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TOWN OF THOMPSON

-Regular Meeting Agenda-

THIS MEETING WILL BE HELD IN-PERSON
LOCATED AT TOWN HALL, 4052 STATE ROUTE 42,
MONTICELLO, NY 12701. THE MEETING WILL
ALSO BE STREAMED LIVE ON ZOOM: TO JOIN
PLEASE SEE TOWN WEBSITE AT:
WWW.THOMPSONNY.GOV

TUESDAY, SEPTEMBER 15, 2026

7:00 PM MEETING

CALL TO ORDER

ZOOM VIDEOCONFERENCING ANNOUNCEMENT

ROLL CALL

PLEDGE TO THE FLAG

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

APPROVAL OF PREVIOUS MINUTES: September 01, 2026 Regular Town Board Meeting

PUBLIC COMMENT

CORRESPONDENCE:

AGENDA ITEMS:

- 1) RESOLUTION TO ACCEPT & FILE AUDIT REPORT/FINANCIAL STATEMENTS FISCAL YEAR ENDING 12/31/2025 BY
NUGENT & HAEUSSLER, P.C., CERTIFIED PUBLIC ACCOUNTANTS**
- 2) AUTHORIZE & ESTABLISH DATES: 2026 FALL MUNICIPAL CLEANUP PARTICIPATION: SATURDAY, OCTOBER 3RD –
SATURDAY OCTOBER 10TH**
- 3) REVIEW & ACCEPT: MAP, PLAN, & REPORT PREPARED BY MHE ENGINEERING– CONSOLIDATED HARRIS SEWER
DISTRICT EXT. # 03 – 190 COLD SPRING ROAD (KA ANNEX, KOZY ACRES) & SET DATE FOR PUBLIC HEARING:
10/06/26, 7PM**
- 4) DISCUSSION: KIAMESHA LAKE WWTP UPGRADE BID RESULTS**
- 5) AWARD BIDS - EMERALD GREEN WWTP UPGRADE PHASE 1**
 - A) GENERAL CONSTRUCTION – PHASE 1**
 - B) ELECTRICAL CONSTRUCTION – PHASE 1**
 - C) HVAC CONSTRUCTION – PHASE 1**
 - D) PLUMBING CONSTRUCTION – PHASE 1**
- 6) REVIEW & AWARD: PAVILION AT LAKE IDA PARK BID**
- 7) DISCUSSION: NO PARKING – PATIO HOMES**
- 8) BILLS OVER \$5,000.00**
- 9) BUDGET TRANSFERS & AMENDMENTS**
- 10) ORDER BILLS PAID**

OLD BUSINESS
NEW BUSINESS
REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS
PUBLIC COMMENT
EXECUTIVE SESSION: PERSONNEL MATTERS
ADJOURN

REMINDERS:

- JOINT MEETING WITH VILLAGE OF MONTICELLO RE: ANNEXATION 25 HAY STREET, SBL# 22.-1-4 – SEPT. 16TH AT VILLAGE HALL
- BUDGET WORK-SESSION ON TUESDAY, SEPTEMBER 29TH AT 6PM
- SHRED DAY, SATURDAY, OCTOBER 3RD, 9AM TO 12PM

PLEASE TAKE NOTICE, that this Town Board meeting will be held in person and via videoconferencing, as permitted by the NYS Open Meetings Law. The zoom invite is merely a courtesy and convenience to the public. If there is a disruption in the ability of the zoom meeting to commence or even continue once a meeting has been commenced, the official meeting of the Town Board shall continue in person without interruption.

M^c

Minutes of a Regular Meeting of the Town Board of the Town of Thompson held at the Town Hall, 4052 State Route 42, Monticello, New York and held remotely via Zoom on **September 01, 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.

DRAFT

Also Present: Marilee J. Calhoun, Town Clerk
Kelly M. Murran, Deputy Town Clerk
Michael B. Mednick, Attorney for the Town
Melissa DeMarmels, Town Comptroller
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.

APPROVAL OF MINUTES:

On a motion made by Councilwoman Meddaugh and seconded by Councilman Schock the minutes of the August 18th, 2026 Regular Town Board Meeting were approved as presented.

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

PUBLIC COMMENT: There was no public comment given.

CORRESPONDENCE:

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

- **Mr. Bruce Perlmutter, Esq.:** Letter dated 08/11/2026 (including Summons & Verified Complaint) Re: Sullivan County SPCA against County of Sullivan, Town of Thompson, and Monticello Central School District
- **Mr. Sheldon Dillon, Veteran's Service Agency:** Email received 08/18/26 Re: Notification of POW/MIA Ceremony, 09/18/26, 10:30AM at Sullivan County Government Center

- **Sullivan County Treasurer's Office:** 2nd Quarter Mortgage Tax Payment, Check #3540, Dated 08/20/26 for \$281,922.68
- **Sullivan County Treasurer's Office:** Check #320709, Dated 08/18/2026 for \$33,055.86 for Town Share of Cannabis Revenue 03/01/26 – 05/31/26

AGENDA ITEMS:

1) ESTABLISH DATE FOR BID OPENING EMERALD GREEN PUMP STATION IMPROVEMENTS PROJECT (THURSDAY, OCTOBER 29TH, 2026 AT 2PM)

The Following Resolution Was Duly Adopted: Res. No. 370 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson advertise for bids for the **Emerald Green Pump Station Improvements Project** in accordance with specifications prepared and, said bids to be opened on **Thursday, October 29th, 2026**, at 2:00 o'clock P.M., Prevailing Time, at the Town Hall, 4052 State 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.

Motion by: Councilman Benjamin

Seconded by: Councilman Schock

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

Nays 0

2) APPROVE AMENDMENT NO. 01 TO THE PROFESSIONAL SERVICES AGREEMENT WITH DELAWARE ENGINEERING, DPC. ASSOCIATED WITH THE EMERALD GREEN WASTEWATER TREATMENT PLANT UPGRADE PROJECT (NYSEFC PROJECT # C3-5378-07-01)

The Following Resolution Was Duly Adopted: Res. No. 371 of the Year 2026.

RESOLUTION APPROVING AMENDMENT No. 1 TO THE PROFESSIONAL SERVICES AGREEMENT ASSOCIATED WITH 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 Professional Services Agreement with Delaware Engineering, DPC ("DEDPC") for design through bidding for Phase 1 (dated May 3, 2021) and for Phase 2 (dated May 9, 2024), 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 \$10M in Water Infrastructure Improvement Act ("WIIA") and Bipartisan Infrastructure Law General Supplemental ("BIL-GS") grants as well as loans, covering project costs including professional/engineering expenses

related to the aforementioned contracts and the proposed contract amendment for construction phase services; and

WHEREAS, the scope of the contract amendment work provides the professional services required by NYSEFC during the construction phase of the work, and

WHEREAS, the contract amendment budget for construction-phase services of \$933,737 matches the number contained in the current Project Finance Agreement - Exhibit C ESTIMATED PROJECT COSTS table; and

WHEREAS, this contract amendment is the final engineering services contract item required to be submitted to NYSEFC for the current PFA, and which needs to be in place and approved by NYSEFC in order for the Town to eligible to receive reimbursement for these services,

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

Moved by: 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

Councilwoman Melinda S. Meddaugh: Yes

Councilman Richard L. Benjamin, Jr.: Yes

Councilman Ryan T. Schock: Yes

Councilman John A. Pavese: Yes

Motion Carried: Yes

**3) REVIEW & AUTHORIZE DISBURSEMENT NO. 2 FROM NYS EFC FOR
KIAMESHA LAKE WASTEWATER TREATMENT PROJECT, NYS EFC, WIIA
PROJECT NO. C3-5378-06-00**

The Grant Disbursement Request Form is for the Town to get reimbursed in the amount of \$185,059.12, which is Disbursement Request No. 2.

Resolved, that the Town Board of the Town of Thompson hereby approves the Grant Disbursement Request Form in the amount of \$185,059.12 with the New York State Environmental Facilities Corp for the Kiamesha Lake Wastewater Treatment Plant Project (Project No.: C3-5378-06-00) as Disbursement Request No. 2 and Further Be It Resolved, that the Town Supervisor hereby be authorized to execute the Grant Disbursement Request Form as presented.

**4) REVIEW & AUTHORIZE PAYMENT AMENDMENT: HANSON VANVLEET
HYDROGEOLOGISTS THOMPSON PW 04 & 05 FROM \$100,900.00 UP TO
\$123,000.00**

Resolved, that the Town Board of the Town of Thompson authorizes payment to Hanson VanVleet Hydrogeologists in the amount not to exceed \$123,000.00 and authorizes Town Attorney Michael B. Mednick to prepare and send a letter to Bernie Weiser and Aron Weinberger further advising them of this amendment.

5) ESTABLISH DATE FOR TENTATIVE SPECIAL DISTRICT ASSESSMENT HEARING – TUESDAY, 10/06/2026 @ 7:00PM

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 September 01, 2026

1. The Town Board of the Town of Thompson has filed with the Town Clerk of the Town of Thompson the tentative special district assessment rolls for the Adelaar Sewer District, Harris Consolidated Sewer District, Kiamesha Consolidated Sewer District, Melody Lake Sewer District, Rock Hill/Emerald Green Consolidated Sewer District, Sackett Lake Sewer District, Adelaar Water District, Cold Spring Water District, Dillon Water District, Kiamesha Route 42 Water District, Lucky Lake Water District and Melody Lake Water District for the year 2027.

- Moved by: Councilman Ryan T. Schock
Seconded by: Councilman John A. Pavese
Adopted on Motion: September 01, 2026

Supervisor Scott S. Mace	Yes [X]	No []
Councilman John A. Pavese	Yes [X]	No []
Councilman Ryan T. Schock	Yes [X]	No []
Councilwoman Melinda S. Meddaugh	Yes [X]	No []
Councilman Richard L. Benjamin, Jr.	Yes [X]	No []

The Following Resolution Was Duly Adopted: Res. No. 375 of the Year 2026.

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

The Following Resolution Was Duly Adopted: Res. No. 376 of the Year 2026.

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

8) REVIEW & APPROVE BID FOR WATER & SEWER DEPARTMENT: GENERATOR SERVICE MAINTENANCE

Superintendent Messenger reported that (4) bids were received on the Generator Service Maintenance as follows:

Totals for (18) Locations:	2026	2027	2028	3-Year Total
1) Peak Power Systems, Inc.	\$16,362.06	\$16,362.06	\$17,906.67	\$50,630.79 *
2) American Electric LLC	\$71,600.00	\$75,020.00	\$78,960.00	\$225,580.00
3) Kinsley Power	\$25,050.00	\$25,050.00	\$25,040.00	\$75,140.00
4) Gentech Ltd.	\$17,195.00	\$17,555.00	\$17,915.00	\$52,665.00

*Action to award the low bid was taken as follows:

The Following Resolution Was Duly Adopted: Res. No. 377 of the Year 2026.

Resolved that the bid of Peak Power Systems, Inc. for Generator Service Maintenance for the Water & Sewer Department consisting of (18) Generators for the Years 2026-2028, for a total amount of \$50,630.79 to be paid annually 2026-\$16,362.06, 2027-\$16,362.06 & 2028-\$17,906.67 thereby be approved and the Town Clerk is hereby authorized to notify the successful bidder of the award thereof.

Motion by: Councilman Benjamin

Seconded by: Councilman Pavese

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

Nays 0

9) DISCUSSION: CESSATION OF BUILDING DEPARTMENT SERVICES TO THE VILLAGE OF ATERES

Supervisor Mace said that the Village of Ateres has been issuing their own building permits even though they have an (IMA) with the Town of Thompson Building Department. Director Carnell said that buildings have already sold in the Village of Ateres and issued their own Certificates of Occupancy. He had spoken to Assessor Rein and there were approximately (18) deeds transferred to date. Because the Village of Ateres has not complied with the (IMA) the Town must terminate the agreement to eliminate liability. Mr. Carnell wrote a letter regarding the cessation of the (IMA) with the Village of Ateres, to the Board as per the recommendation of the Department of State. There is a meeting scheduled with Village Representatives to discuss this matter.

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

The Following Resolution Was Duly Adopted: Res. No. 378 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

\$91,851.16 Total Cost

Invoice # 20-2090-28 – Professional Engineering services through June 2026 for Kiamesha Lake Wastewater Treatment Plant Upgrade Project

Moved by: Councilwoman Meddaugh

Seconded by: Councilman Schock

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

Town Board Meeting

September 01, 2026

Page 6 of 8

Nays 0

11) BUDGET TRANSFERS & AMENDMENTS

There were no budget transfers or amendments.

12) ORDER BILLS PAID

The Following Resolution Was Duly Adopted: Res. No. 379 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 Benjamin

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

Nays 0

OLD BUSINESS:

There was no old business reported on.

NEW BUSINESS:

ESTABLISH DATE FOR BUDGET WORK-SESSION

The Following Resolution Was Duly Adopted: Res. No. 380 of the Year 2026.

Resolved, that (1) Budget Work-Session is hereby scheduled for Tuesday, September 29th, 2026 at 6:00 PM to be held at the Town Hall, 4052 State Route 42, Monticello, New York for the purpose of reviewing and discussing the 2027 Fiscal-Year Tentative Budget. Now, Therefore, Be It Resolved, that the work-session will be held in-person. Further Be It Resolved that the Town Clerk is hereby directed to publish notice of said work-session in the official newspaper of the Town.

Moved by: Councilwoman Meddaugh

Seconded by: Councilman Schock

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

Nays 0

REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS

Supervisor Mace

- **MuniCollab** is working well in the Planning and Building Departments.
Discussed proposed changes regarding Escrow Accounts.

Director Carnell

- **Edmund's Software Program:** The Building Department is still using the older software that they will not support in the future.

Superintendent Somers

¹ ATTACHMENT: ORDER BILLS PAID

- **Bronx Zoo Trip Billing Issue:** Comptroller DeMarmels will resolve the issues and schedule for payment at the next meeting.

Councilman Pavese

- **Thanked the Parks & Recreation Department** for all of their hard work keeping the Town looking nice. He thanked all the other Town Departments as well.

Councilwoman Meddaugh

- **Summer Concert Series:** The Summer Concerts are all done and were great! The final concert was cancelled due to poor weather.

Comptroller DeMarmels

- **Auditors:** will be presenting the FYE 2025 Audit Report/Financial Statements next meeting.

PUBLIC COMMENT: There was no public comment given.

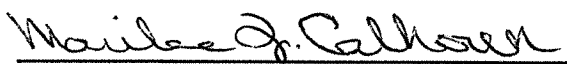
ANNOUNCEMENTS, REMINDERS & FOR YOUR INFORMATION

- 09/15/26 at 7PM: Regular Town Board Meeting.
- 09/16/26 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.
- 09/29/26 at 6PM: Budget Work-Session

ADJOURNMENT

On a motion made by Councilman Pavese and seconded by Councilman Benjamin the meeting was adjourned at 7:24 PM. All board members voted in favor of adjourning the meeting.

Respectfully Submitted By:


Marilee J. Calhoun, Town Clerk

AI
#3

RESOLUTION

A meeting of the Village Board of the Village of Monticello, New York was convened on Wednesday, February 18th, 2026 at 6:00 p.m.

The following Resolution was duly
offered and seconded to wit:

**RESOLUTION AUTHORIZING THE INCLUSION 190 COLD SPRING RD INTO
THE CONSOLIDATED HARRIS SEWER DISTRICT**

WHEREAS 190 Cold Spring Rd, has requested Village approval for its inclusion in the Consolidated Harris Sewer District which was created and is controlled by the Town of Thompson;

WHEREAS currently the Town of Thompson is using less than one-half of the sewer the Village has committed to provide it through an existing inter-municipal agreement;

WHEREAS the applicant's proposed use of sewer would fall well within the quantum of sewer the Village has agreed to provide to the Town of Thompson and;

WHEREAS the Town has made a request to the Village Board for review and approval of this request and;

WHEREAS approving this request does not commit the Village to any further allocation of sewer than that which it has already made;

IT IS HEREBY RESOLVED as follows:

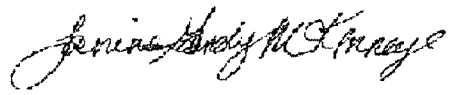
1. All "WHEREAS" paragraphs are incorporated herein by reference as though set forth in full herein.
2. The Village Board agrees to the inclusion of 190 Cold Spring Rd into the Consolidated Harris Sewer District subject to the further action of the Town of Thompson with the stipulation that the Town according to the IMA between the Village and the Town with the condition of the Town installing meters as stated in the previous agreement as set forth in Village records.
3. This Resolution shall take place effective immediately.

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

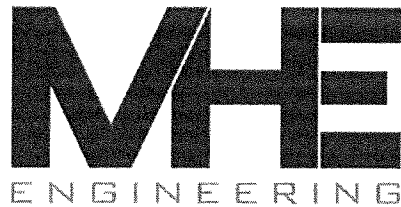
	<u>Yea</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Massey	[x]	[]	[]	[]
Trustee Jenkins	[x]	[]	[]	[]
Trustee Hutchins	[]	[]	[]	[x]
Trustee Davis	[x]	[]	[]	[]
Trustee Barbarite	[x]	[]	[]	[]

The Resolution was there upon duly adopted.

I hereby certify the above resolution was adopted by the Village Board at a meeting held on, Wednesday, February 18th, 2026

A handwritten signature in cursive script, reading "Janine Gandy-McKinney".

Janine Gandy-McKinney, Village Clerk



MAP, PLAN AND REPORT

FOR

EXTENSION NO. 3

OF THE

CONSOLIDATED HARRIS SEWER DISTRICT

TOWN OF THOMPSON

SULLIVAN COUNTY, NEW YORK

CLIENT:

Town of Thompson
4052 Route 42
Monticello, NY 12701

PREPARED BY:

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

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

JOB NO.: 95-55.1, 25-106
DATE: 19 December 2025

NEW YORK OFFICE

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

PENNSYLVANIA OFFICE

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

TABLE OF CONTENTS

	<u>PAGE</u>
A. Introduction	1
B. Benefit Area	1
C. Project Description	1
D. Existing and Proposed Improvements	2
E. Project Approvals	3
F. Project Costs	3
G. Annual Costs	3
H. Conclusion	4

ATTACHMENTS:

Attachment 1 - Correspondence

Attachment 2 - District Extension Map

Attachment 3 - Description of District Extension

Attachment 4 - Town Code Chapter 194 Part 2 Sewer Rents
2020 Schedule of Points

Attachment 5 - Local Law No. 4 of 2024

A. INTRODUCTION

The owners of the parcel, located at 190 Cold Spring Road, have petitioned the Town of Thompson Town Board for the consideration of an extension to the Consolidated Harris Sewer District. The Town Board, therefore, authorized MHE Engineering D.P.C. at the October 21, 2025 Town Board meeting to prepare the following Map, Plan and Report for the District Extension. The Resolution and Authorization are provided as Attachment 1 to this report.

B. BENEFIT AREA

The area to be benefited includes the following parcel:

- Tax Map Parcel 29-1-21. Cold Springs Road borders the parcel on the east side, the Kozy Acres Bungalow Colony to the north and vacant parcels to the north and west sides. The parcel is approximately 3.16 acres in size. The proposed property classification is 210 single family residences. The property is owned by KA Annex, LLC.

The district extension is more formerly shown on the map provided as Attachment No. 2 and described in Attachment No. 3.

C. PROJECT DESCRIPTION

The parcel identified above is currently developed as a single-family home. The property owner has indicated that future plans may include a total of 7 homes each with 5 bedrooms. With a flow of 110 gpd/bedroom the additional future flows are estimated to be 3,850 gpd.

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

D. EXISTING AND PROPOSED IMPROVEMENTS

1. Village of Monticello WWTP Capacity:

The Town has an Intermunicipal Agreement with the Village of Monticello for the sewage flows generated by the Consolidated Harris Sewer District to be discharged to the Village sewer system. This Agreement and amendments are provided in Attachment 1. Under the Agreement, the Town may discharge up to 400,000 gpd to the Village system. Flow is metered and the Village bills the Harris District based upon recorded flows. The Village of Monticello Wastewater Treatment Plant has a permitted capacity of 3,100,000 gallons per day. The plant operates under SPDES Permit NY-0022454. Proposed District Extension Number 3 has an estimated future build out flow of 3,850 gpd. The existing WWTP has capacity to accept flows from the proposed extension without further improvements. In accordance with the Intermunicipal Agreement, the Monticello Village Board must authorize the extension of the district to accept these flows by resolution. This authorization must be obtained prior to formalizing the district extension.

2. Collection System Mains:

The existing Sewer District Collection System includes an 8" diameter gravity main which conveys flows from the adjacent property in the north direction on Cold Spring Road towards Waverly Avenue. The gravity main then continues north before discharging to the Village of Monticello's collection system where it is treated at the Village of Monticello WWTP.

The 8" diameter gravity sewer main has sufficient capacity to receive an additional 3,850 gpd from the project parcels without additional improvements to the collection system.

3. Onsite Collection System:

An onsite series of laterals will need to be installed to collect sewage flows from the proposed homes on site and connect to the existing gravity sewer main off of Cold Spring Road. The property owner will be responsible for obtaining any necessary survey and engineering services to design and construct the onsite sewer laterals to each dwelling.

The existing onsite disposal system, including septic tanks and absorption areas, will need to be located and properly abandoned or removed.

E. **PROJECT APPROVALS**

The proposed project includes sewer flows in excess of 2,500 gpd, which meets the definition of a sewer extension under 6 NYCRR Part 750 1.2(83). Therefore, the construction of onsite sewer laterals and abandonment of the existing on lot disposal systems will require approval from NYS Department of Environmental Conservation (DEC). A permit for connection to the existing 8" gravity sewer main will also be required from the Town Sewer Department, which will include inspection and testing of all service connections.

F. **PROJECT COSTS**

The property owners will be responsible for all design, permitting and construction costs associated with the installation of infrastructure improvements for the collection and conveyance of wastewater on the property to the connection point at the existing 8" gravity sewer main. There will be no cost to the current district for these improvements.

G. **ANNUAL COSTS**

The Consolidated Harris Sewer District assesses Annual Debt Costs and Operation and Maintenance (O&M) Costs on a point system, which is based upon Property Use Classification, and which is defined in the Town Code, Chapter 194, Part 2 Sewer Rents. Part 2 and the current Schedule of Points for the district are provided in Attachment 4.

The primary use of the parcels included in the district extension is primarily classified as Property Use 210 – Homes with 5 or more bedrooms. The sewer rents for this property use are 20 Rent Points (O&M) and 20 Debt Points per unit.

The Town of Thompson Town Board has adopted Local Law No. 04 of 2024, provided as Attachment 5, which establishes the following rates for the Consolidated Harris Sewer District Assessment:

Capital Debt Service = \$2.90/Point

Annual O&M Cost = \$31.26/Point

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

For this parcel with a classification of 210, the annual cost would be calculated per unit as follows:

O&M (Rent) 20 Points (\$31.26/Point) = \$625.20

Capital Debt 20 Points (\$2.90/Point) = \$58.00

Total Annual Cost = \$683.20 per unit

For the existing property use of 7 units, the annual cost would then be:

7 units (\$683.20 per unit) = \$4,782.40 per year.

The above costs are based upon the current rates established by the Town Board. The properties will be assessed by the actual rates established by the Board in the future.

F. **CONCLUSION**

The costs associated with Extension No. 3 of the existing Consolidated Harris Sewer District to service the benefit area are described above. The extension will not result in increased costs for existing district users. Costs associated with the connection of the subject property to the existing collection system will be the responsibility of the property owner.

Respectfully submitted,

MHE Engineering, D.P.C.



Matthew J. Sickler, P.E.

Associate

ATTACHMENT 1

CORRESPONDENCE

JK EXPEDITING SERVICES CORP.

63 LIBERTY STREET - PO BOX 369

MONTICELLO, NY 12701

PHONE 845-796-9110

April 9, 2025

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

**RE: Request for Consideration of a Sewer District Extension
Consolidated Harris Sewer District
190 Cold Spring Road
Town of Thompson Tax Map No. 29.-1-21**

Dear Supervisor Rieber and Town Board Members;

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

The parcel is currently occupied by a single-family home. The owner is proposing to construct a maximum of 6 additional units.

The projected flow for this project would be 3,850 gallons per day (7 homes x 5 bedrooms x 110 gpd per bedroom).

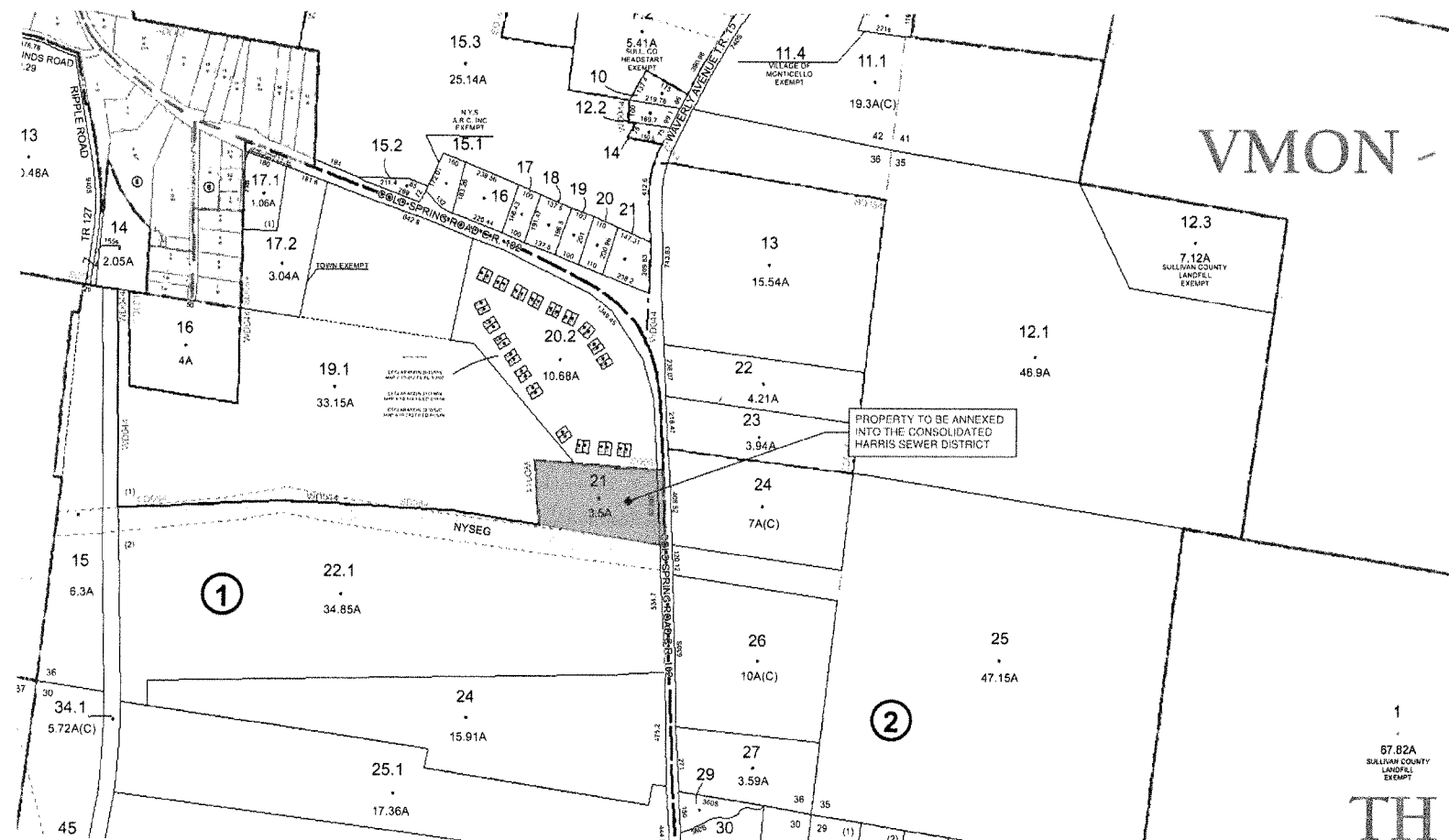
Attached is a tax map showing the parcel to be annexed into the Consolidated Harris Sewer District.

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

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

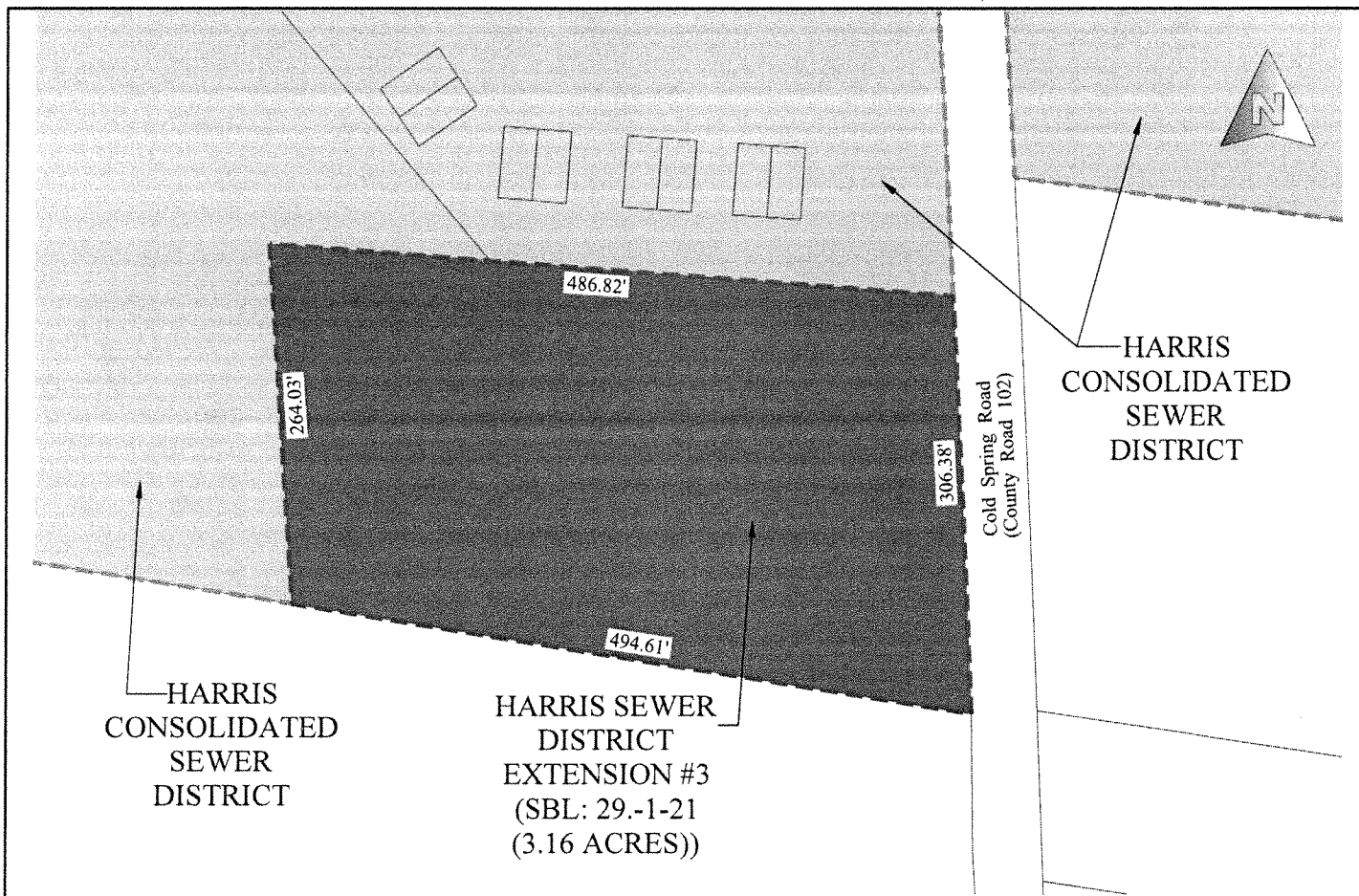
Truly yours,

Joel Kohn



ATTACHMENT 2

DISTRICT EXTENSION MAP



MHE
ENGINEERING

33 Airport Center Drive
Suite 202
New Windsor, NY 12553
(845) 587-3100

111 Wheelfield Drive
Suite 1
Milford, PA 18337
(670) 298-2785

HARRIS CONSOLIDATED SEWER DISTRICT
EXTENSION #3
SCALE: 1" = 100'

DRAWN BY: JJ
REVIEWED BY: MS
PROJECT # 95-55.1
PHASE # 25-106

SK-3

DATE: 11 Dec., 2025

ATTACHMENT 3

DESCRIPTION OF DISTRICT EXTENSION

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.

ATTACHMENT 4

**TOWN CODE CHAPTER 194 PART 2 SEWER RENTS
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 or 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 NO. 4 OF 2024

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

Proposed

Local Law No. 04 of 2024

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 2025.
2. The rates to be charged pursuant to Chapter 194 of the Code of the Town of Thompson, Section 194-45, for the year 2025 are as follows:

<u>DISTRICT:</u>	<u>Operation & Maintenance</u>	<u>Capital</u>
Consolidated Kiamesha Sewer District:	\$49.35	\$10.06
Consolidated Harris Sewer District:	\$31.26	\$ 2.90
Consolidated Rock Hill/Emerald Green Sewer District	\$60.45	\$14.67
Melody Lake Sewer District	\$88.56	\$20.77
Sackett Lake Sewer District:	\$61.87	\$ 1.09
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.

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

1. (Final adoption by local legislative body only)

I hereby certify that the local law annexed hereto, designated as local law No. ____ of 2024 of the Town of Thompson was duly passed by the Town Board on _____, 2024 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 hereto, designated 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.

3. (Final adoption by referendum)

I hereby certify that the local law annexed hereto, designated 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, designated 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.

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

I hereby certify that the local law annexed hereto, designated as local law No. ____ of 20____ of the City of _____ having been 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 a 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, designated 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 of 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: November _____, 2024

(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: November _____, 2024

Attorney for Town of Thompson

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

PRESENT:

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

-----X
In the Matter of
Proposed Extension No. 3 of the **CONSOLIDATED
HARRIS 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 #3 of the Consolidated Harris Sewer District within said Town, to serve the area more particularly described in Schedule “A” annexed hereto and made a part hereof, which area is located wholly within the Town of Thompson; and

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

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

WHEREAS, the improvement proposed for the said Consolidated Harris Sewer District, as extended, consists of providing a means by which KA Annex LLC (T/O Thompson Tax Map

Parcel #29-1-21) may dispose of sewage by becoming part of the said Consolidated Harris Sewer District, and

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

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

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

NOW, THEREFORE, IT IS HEREBY

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

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

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

designated for the hearing as aforesaid.

Section 3. This order shall take effect immediately.

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

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

The order was thereupon declared duly adopted.

* * * * *

Att #5

Marilee (Town of Thompson)

From: Dave Ohman <dohman@delawareengineering.com>
Sent: Thursday, September 10, 2026 12:18 PM
To: Scott Mace (supervisor@thompsonny.gov)
Cc: Marilee Calhoun (marilee@thompsonny.gov); Melissa DeMarmels (comptroller@thompsonny.gov); mmessenger; Michael; Helen Budrock; John Peterson; Robert Chiappisi; Cory Dame; Karla Nunamann; Cheryl DeCarr; Jill Weyer (jweyer@thompsonny.gov); Max Baum
Subject: RE: Thompson (T) WWTP Upgrade Project Update for September 15 2026 TB Mtg
Attachments: DEDPC Thompson TBMtg Handout 09-15-26.pdf; Emerald Green WWTP Phase 1 Constr Contract Award Resolution 09.15.26.pdf; Emerald Green WWTP Phase 1 Constr Contract Award Resolution 09.15.26.docx

Hi Scott and all,

Attached is our project update for the September 15 meeting.

Recommended Agenda Items include:

- Emerald Green Lake WWTP Upgrade – Phase 1 - Resolution to Award Four Construction Contracts

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

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

We will be sending along the Phase 1 bid review and award recommendation packages for the four contracts later today or early tomorrow AM.

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

Best to you and all,



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



**Town of Thompson
September 15, 2026 Town Board Meeting
WWTP Upgrades – Summary Report**

1. KIAMESHA LAKE WWTP

- Rebid of General Contract took place on September 10

Updated Anticipated Project Schedule:

- Open Bids: September 10, 2026 at 2:30 PM
- Review Bids/Recommendation to Town General contract: September 15, 2026 or October 6 or sooner
- A formal request to NYSDEC to modify the SPDES compliance schedule for construction will be made once all of the bids have been received and all contracts have been approved for award.

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.
- Project bids for Phase 1 UV/Disc Filters and Phase 2 other upgrades were received and opened on August 6, 2026.
- The combined price for all low bids for both phases exceeded the current project budget.
- The low bid costs for all four contracts for Phase 1 work totaled \$3.8M. Adequate funds exist to proceed with Phase 1 at this time. Phase 2 will continue to be reviewed with the Town, NYSEFC and NYSDEC to agree upon a plan forward.
- Recommend that the Town proceed with Phase 1 contract awards now.
- Bid documents for Phase 1 were reviewed and award recommendation packages prepared

Phase 1 Bid Award Recommendations:

- Based on the bid review and award recommendation packages dated September 10, 2026, forwarded to the Town under separate cover, it is recommended that the Town Board resolve to award the General, Electrical, HVAC and Plumbing contracts for Phase 1 to the low bidders and authorize the Town Supervisor execute the necessary paperwork (e.g., Notice of Award, Notice to Proceed, Agreement, Change Orders, Certificate of Substantial Completion, etc.) for contract initiation through completion of the work. – see the attached resolution.

Contract No 1 – General Construction– Phase 1:

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

Base Bid Price: \$2,924,000

Bid Alternate(s):

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

Contract No 2 – Electrical Construction– Phase 1:

Contract Awarded to: TAM Enterprises Inc. (Goshen, NY)

Base Bid Price: \$459,724

Bid Alternate(s):

- Bid Award Extension – no cost - accepted

DELAWARE ENGINEERING, D.P.C.

Contract No 3 – HVAC Construction– Phase 1:

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

Base Bid Price: \$158,700

Bid Alternate(s):

- Bid Award Extension – no cost - accepted

Contract No 4 – Plumbing Construction– Phase 1:

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

Base Bid Price: \$221,810

Bid Alternate(s):

- Bid Award Extension – no cost – accepted
- SPDES compliance schedule was modified by NYSDEC on 3/3/26 with an anticipated construction start date for both phases of 7/1/26. Near term meeting to be scheduled with the Town team, NYSDEC and NYSEFC to discuss the plan forward.

3. SACKETT LAKE WWTP

- Response to NYSEFC PER comments and revised PER were sent to NYSEFC on 08/11/26.
- SPDES Schedule of Compliance
 - Per NYSDEC September 9, 2026 email, DEC continuing to discuss the schedule request and will schedule a technical call with the Town.
- DE has been advancing SEQR and SHPO review, which is needed before the Town can proceed with the 202b process and a bond resolution (required for financing and grant applications). Hold until after technical call with DEC on project schedule.
- The RFQ process for engineering services (design through construction) was completed at the Town's May 19, 2026 meeting and DE was awarded the work. Contract for the work will be prepared and submitted to the Town soon.

Attachments:

- Resolution for Emerald Green WWTP Phase 1 contracts award

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

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

WHEREAS, the Town executed a Project Financing Agreement (“PFA”) with the New York Environmental Facilities Corporation (“NYSEFC”) on October 3, 2024 to provide significant project financing including up to \$10M in Water Infrastructure Improvement Act (“WIIA”) and Bipartisan Infrastructure Law General Supplemental (“BIL-GS”) grants as well as loans, covering project costs including construction contracts and other associated costs under Project No. C3-5378-07-01; and

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

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

WHEREAS, in order to move forward with contracting with the four prime contracts for Phase 1, the Town Board is now able to consider the bid review and award recommendations and

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

Contract No 1 – General Construction– Phase 1:

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

Base Bid Price: \$2,924,000

Bid Alternate(s):

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

Contract No 2 – Electrical Construction– Phase 1:

Contract Awarded to: TAM Enterprises Inc. (Goshen, NY)

Base Bid Price: \$459,724

Bid Alternate(s):

- Bid Award Extension – no cost - accepted

Contract No 3 – HVAC Construction– Phase 1:

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

Base Bid Price: \$158,700

- Bid Award Extension – no cost - accepted

Contract No 4 – Plumbing Construction– Phase 1:

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

Base Bid Price: \$221,810

Bid Alternate(s):

- Bid Award Extension – no cost - accepted

Motion by:

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

New Pavilion at Lake Ida
09/10/2026 @ 2PM

AI #6

	BID 1	BID 2	BID 3
Company Name:	Sont Construction Inc	Amish Country Gazebos	Sierra Construction Corp.
Total Bid amount	\$129,850.00	\$230,023.00	\$195,000.00
Item 1: Engineered Documents	\$500.00	\$4,500.00	\$10,000.00
Item 2: Construction	\$124,850.00	\$225,523.00	\$185,000.00
Construction Start Date:	9/1/2027	15 weeks after award	w/i 30 days of contract
Construction End Date:	10/31/2027		w/i 90 days of start

	BID 4	BID 5	BID 6
Company Name:	JiWan Construction Inc.	Northeast Recreation	
Total Bid amount	\$218,800.00	\$297,000.00	
Item 1: Engineered Documents	\$9,800.00	\$2,000.00	
Item 2: Construction	\$209,000.00	\$295,000.00	
Construction Start Date:	15 days after contract	8 weeks post award	
Construction End Date:	10/31/2027	11 weeks post award	

AI
#8

Town of Thompson Highway Dept

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

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

September 10, 2026

Bills Over,

Invoice #19636 Reed Systems for \$5,185. Part for new plow truck build.

Thanks,

Hayden

**REED SYSTEMS**
Winter Maintenance Specialists

17 Edwards Place
P.O. Box 209
Ellenville, NY 12428

Invoice

Date	Invoice #
7/29/2026	19636

Bill To

Ship To

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

P.O. Number	Terms	S.O. No.	Rep	Ship	Via
	Net 30	2424	JR	7/29/2026	CPU

Quantity	Description	U/M	Price Each	Amount
2	16" x 14" x 6" Pump Enclosure		300.00	600.00
2	Pump Enclosure Mounting Brackets		140.00	280.00
4	3 GPM Shurflo Pump		280.00	1,120.00
4	Spray Bar		140.00	560.00
2	Spray Bar Mounts		140.00	280.00
4	Tank Valve		140.00	560.00
2	Filter		140.00	280.00
100	1/2 Inch Hose @ 50 FT	ft	4.50	450.00
25	1 Inch Hose @ 25 FT	ft	4.60	115.00
2	Parts Bag		70.00	140.00
	U- Bolts -4			
	Nuts - 8			
	Lockwashers - 8			
	3/4 Inch Neoprenes - 10			
	Fuse Holder - 2			
	1/2 Inch Hose Clamps - 20			
	Poly Tee Connectors - 2			
2	EV Controller		400.00	800.00
	Mounting Brackets			
	10 Pin Connector			
	Weather Tight Storage Caps			
	Ticket #2149 / Picked up by Dave			

Municipal Contract

E-mail

Accounting@reedssystemsltd.com

Subtotal \$5,185.00**Sales Tax (8.0%)** \$0.00**Total** \$5,185.00**Payments/Credits** \$0.00**Balance Due** \$5,185.00



Town Supervisor
Scott Mace

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

AI
#8

September 4, 2026

Bills over \$5,000.00

We are requesting permission to pay Nugent Haeussler, P.C. the remainder of the 2026 agreed upon fee for auditing services and financial statement preparation.

Nugent Haeussler, P.C.	Invoice # 246761	\$15,300.00
Nugent Haeussler, P.C.	Invoice # 246762	\$4,000.00

This institution is an equal opportunity provider and employer.

V#4520

Nugent & Haeussler, P.C.

Certified Public Accountants

101 Bracken Road

Montgomery, NY 12549

Phone: (845) 457-1100

Fax: (845) 457-1160

Invoice Date: 08/27/2026

Invoice Number: 246761

TOWN OF THOMPSON
4052 ROUTE 42
MONTICELLO, NY 12701-3221

Client Number: THOM10373.001

A. 1320.400

For professional services rendered

Preparation of Audited Financial Statements for the year
ended December 31, 2025.
(Remaining Balance)

\$ 15,300.00

RECEIVED

AUG 31 2026

BY: Jammy

TERMS: NET 30 DAYS

A CHARGE OF 1% PER MONTH WILL BE MADE ON UNPAID BALANCES OVER 30 DAYS

A FEE OF 3.5% WILL BE APPLIED TO ALL CREDIT CARD PAYMENTS

V#4520

Nugent & Haeussler, P.C.

Certified Public Accountants

101 Bracken Road

Montgomery, NY 12549

Phone: (845) 457-1100

Fax: (845) 457-1160

Invoice Date: 08/27/2026

Invoice Number: 246762

TOWN OF THOMPSON JUSTICE COURT
4052 ROUTE 42
MONTICELLO, NY 12701-3221

Client Number: THOM10373.002

A. 1320.400

For professional services rendered

Preparation of Agreed-Upon Procedures Report related to the operation,
internal controls and compliance of the Justice Court for the year ended
December 31, 2025.

\$ 4,000.00

RECEIVED

AUG 31 2026

BY: Sammy Lee

TERMS: NET 30 DAYS

A CHARGE OF 1% PER MONTH WILL BE MADE ON UNPAID BALANCES OVER 30 DAYS

A FEE OF 3.5% WILL BE APPLIED TO ALL CREDIT CARD PAYMENTS



Town Supervisor
Scott Mace

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

AI
#8

September 9, 2026

Bills over \$5,000.00

We are requesting permission to pay TAM Enterprises Inc for payment application #1 for the Harris Sewer District Pump Station and Force Main Replacement project

TAM Enterprises Inc	Application for Payment #1	\$11,932.00
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APPROVED BY TOWN BOARD _____

This institution is an equal opportunity provider and employer.

Contractor's Application for Payment

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

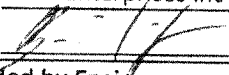
Application No.: <u>1</u>	Application Date: <u>8/31/2026</u>
Application Period: <u>From</u> <u>8/1/2026</u> <u>to</u> <u>8/31/2026</u>	

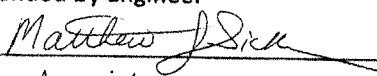
1. Original Contract Price	\$	480,204.00
2. Net change by Change Orders	\$	-
3. Current Contract Price (Line 1 + Line 2)	\$	480,204.00
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$	12,560.00
5. Retainage		
a. <u>5%</u> X \$ <u>12,560.00</u> Work Completed =	\$	628.00
b. <u>5%</u> X \$ <u>-</u> Stored Materials =	\$	-
c. Total Retainage (Line 5.a + Line 5.b)	\$	628.00
6. Amount eligible to date (Line 4 - Line 5.c)	\$	11,932.00
7. Less previous payments (Line 6 from prior application)		
8. Amount due this application	\$	11,932.00
9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5.c)	\$	468,272.00

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

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

Contractor: TAM Enterprises Inc**Signature:**  **Date:** 8/13/26**Recommended by Engineer**

By: 
Title: Associate
Date: 9/9/26

Approved by Owner

By: _____
Title: _____
Date: _____

Approved by Funding Agency

By: _____
Title: _____
Date: _____

By: _____
Title: _____
Date: _____

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

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

Application No.:		1		Application Period:		From		08/01/26		to		08/31/26		Application Date:		08/31/26	
Item No.	Description	C	D	E		F	G	H	I	Balance to Finish (C - G) (\$)	% of Scheduled Value (G / C) (%)	Work Completed and Materials Stored to Date (D + E + F) (\$)	Materials Currently Stored (not in D or E) (\$)	This Period (\$)	Work Completed (D + E) From Previous Application (\$)	Total (\$)	
				Work Completed													
Original Contract																	
1	Mobilization & General Conditions	8,760.00	-	-	-	-	-	-	-	0%	-	-	-	-	-	-	8,760.00
2	Bonds and Insurance	12,560.00	-	-	-	-	-	-	-	100%	-	-	-	-	-	-	-
3	Submittals	46,284.00	-	-	-	-	-	-	-	0%	-	-	-	-	-	-	46,284.00
4	Harris Pump Station - Generator	57,558.00	-	-	-	-	-	-	-	0%	-	-	-	-	-	-	57,558.00
5	Harris Pump Station - ATS	14,200.00	-	-	-	-	-	-	-	0%	-	-	-	-	-	-	14,200.00
6	Harris Pump Station -Installation	10,460.00	-	-	-	-	-	-	-	0%	-	-	-	-	-	-	10,460.00
7	Harris Pump Station - Start up	14,700.00	-	-	-	-	-	-	-	0%	-	-	-	-	-	-	14,700.00
8	Harris Pump Station - Conduit Install, Wiring	61,260.00	-	-	-	-	-	-	-	0%	-	-	-	-	-	-	61,260.00
9	Harris Pump Station - Inspections	2,660.00	-	-	-	-	-	-	-	0%	-	-	-	-	-	-	2,660.00
10	Harris Pump Station - Excavation, bedding, backfill	21,786.00	-	-	-	-	-	-	-	0%	-	-	-	-	-	-	21,786.00
11	Harris Pump Station - Grounding & lightning Protection	15,860.00	-	-	-	-	-	-	-	0%	-	-	-	-	-	-	15,860.00
12	Rt 17 Pump Station-Demo & Temp Genset	4,600.00	-	-	-	-	-	-	-	0%	-	-	-	-	-	-	4,600.00
13	Rt 17 Pump Station - Generator	57,558.00	-	-	-	-	-	-	-	0%	-	-	-	-	-	-	57,558.00
14	Rt 17 Pump Station - ATS	14,200.00	-	-	-	-	-	-	-	0%	-	-	-	-	-	-	14,200.00
15	Rt 17 Pump Station - Installation	10,460.00	-	-	-	-	-	-	-	0%	-	-	-	-	-	-	10,460.00
16	Rt 17 Pump Station - Start Up	14,700.00	-	-	-	-	-	-	-	0%	-	-	-	-	-	-	14,700.00
17	Rt 17 Pump Station - Conduit Install, wiring	52,360.00	-	-	-	-	-	-	-	0%	-	-	-	-	-	-	52,360.00
18	Rt 17 Pump Station - Inspections	2,660.00	-	-	-	-	-	-	-	0%	-	-	-	-	-	-	2,660.00
19	Rt 17 Pump Station - Excavation, bedding, backfill	21,718.00	-	-	-	-	-	-	-	0%	-	-	-	-	-	-	21,718.00
20	Rt 17 Pump Station - Grounding & lightning protection	15,860.00	-	-	-	-	-	-	-	0%	-	-	-	-	-	-	15,860.00
21	Lump Sum Allowance	20,000.00	-	-	-	-	-	-	-	0%	-	-	-	-	-	-	20,000.00
Original Contract Totals		\$ 480,204.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3%	\$ -	\$ 12,560.00	\$ -	\$ -	\$ -	\$ -	\$ 467,644.00

Change Orders										
Change Order Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$	-
Project Totals		\$ 480,204.00	\$ -	\$ 12,560.00	\$ -	\$ -	\$ 12,560.00	3%	\$	467,644.00