PENDING APPLICATIONS

(a) Exemption. Notwithstanding the moratorium imposed by Section 5, any application for a Local Land Use Approval that was duly filed and accepted by the applicable Town Board, officer, or department and the reviewing agency has declared themselves lead agency prior to the effective date of this Local Law, and that proposes to use a Package Plant or

Decentralized Infrastructure facility to serve the subject project, shall be exempt from the moratorium and may continue to be processed, reviewed, and acted upon in the ordinary course.

(b) **Definition of Pending Application.** For purposes of this Section, a “Pending Application” means an application that: (i) was submitted in writing to the Town Clerk, the Planning Board, the Zoning Board of Appeals, the Code Enforcement Officer, or any other Town Board or official prior to the effective date of Local Law; (ii) was accepted by the Town as a complete submission, or was acknowledged in writing as received and under review, prior to the effective date of this Local Law, and; (iii) has progressed to a stage where the Town Planning Board has declared themselves lead agency over the project. An application that was submitted but has not yet had the Planning Board declare lead agency over the project nor been accepted as complete as of the effective date, or that was submitted in anticipation of this moratorium without prior substantive review, shall not qualify as a Pending Application.

(c) **No Acceleration.** The exemption provided by this Section does not accelerate, limit, or modify the substantive review process applicable to any Pending Application. Pending Applications shall continue to be subject to all applicable provisions of the Town Code, the Zoning Law, SEQRA, and any other applicable law or regulation, including any requirements that may be adopted by the Town during the Moratorium Period as conditions of approval.

(d) **Register of Pending Applications.** Within thirty (30) days of the effective date of this Local Law, the Town Clerk, in consultation with the Planning Board Chair, the Zoning Board of Appeals Chair, and the Code Enforcement Officer, shall complete and maintain a register of all Pending Applications as of the effective date. The register shall be available for public inspection at the Town Clerk’s Office. Inclusion in or omission from the register shall not be dispositive of whether an application qualifies as a Pending Application; such determination shall be made by the Town Attorney in the event of a dispute.

(e) **Conditions of Pending Applications.** The Town Board reserves the right to impose, as a condition of any Local Land Use Approval granted for a Pending Application during or after the Moratorium Period, such requirements as the Town determines are necessary to protect the public health, safety, and welfare, including but not limited to: (i) performance bonds and financial security; (ii) creation of a special water or sewer district overlaying the service area; (iii) operations and maintenance plans; (iv) decommissioning plans; (v) monitoring and reporting requirements; and (vi) an irrevocable offer of cession to the Town or applicable district.

SECTION 7. DURATION AND TERMINATION

(a) **Effective Date.** This Local Law shall take effect immediately upon filing with the Secretary of State of the State of New York in accordance with Municipal Home Rule Law Section 27.

(b) Duration. This Local Law shall remain in effect for a period of twelve (12) months from its effective date, unless sooner terminated or extended by Resolution or local law of the Town Board adopted at a duly noticed public meeting.

(c) Extension. The Town Board may, by Resolution adopted at a duly noticed public meeting, extend the Moratorium Period for one or more additional periods not to exceed six (6) months each, upon a finding that additional time is necessary to complete the zoning review described in Section 8 hereof; provided, however, that the total Moratorium Period, including any extensions, shall not exceed twenty-four (24) months from the initial effective date without re-enactment.

(d) Early Termination. The Town Board may, by Resolution, terminate this Moratorium prior to the expiration of the Moratorium Period upon a finding that the Town has completed the review described in Section 8 and has adopted comprehensive land use regulations for Package Plant and Decentralized Infrastructure facilities.

SECTION 8. TOWN REVIEW OBLIGATIONS During the Moratorium Period During the Moratorium Period, the Town Board, in consultation with the Planning Board, the Town Attorney, and such engineering, planning, legal, and environmental consultants as the Town Board may retain, shall undertake a comprehensive land use review that shall include, without limitation:

(a) Classification as a Land Use. Develop and adopt definitions and use classifications for Package Plant and Decentralized Infrastructure facilities as land uses in the Town's Zoning Law, including: (i) classification as a special use permit (Type II) requiring Planning Board approval; (ii) separate use classifications for wastewater treatment facilities and water supply systems; and (iii) applicability across all Zoning districts, with specific provisions regarding where such uses may or may not be permitted.

(b) Dimensional and Siting Standards. Develop site-specific dimensional and siting requirements, including minimum setbacks from: (i) property lines; (ii) residences and occupied structures; (iii) watercourses, streams, rivers, lakes and ponds; (iv) wetlands and their buffers; (v) floodplains; (vi) private wells and groundwater supply area; and (vii) public roads and rights-of-way.

(c) Performance Standards. Develop performance standards addressing: (i) noise and vibration; (ii) odor control and enclosure of offensive components; (iii) visual screening and landscaping; (iv) stormwater management; (v) groundwater and surface water quality protection; (vi) treatment quality monitoring and reporting; and (vii) operations plans for normal, seasonal, high-flow, and low-flow conditions.

(d) Financial Security and Abandonment Protection. Develop requirements designed to protect the Town and its residents against disinvestment and abandonment, including: (i) performance bonds for construction completion; (ii) operations and maintenance escrow or

guarantee for a minimum of five (5) years; (iii) escrow of corporate stock and/or an irrevocable offer of cession of the facility to the Town or applicable special district; (iv) decommissioning security; and (v) requirements consistent with the mandatory provisions of Article 10 of the Transportation Corporations Law for sewage-works corporations and equivalent locally-imposed requirements for water-works corporations.

(e) Special District Overlay. Evaluate and develop requirements for applicants proposing Package Plant or Decentralized Infrastructure facilities to establish, or petition the Town to establish, a water or sewer district under Town Law Article 12 or 12-A, overlaying the proposed service area, so as to facilitate future public ownership and cost recovery in the event of abandonment or failure.

(f) Transportation Corporations Law Compliance. Review the mandatory requirements of Transportation Corporations Law Article 10 applicable to sewage-works corporations and develop: (i) a checklist and application requirements to ensure all such requirements are satisfied; (ii) a local law extending equivalent requirements to water-works corporations, as the existing law's mandatory protections apply only to sewage-works; and (iii) a standard form of irrevocable offer of cession.

(g) Comprehensive Plan Review. Review the Town's Comprehensive Plan to determine whether it addresses, or should be amended to address the siting and regulation of Package Plant and Decentralized Infrastructure facilities.

(h) Public Engagement. Conduct at least one public hearing or workshop to receive comment from residents, property owners, developers, engineers, and other interested parties regarding the appropriate regulation of Package Plant and Decentralized Infrastructure facilities within the Town.

(i) Agency Consultation. Consult with NYSDEC, NYSDOH, the PSC, the DRBC, the Sullivan County Planning Department, the Sullivan County Department of Public Works, and neighboring municipalities regarding the impacts and appropriate regulation of decentralized water and wastewater infrastructure.

SECTION 9. HARDSHIP WAIVER

(a) Any person or entity adversely affected by this Local Law may apply to the Town Board for a waiver from the requirements of Section 5 hereof on the grounds of undue hardship.

(b) A waiver shall be granted only upon a written finding by the Town Board that: (i) the applicant will suffer an unnecessary hardship if the waiver is denied; (ii) the proposed Package Plant or Decentralized Infrastructure facility will not cause significant adverse impacts on public health, the environment, neighboring properties, or community character; (iii) granting the waiver is consistent with the propose of this Local Law; and (iv) the applicant agrees to be

bound by such conditions as the Town Board deems necessary to protect the public interest, which shall include at minimum the requirements described in Section 8(d) hereof.

(c) An application for a waiver shall be submitted in writing to the Town Clerk and shall include: (i) a description of the proposed project and facility; (ii) a detailed statement of the hardship claimed; (iii) engineering documentation from a licensed New York State professional engineer describing the proposed facility and its design, capacity, service area, treatment

performance, and operations and maintenance plan; (iv) a financial security plan; and (v) such other information as the Town Board may require. The Town Board shall schedule a Public Hearing on any complete waiver application within sixty (60) days of receipt.

SECTION 10. SEQRA DETERMINATION. The Town Board has determined that this Local Law is a Type II action pursuant to 6 NYCRR Part 617.5(c)(33) of the State Environmental Quality Review Act regulations as the promulgation of a regulation, policy, or local law in connection with continuing agency administration and management, and therefore is not subject to environmental review under SEQRA. In the alternative, if the Town Board determines this is an Unlisted Action, the Town Board finds that, as a temporary protective land use regulation that authorizes no physical alteration of the environment, there will be no significant adverse environmental impact, and adopts a Negative Declaration pursuant to SEQRA.

SECTION 11. PENALTIES AND ENFORCEMENT

(a) Any person, corporation, partnership, limited liability company, or other entity that violates any provision of this Local Law or causes or assists another to do so shall be subject to a fine of not less than Two Hundred Fifty Dollars (\$250) nor more than Two Thousand Five Hundred Dollars (\$2,500) for each offense. Each day on which a violation continues shall constitute a separate and distinct offense.

(b) In addition to such penalties, the Town may seek injunctive relief in any court of competent jurisdiction to restrain or enjoin any violation of this Local Law.

(c) Nothing in this Section shall be construed to limit any other remedy available to the Town under law or equity.

SECTION 12. SEVERABILITY If any provision of this Local Law or its application to any person or circumstance is held invalid by a court of competent jurisdiction, such invalidity shall not affect any other provision or application that can be given effect without the invalid provision or application, and the provisions of this Local Law are declared to be severable.

SECTION 13. SUPERSESSON To the extent that any provision of this Local Law is inconsistent with any provision of the Town Law of the State of New York or any other state statute, this Local Law is intended, pursuant to Municipal Home Rule Law Section 10, to supersede such inconsistent provisions solely with respect to the Town's local land use and zoning authority, and not with respect to any state or federal regulatory authority over water or wastewater systems.

SECTION 14. EFFECTIVE DATE This Local Law shall take effect immediately upon filing with the Secretary of State of the State of New York pursuant to Municipal Home Rule Law Section 27.

2) KIAMESHA LAKE WWTP – RESOLUTIONS TO AWARD 3 OF 4 CONTRACTS - ELECTRICAL, HVAC, & PLUMBING

The Following Resolution Was Duly Adopted: Res. No. 339 of the Year 2026.

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

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

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

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

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

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

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

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

Contract No TT1-E-26 - Electrical:

Contract Awarded to: West-Fair Electric Contractors, Inc. (Hawthorne, NY)
Base Bid Price: \$4,100,000

Motion by: Councilman Richard L. Benjamin, Jr.

Seconded by: Councilman Ryan T. Schock

Roll call:

The members of the Town Board voted as follows:

Supervisor Scott S. Mace: Yes

Melinda S. Meddaugh: Yes

Richard L. Benjamin, Jr.: Yes

Ryan T. Schock: Yes

John A. Pavese: Yes

Motion Carried: Yes

The Following Resolution Was Duly Adopted: Res. No. 340 of the Year 2026.

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

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

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

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

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

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

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

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

Contract No TT1-HV-26 - HVAC:

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

Base Bid Price: \$918,400

Motion by: Councilman John A. Pavese

Seconded by: Councilman Ryan T. Schock

Roll call:

The members of the Town Board voted as follows:

Supervisor Scott S. Mace: Yes

Melinda S. Meddaugh: Yes

Richard L. Benjamin, Jr.: Yes

Ryan T. Schook: Yes

John A. Pavese: Yes

Motion Carried: Yes

The Following Resolution Was Duly Adopted: Res. No. 341 of the Year 2026.

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

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

WHEREAS, the Town executed a Project Financing Agreement (“PFA”) with the New York Environmental Facilities Corporation (“NYSEFC”) on August 8, 2024 that provides

significant funding for the improvements under Project No. C3-5378-06-01, and

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

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

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

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

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

Contract No TT1-P-26 - Plumbing:

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

Base Bid Price: \$226,910

Motion by: Councilwoman Melinda S. Meddaugh

Seconded by: Councilman Richard L. Benjamin, Jr.

Roll call:

The members of the Town Board voted as follows:

Supervisor Scott S. Mace: Yes

Melinda S. Meddaugh: Yes

Richard L. Benjamin, Jr.: Yes

Ryan T. Schook: Yes

John A. Pavese: Yes

Motion Carried: Yes

3) DISCUSS & AUTHORIZE – DEVELOPER’S AGREEMENT FOR SACKETT LAKE LP
The Following Resolution Was Duly Adopted: Res. No. 342 of the Year 2026.

Resolved, that the Town Board hereby approves the Developer’s Agreement between Sackett Lake LP and the Town of Thompson for the Sackett Lake PUD #7 “Project” located on Sackett Lake Road near NYS Route 42 South subject to receipt of Restoration Bond and Inspection Fees. Further Be It Resolved, that the Town Supervisor hereby be authorized to execute said agreement as presented once Restoration Bond and Inspection Fees have been provided. A fully executed copy will be filed in the Town Clerk’s Office and available for review upon request once executed.

Motion by: Councilman Benjamin Seconded by: Councilman Pavese
Vote: Ayes 5 Mace, Pavese, Meddaugh, Schock and Benjamin
 Nays 0

4) REVIEW & APPROVE - PROPOSAL FOR CYBER INSURANCE COVERAGE
WITH CFC GROUP, INSURANCE EFFECTIVE 08/05/2026 – 08/05/2027, TOTAL
COST OF \$6,930.50

The Following Resolution Was Duly Adopted: Res. No. 343 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby approves the insurance quote for Cyber Insurance Coverage with CFC Group for issuance of a Cyber Insurance Policy with aggregate limit of \$2,000,000.00, deductible \$5,000.00 for a total premium of \$6,930.50 effective August 5th, 2026 to August 5th, 2027.

(Procurement: Obtained 3-Price Quotes as follows: Cowbell Insurance \$7,793.00, Spinnaker Insurance \$6,985.00 & CFC Group \$6,930.50.)

Moved by: Councilwoman Meddaugh Seconded by: Councilman Schock
Vote: Ayes 5 Mace, Pavese, Schock, Meddaugh and Benjamin
 Nays 0

5) SET JOINT PUBLIC HEARING DATE – ANNEXATION REQUEST OF VPK
CAPITAL, LLC FOR 25 HAY STREET, MONTICELLO, SBL # 22.-1-4

The Following Resolution Was Duly Adopted: Res. No. 344 of the Year 2026.

Resolved, that the Town of Thompson authorizes holding a Joint Public Hearing with the Village of Monticello on Wednesday, September 16, 2026 at 6:00 P.M. 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: Councilman Pavese Seconded by: Councilman Schock
Vote: Ayes 5 Mace, Pavese, Schock, Meddaugh and Benjamin
 Nays 0

6) DISCUSS & APPROVE – (NYSLRS) STANDARD WORKDAY & REPORTING RESOLUTION

The Following Resolution Was Duly Adopted: Res. No. 345 of the Year 2026.

Resolved, that the Standard Work Day and Reporting Resolution for 2026 is hereby established and adopted as presented. The full text of this Resolution can be found appended to these minutes.¹

Motion by: Councilwoman Meddaugh Seconded by: Councilman Schock
Vote: Ayes 5 Mace, Pavese, Schock, Meddaugh and Benjamin
 Nays 0

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

The Following Resolution Was Duly Adopted: Res. No. 346 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 **\$24,993.82 Total Cost (Revised)**
Invoice # 24-3143-14 – Engineering services through June 2026 for the Emerald Green WWTP Phase 2 Plant Upgrades Project.

Moved by: Councilman Benjamin Seconded by: Councilman Schock
Vote: Ayes 5 Mace, Pavese, Schock, Meddaugh, and Benjamin
 Nays 0

The Following Resolution Was Duly Adopted: Res. No. 347 of the Year 2026.

Slack Chemical **\$5,059.00 Total Cost**
Invoice # 505333 – SternPac for Consolidated Rock Hill/Emerald Green SD
(Procurement: Sole Source)

Moved by: Councilman Benjamin Seconded by: Councilman Schock
Vote: Ayes 5 Mace, Pavese, Schock, Meddaugh, and Benjamin
 Nays 0

8) BUDGET TRANSFERS & AMENDMENTS

There were no budget transfers or amendments.

9) ORDER BILLS PAID

The Following Resolution Was Duly Adopted: Res. No. 348 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.²

¹ ATTACHMENT: RES. NO. 345 OF THE YEAR 2026 – STANDARD WORK DAY & REPORTING RESOLUTION.

² ATTACHMENT: ORDER BILLS PAID

Moved by: Councilman Pavese

Seconded by: Councilwoman Meddaugh

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

Nays 0

OLD BUSINESS:

There was no old business reported on.

NEW BUSINESS:

1) PURCHASE REQUEST: PARKS & RECREATION DEPARTMENT – ROOF MATERIALS FOR MAINTENANCE BUILDING AT LAKE IDA PARK

The Following Resolution Was Duly Adopted: Res. No. 349 of the Year 2026.

Resolved, that the purchase request of Superintendent Glenn Somers for the Parks & Recreation Department hereby be approved as follows:

Fallsburg Lumber Co., Inc.

\$8,818.69 Total Cost

Price Quote # 2607-585949 – Metal Roof Materials for Maintenance Building at Lake Ida Park.

(Procurement: (1) Additional Price Quote obtained as follows: 1) Wyde Lumber & Supply Corp., Price Quote # 2607-064493 for \$8,912.40 total cost.)

Moved by: Councilman Pavese

Seconded by: Councilman Benjamin

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

Nays 0

2) APPROVE BILL FROM WIRE PRO ELECTRIC IN THE AMOUNT OF \$4,134.46 FOR LIGHT POLE REPLACEMENT NEAR EXIT 105, NYS ROUTE 42

The Following Resolution Was Duly Adopted: Res. No. 350 of the Year 2026.

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

WirePro Electric

\$4,134.46 Total Cost

Estimate # 11817 – \$4,134.46 for Light Fixture Replacement in the Route 42 Lighting District along NYS Route 42 near Exit 105 as a result of a car accident.

Moved by: Councilman Benjamin

Seconded by: Councilman Schock

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

Nays 0

3) DISCUSSION: VILLAGE OF ATERES (IMA) – BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY ISSUES

Director Carnell reported on a concern regarding the (IMA) with the Village of Ateres involving the building inspections and construction monitoring services on building permits issued by our Building Department. A discussion was held regarding this

matter, including the issuance of certificate of occupancies and also involving the current sewer usage with the sewage pump station and electrical issues. Attorney Mednick will prepare a letter to the Village of Aterres Board of Trustees regarding the specific issues.

REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS

Supervisor Mace

- **Sullivan County Workforce Development Program** – Supervisor Mace said the Sullivan County Workforce Development Program has been working out successfully.

Councilman Pavese

- Monticello Elks Lodge Annual Seasonal Chicken BBQ – Held this Wednesday, tomorrow August 5th, 2026 from 4PM-7PM.
- The Bagel Festival event will be held on Broadway in Monticello, Sunday, August 9th, 2026, 9am-4pm.

Superintendent Carnell

- Touch a Truck Event – Monday, August 10th, 2026 at the East Mongaup River Town Park, 9am to 12pm.

Superintendent Somers

- Red Bulls Soccer Game Bus Trip on Saturday, August 1st, 2026.

Superintendent Messenger

- Increased flow issues in Emerald Green Sewer District due to extensive rain fall in a short period of time, 4-inches of rain over a 48-hour period. The use of individual Sump Pumps is an issue, which needs to be addressed in the future.

Director Weyer

- Sullivan County Youth Bureau Funding is available and due 08/21/2026. She would like approval to apply for both the Youth Development Program and the Youth Sports & Education Program.

SULLIVAN COUNTY YOUTH BUREAU GRANT FUNDING APPLICATIONS: YOUTH DEVELOPMENT PROGRAM AND THE YOUTH SPORTS & EDUCATION PROGRAM **The Following Resolution Was Duly Adopted: Res. No. 351 of the Year 2026.**

Resolved, that the Town Board of the Town of Thompson hereby authorizes Director Weyer to apply for grant funding through the Sullivan County Youth Bureau for both the Youth Development Program and the Youth Sports & Education Opportunity Program and that the Supervisor be authorized to execute said applications.

Moved by: Councilman Benjamin Seconded by: Councilman Schock

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

Nays 0

PUBLIC COMMENT

Jody Tedaldi of Rock Hill commented on the excessive speed along Wild Turnpike in Rock Hill. She would like the speed zone reduced from 45 MPH to 35 MPH. Both Councilman Benjamin and Highway Supt. Carnell explained the process of a Speed Zone reduction. Councilman Benjamin advised that the State sets the speed zones.

ANNOUNCEMENTS, REMINDERS & FOR YOUR INFORMATION

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

EXECUTIVE SESSION

On a motion made by Councilwoman Meddaugh and seconded by Councilman Pavese the Town Board entered into Executive Session at 9:30 PM to discuss a potential Real Estate matter involving Grant Funding.

The Zoom Livestream Videoconferencing connection was disconnected.

The Executive Session was held.

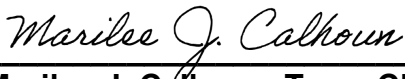
The Town Board returned from Executive Session at 9:52 PM, motion by Councilman Schock and seconded by Councilwoman Meddaugh.

There was no action taken.

ADJOURNMENT

On a motion made by Councilman Schock and seconded by Councilman Pavese the meeting was adjourned at 9:52 PM. All board members voted in favor of adjourning the meeting.

Respectfully Submitted By:



Marilee J. Calhoun, Town Clerk

Received Date

**Standard Work Day and
Reporting Resolution for
Elected and Appointed Officials**

Employer Location Code

3 0 2 8 3

SEE INSTRUCTIONS FOR COMPLETING FORM ON REVERSE SIDE

RS 2417-A

(Rev. 12/23)

BE IT RESOLVED, that the Town of Thompson / 30283 hereby established the following standard work days for these titles and will report the officials to the New York State and Local Retirement based on their record of activities:

(Name of Employer)

(Location Code)

Name	Social Security Number	NYS LRS ID	Title	Current Term Begin & End Dates	Standard Work Day	Record of Activities Result	Not Submitted	Pay Frequency	Tier 1
Elected Officials:									
Scott S. Mace			Supervisor	1/1/26-12/31/26	6	27.44	☐	Bi-Weekly	☐
Melinda Meddaugh			Town Council	1/1/26-12/31/28	6	7.47	☐	Bi-Weekly	☐
Hayden Carnell			Highway Superintendent	1/1/26-12/31/28	7	28.89	☐	Bi-Weekly	☐
Appointed Officials:									
Michael B. Mednick			Town Attorney	1/1/26-12/31/26	6	23.04	☐	Bi-Weekly	☐
Joanne Gerow			Dog Control	1/1/26-12/31/26	6	6.54	☐	Bi-Weekly	☐
Bryan Kaplan			Deputy Town Attorney	1/1/26-12/31/26	6	4.83	☐	Bi-Weekly	☐

I, Marilee J. Calhoun

(Name of Secretary or Clerk)

secretary/clerk of the governing board of the Town of Thompson of the State of New York,
(Name of Employer)

do hereby certify that I have compared the foregoing with the original resolution passed by such board at a legally convened meeting held on the 4th day of August, 2026 on file as part of the minutes of such meeting, and that same is a true copy thereof and the whole of such original.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Town of Thompson on this September 26, 2026
(Name of Employer)

(Signature of Secretary or Clerk)

Affidavit of Posting: I, Marilee J. Calhoun, Town Clerk

(Name of Secretary or Clerk)

being duly sworn, deposes and says that the posting of the Resolution began on

08/13/2026 and continued for at least 30 days. That the Resolution was available to the public on the:
(Date)

☒ Employer's website at: www.thompsonny.gov

☒ Official sign board at: Town Hall, 4052 State Route 42, Monticello, NY 12701-3221

☒ Main entrance Secretary or Clerk's office at: 4052 State Route 42, Monticello, NY 12701-3221

(seal)

Please type or print clearly
in blue or black ink

Employer Location Code

3 0 2 8 3

Received Date

Standard Work Day and Reporting Resolution for Elected and Appointed Officials Continuation Form

RS 2417-B

(Rev. 04/20)

Name	Social Security Number	NYSLRS ID	Title	Current Term Begin & End Dates	Standard Work Day	Record of Activities Result	Not Submitted	Pay Frequency	Tier 1
Elected Officials:									
Heather Berg			Tax Collector	1/1/26-12/31/27	7	25.52	☐	Bi-Weekly	☐
Marilee J. Calhoun			Town Clerk	1/1/26-12/31/28	7	22.51	☐	Bi-Weekly	☐
Richard Baum			Town Justice	1/1/26-12/31/29	6	8.21	☐	Bi-Weekly	☐
							☐		☐
							☐		☐
							☐		☐
							☐		☐
							☐		☐
							☐		☐
							☐		☐
Appointed Officials:									
Darren Miller			Alt. Member ZBA	1/1/26-12/31/26	6	0.69	☐	Monthly	☐
Soshana Mitchell			Alt. Member PB	1/1/26-12/31/26	6	0.00	☒	Bi-Weekly	☐
							☐		☐
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Town of Thompson
Warrant Report

Town of Thompson
Warrant Report

I hereby certify that the vouchers listed on the attached abstracts of prepaid and claims payable have been duly audited and are presented for payment to the Town Board of the Town of Thompson at the regular meeting there of, held on the 4th day of August 2024 in the amounts respectively specified. Authorization is hereby given and direction is made to pay each of the claimants in the amount as specified upon each claim stated.

M DeMarmels
Melissa DeMarmels, Comptroller

[Signature]
Scott S. Mace, Supervisor



Town of Thompson
Warrant Report

Unposted Batch Totals

Fund	Fund Description	Invoice Batch	Manual Checks	Purchase Cards	Total
T000	TRUST & AGENCY FUND	\$0.00	\$0.00	\$17,986.35	\$17,986.35
Unposted Batch Grand Totals		\$0.00	\$0.00	\$17,986.35	\$17,986.35

Posted Batch Totals

Fund	Fund Description	Invoice Batch		Manual Checks		Purchase Cards		Total	
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	Paid	Unpaid
A000	GENERAL FUND TOWN WIDE	\$225,428.71	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$225,428.71	\$0.00
B000	GENERAL TOWN OUTSIDE	\$33,259.89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$33,259.89	\$0.00
DA00	HWY#3 / 4 - TOWN WIDE	\$10,633.65	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,633.65	\$0.00
DB00	HWY#1 - TOWN OUTSIDE	\$115,553.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$115,553.70	\$0.00
H000	CAPITAL PROJECTS	\$25,583.12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,583.12	\$0.00
RD00	ADELAAR ROAD IMPROVMENT DISTRICT	\$229.98	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$229.98	\$0.00
SL01	ROCK HILL LIGHTING	\$1,249.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,249.00	\$0.00
SL02	LUCKY LAKE LIGHTING	\$255.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$255.32	\$0.00
SL03	LAKE LOUISE MARIE	\$768.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$768.26	\$0.00
SL04	PATIO HOMES LIGHTING	\$512.94	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$512.94	\$0.00
SL05	KIAMESHA SHORES LIGHTING	\$142.61	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$142.61	\$0.00
SL06	EMERALD GREEN LIGHTING	\$17,520.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,520.24	\$0.00
SL07	TREASURE LAKE LIGHTING	\$64.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$64.41	\$0.00
SL08	CONGERO ROAD LIGHTING	\$115.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$115.00	\$0.00
SL09	YESHIVA/KIAM. LIGHTING DISTRICT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SL12	Route 42 N Lighting	\$2,645.21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,645.21	\$0.00
SRH0	ROCK HILL AMBULANCE DIST	\$11,250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,250.00	\$0.00
SSAR	Adelaar Sewer District	\$6,601.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,601.70	\$0.00
SSHC	Harris Consolidated Sewer District	\$7,260.35	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,260.35	\$0.00
SSKC	Kiamesha Consolidated Sewer District	\$61,772.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$61,772.80	\$0.00
SSM0	MELODY LAKE SEWER DISTR.	\$1,497.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,497.40	\$0.00
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$45,598.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$45,598.52	\$0.00
SSS0	SACKETT LAKE SEWER DISTR	\$10,959.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,959.74	\$0.00
SWA0	ADELAAR RESORT WATER DISTRICT	\$929.13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$929.13	\$0.00
SWC0	COLD SPRING WATER	\$359.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$359.33	\$0.00
SWD0	DILLON WATER DISTRICT	\$381.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$381.57	\$0.00
SWK0	KIAMESHA RT42 WATER	\$106.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$106.74	\$0.00
SWL0	LUCKY LAKE WATER DISTR	\$170.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$170.16	\$0.00
SWM0	MELODY LAKE WATER	\$547.75	\$0.00	\$0.00	\$0.00	\$1,500.00	\$0.00	\$2,047.75	\$0.00



Town of Thompson
Warrant Report

T000	TRUST & AGENCY FUND	\$2,921.05	\$0.00	\$0.00	\$0.00	\$25,592.19	\$0.00	\$28,513.24	\$0.00
Posted Batch Grand Totals		\$584,318.28	\$0.00	\$0.00	\$0.00	\$252,872.75	\$0.00	\$837,191.03	\$0.00

Report Grand Totals									
Fund	Fund Description	Invoice Batch		Manual Checks		Purchase Cards		Total	
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	Paid	Unpaid
A000	GENERAL FUND TOWN WIDE	\$225,428.71	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$225,428.71	\$0.00
B000	GENERAL TOWN OUTSIDE	\$33,259.89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$33,259.89	\$0.00
DA00	HWY#3 / 4 - TOWN WIDE	\$10,633.65	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,633.65	\$0.00
DB00	HWY#1 - TOWN OUTSIDE	\$115,553.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$115,553.70	\$0.00
H000	CAPITAL PROJECTS	\$25,583.12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,583.12	\$0.00
RD00	ADELAAR ROAD IMPROVMENT DISTRICT	\$229.98	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$229.98	\$0.00
SL01	ROCK HILL LIGHTING	\$1,249.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,249.00	\$0.00
SL02	LUCKY LAKE LIGHTING	\$255.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$255.32	\$0.00
SL03	LAKE LOUISE MARIE	\$768.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$768.26	\$0.00
SL04	PATIO HOMES LIGHTING	\$512.94	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$512.94	\$0.00
SL05	KIAMESHA SHORES LIGHTING	\$142.61	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$142.61	\$0.00
SL06	EMERALD GREEN LIGHTING	\$17,520.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,520.24	\$0.00
SL07	TREASURE LAKE LIGHTING	\$64.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$64.41	\$0.00
SL08	CONGERO ROAD LIGHTING	\$115.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$115.00	\$0.00
SL09	YESHIVA/KIAM. LIGHTING DISTRICT	\$0.00	\$0.00	\$0.00	\$0.00	\$36,280.56	\$0.00	\$36,280.56	\$0.00
SL12	Route 42 N Lighting	\$2,645.21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,645.21	\$0.00
SRH0	ROCK HILL AMBULANCE DIST	\$11,250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,250.00	\$0.00
SSAR	Adelaar Sewer District	\$6,601.70	\$0.00	\$0.00	\$0.00	\$15,200.00	\$0.00	\$21,801.70	\$0.00
SSHC	Harris Consolidated Sewer District	\$7,260.35	\$0.00	\$0.00	\$0.00	\$14,300.00	\$0.00	\$21,560.35	\$0.00
SSKC	Kiamesha Consolidated Sewer District	\$61,772.80	\$0.00	\$0.00	\$0.00	\$78,200.00	\$0.00	\$139,972.80	\$0.00
SSM0	MELODY LAKE SEWER DISTR.	\$1,497.40	\$0.00	\$0.00	\$0.00	\$1,100.00	\$0.00	\$2,597.40	\$0.00
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$45,598.52	\$0.00	\$0.00	\$0.00	\$54,100.00	\$0.00	\$99,698.52	\$0.00
SSS0	SACKETT LAKE SEWER DISTR	\$10,959.74	\$0.00	\$0.00	\$0.00	\$25,000.00	\$0.00	\$35,959.74	\$0.00
SWA0	ADELAAR RESORT WATER DISTRICT	\$929.13	\$0.00	\$0.00	\$0.00	\$1,300.00	\$0.00	\$2,229.13	\$0.00
SWC0	COLD SPRING WATER	\$359.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$359.33	\$0.00
SWD0	DILLON WATER DISTRICT	\$381.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$381.57	\$0.00
SWK0	KIAMESHA RT42 WATER	\$106.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$106.74	\$0.00
SWL0	LUCKY LAKE WATER DISTR	\$170.16	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	\$470.16	\$0.00
SWM0	MELODY LAKE WATER	\$547.75	\$0.00	\$0.00	\$0.00	\$1,500.00	\$0.00	\$2,047.75	\$0.00
T000	TRUST & AGENCY FUND	\$2,921.05	\$0.00	\$0.00	\$0.00	\$25,592.19	\$17,986.35	\$28,513.24	\$17,986.35
Grand Totals		\$584,318.28	\$0.00	\$0.00	\$0.00	\$252,872.75	\$17,986.35	\$837,191.03	\$17,986.35