

JOIN ZOOM MEETING:

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Meeting ID: 830 3245 2642

**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.TOWNOFTHOMPSON.COM

THURSDAY, FEBRUARY 19, 2026

5:00 PM MEETING

CALL TO ORDER
ZOOM VIDEOCONFERENCING ANNOUNCEMENT
ROLL CALL
PLEDGE TO THE FLAG

APPROVAL OF PREVIOUS MINUTES: February 20, 2026 Regular Town Board Meeting

PUBLIC COMMENT

CORRESPONDENCE:

- **Julio Garaicoechea, Project Manager, SC IDA:** 2026 Distribution of PILOT Payments – Check #2907 Dated: 01/27/26 for \$100,169.65 (8 Projects).
- **Marilee J. Calhoun, Town Clerk:** Letter dated 02/05/26 to Lebaum Company, Inc. Re: Iglesia De Dios vs. Sullivan County, Town of Thompson, Village of Monticello & Monticello Central School District, Notice of Summons and Verified Complaint for Tax Assessment Year 2022 & 2023.
- **Leonard Rosenbaum, Senior Claims Counsel, NYMIR (The Wright Insurance Group):** Letter dated 02/09/26 to Karen Schaefer Re: Concord Associates, L.P., et al vs. Town of Thompson & Village of Monticello, Notice of Summons and Complaint for failure to conclude the legal process to extend the Adelaar Water District.

AGENDA ITEMS:

- 1) KIAMESHA LAKE WWTP UPGRADE PROJECT: RESOLUTION TO AUTHORIZE THE ISSUANCE OF BID DOCUMENTS
- 2) EMERALD GREEN WWTP UPGRADE PROJECT: RESOLUTION TO AUTHORIZE THE ISSUANCE OF BID DOCUMENTS
- 3) RESOLUTION AUTHORIZING HEALTH OFFICER RECEIVE FULL SALARY OF \$4,497.00 AS DESIGNATED IN 2026 RE-ORGANIZATIONAL AGENDA RES.#10 & PAYMENTS SHALL BE DIVIDED BETWEEN REMAINING BI-WEEKLY PAYCHECKS
- 4) REVIEW & APPROVE: RESOLUTION TO SET MAXIMUM RATES FOR TOWING AND ROAD SERVICES IN THE TOWN OF THOMPSON FOR THE YEAR 2026
- 5) MELODY LAKE WELLHOUSE IMPROVEMENT PROJECT – USDA PAYMENT
 - A) APPROVE & AUTHORIZE – WITTCO, INC. PMT #7 \$3,895.00
 - B) APPROVE & AUTHORIZE – TAM ENTERPRISES PMT #5 \$20,776.50
 - C) APPROVE & AUTHORIZE - MHE ENGINEERING – INV# 25515 \$4,042.00
 - D) APPROVE & AUTHORIZE – RURAL DEVELOPMENT PROJECT – USDA FORM E FOR PMT #9 \$28,713.50
- 6) MELODY LAKE WELLHOUSE IMPROVEMENT PROJECT – CHANGE ORDERS FOR TIME EXTENSIONS
 - A) APPROVE & AUTHORIZE – WITTCO, INC. CHANGE ORDER NO. 002
 - B) APPROVE & AUTHORIZE – TAM ENTERPRISES CHANGE ORDER NO. 001
- 7) CONSOLIDATED ROCK HILL-EMERALD GREEN SEWER DISTRICT: ANNEXATION REQUEST OF 828 BROADWAY, LLC – BILLY STOP PROPERTY, 686 WOLF LAKE ROAD, ROCK HILL, NY, SBL# 52.-1-14.1
- 8) BILLS OVER \$5,000

10) ORDER BILLS PAID

OLD BUSINESS

NEW BUSINESS

REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS

PUBLIC COMMENT

ADJOURN

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.

Sullivan County Democrat
5 Lower Main St., PO Box 308
Callicoon, NY 12723-0308
845-887-5200 Fax: 845-887-5386

Affidavit of Publication

State of New York

SS:

County of Sullivan

Legal Notice

I, Fred W. Stabbert, III, being duly sworn,
Depose and say: That I am the Publisher of
Sullivan County Democrat, a twice weekly
newspaper of general circulation published in
Callicoon, County of Sullivan, State of New
York; and that a notice, of which the annexed
is a printed copy, was duly published in
Sullivan County Democrat, 2/10/26



Fred W. Stabbert III

LEGAL NOTICE

TOWN BOARD MEETING - DATE CHANGE

NOTICE IS HEREBY GIVEN, that the regularly scheduled meeting at 7:00 P.M. for Tuesday, February 17, 2026, which was originally cancelled is hereby rescheduled due to The Association of Towns of the State of New York Annual Conference.

The rescheduled meeting will be held on Thursday, February 19, 2026 at 5:00 P.M. located at the Town Hall, 4052 State Route 42, Monticello, New York.

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

By Order of the Town Board
of the Town of Thompson

Dated: January 20, 2026
Marilee J. Calhoun
Town Clerk
140212

Sworn to before me this 10th day of February, 2026



Barbara A. Matos

Notary Public, State of New York

No. #01MA6172971

Qualified in Sullivan County

My commission expires on August 20, 2027

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 **February 03, 2026.**

ROLL CALL:

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

DRAFT

Also Present: Marilee J. Calhoun, Town Clerk
Kelly M. Murrin, Deputy Town Clerk
Michael B. Mednick, Attorney for the Town
Jill M. Weyer, Director of Community Development
Melissa DeMarmels, Town Comptroller
Michael G. Messenger, Water & Sewer Superintendent
Glenn Somers, Parks & Recreation Superintendent

REGULAR MEETING – CALL TO ORDER

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

APPROVAL OF MINUTES:

On a motion made by Councilwoman Meddaugh and seconded by Councilman Pavese the minutes of the January 15th, 2026 Public Scoping Session were approved as presented.

Vote: Ayes 4 Mace, Pavese, Meddaugh, and Benjamin
Nays 0
Recused 1 Schock (He was not present for the session.)

On a motion made by Councilman Pavese and seconded by Councilwoman Meddaugh the minutes of the January 20th, 2026 Regular Town Board Meeting were approved as presented.

Vote: Ayes 4 Mace, Pavese, Meddaugh, and Benjamin
Nays 0
Recused 1 Schock (He was not present for the meeting.)

On a motion made by Councilman Benjamin and seconded by Councilman Pavese the minutes of the January 28th, 2026 Special Town Board Meeting were approved as presented.

Vote: Ayes 3 Mace, Pavese, and Benjamin
Nays 0

4) DECLARE LEAD AGENCY FOR THE ENVIRONMENTAL REVIEW OF THE SACKETT LAKE WASTEWATER TREATMENT PLANT UPGRADE
The Following Resolution Was Duly Adopted: Res. No. 111 of the Year 2026.

At a regular meeting of the Town Board
of the Town of Thompson, held at Town Hall
4052 Route 42, Monticello NY on February 3, 2026

**RESOLUTION FOR THE TOWN OF THOMPSON DECLARATION OF LEAD AGENCY
FOR THE ENVIRONMENTAL REVIEW OF THE SACKETT LAKE WASTEWATER
TREATMENT PLANT UPGRADE**

WHEREAS, the Town of Thompson owns and operates the 0.5 million gallons per day (MGD) wastewater treatment plant (WWTP) that serves the Sackett Lake Sewer District (SPDES permit NY 0030716); and

WHEREAS, the existing WWTP is over 50 years old and much of the equipment, buildings and tankage are approaching the end of their useful life; and

WHEREAS, the existing WWTP plant employs older, less robust processes than are currently available today; and

WHEREAS, renewal of the Plant's most recent SPDES permit included new effluent limits for ammonia and total residual chlorine and was given a schedule of compliance date of October 1, 2028 to meet all final effluent limits; and

WHEREAS, rehabilitation of the WWTP requires an environmental review in accordance with 6 NYCRR Part 617, commonly known as a SEQR review; and

WHEREAS, the rehabilitation project does not meet the threshold requirements of a Type 1 action nor does it qualify as a Type 2 action; and

WHEREAS, the environmental review may require the discretionary approval from multiple local, state and/or federal agencies.

NOW, THEREFORE, BE IT RESOLVED,

1. The Town Board of the Town of Thompson declares its intent to serve as lead agency for the Sackett Lake WWTP rehabilitation project;
2. Under 6 NYCRR Part 617, the rehabilitation project is determined to be an Unlisted action.

Resolved, that the Town Board of the Town of Thompson hereby authorizes Town Attorney Michael B. Mednick to prepare and send a letter to Prestige Estates informing of cost requirements necessary to proceed with the preparation of a Map, Plan, and Report for the Consolidated Harris Sewer District Annexation Process. Required fees to be placed in escrow to cover the preparation of the Map, Plan, and Report for the Annexation into the Consolidated Harris Sewer District.

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

D) AUTHORIZE TOWN ATTORNEY TO SEND LETTER REQUESTING FUNDS TO BE PLACED IN ESCROW FOR MAP, PLAN, & REPORT FOR COLD SPRING WATER DISTRICT ANNEXATION TO PRESTIGE ESTATES

The Following Resolution Was Duly Adopted: Res. No. 115 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes Town Attorney Michael B. Mednick to prepare and send a letter to Prestige Estates informing of cost requirements necessary to proceed with the preparation of the Map, Plan, and Report for the Cold Spring Water District Annexation Process. Required fees to be placed in escrow to cover the preparation of the Map, Plan, and Report for the Annexation into the Cold Spring Water District.

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

6) TAX CERTIORARI SETTLEMENT: ANTONION DEMESTRIO – (2024) FROM \$169,400.00 TO \$101,250.00, (2025) FROM \$169,400.00 TO \$91,350.00, SBL#51.A-2-14

The Following Resolution Was Duly Adopted: Res. No. 116 of the Year 2026.

February 03, 2026 Res. No 116/2026

RESOLUTION AUTHORIZING SETTLEMENT OF A PROCEEDING INSTITUTED UNDER ARTICLE 7 OF THE REAL PROPERTY TAX LAW AGAINST THE TOWN OF THOMPSON

WHEREAS, Antonion Demestrio has instituted proceedings under Article 7 of the Real Property Tax Law to review the assessment of Tax Map Parcel 51.A-2-14 and which proceedings are pending in the Supreme Court of the State of New York, County of Sullivan, under Index Nos. E2024-1227 and E2025-1481; and

WHEREAS, the parties have appeared through counsel, to wit, Michael B. Mednick, Esq. on behalf of Respondents, and Michael D. Altman, Esq., on behalf of Petitioner; and

WHEREAS, negotiations by and between the parties hereto have produced a proposed settlement of the issues and matters in dispute, and

WHEREAS, the proposed settlement will also result in a fair and equitable resolution of the complaint with respect to Petitioner's 2024 assessment, to wit, a reduction in the assessment of Petitioner's real property, SBL 51.A 2-14 from \$169,400.00 to \$101,250.00; and

WHEREAS, the proposed settlement will also result in a fair and equitable resolution of the complaint with respect to Petitioners 2025 assessment, to wit, a reduction in the assessment of Petition's real property, SBL 51.A-2-14 from \$169,400.00 to \$91,350.00.

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

1. That the settlement of the above referenced proceeding be, and the same hereby is in all respects approved and confirmed.

2. That Michael B. Mednick, Esq., attorney for the Town of Thompson, and Anthony J. Rein, Assessor, be, and they hereby are authorized, empowered and directed to enter into and execute a formal written Stipulation of Settlement and to bind the Town thereto, such Stipulation to be in form approved by the said attorneys.

3. That said Michael B. Mednick, Esq. and Anthony J. Rein, Assessor, be, and they hereby authorized and empowered to execute any and all other documents and take such other steps as may be reasonably necessary and incidental to effect and finalize the settlement of the subject proceedings.

Moved by: Councilwoman Meddaugh

Seconded by: Councilman Schock

and a roll call vote thereon as follows:

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

7) APPROVE REFUND OF ESCROW – GLEN WILD LAND COMPANY, LLC. FOR \$6,902.70 RELATING TO ROCK HILL EMERALD GREEN SEWER DISTRICT (AVON PARK)

The Following Resolution Was Duly Adopted: Res. No. 117 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the return of Escrow Funds to Glen Wild Land Company, LLC in the amount of \$6,902.70 relating to Rock Hill Emerald Green Sewer District (Avon Park).

Moved by: Councilwoman Meddaugh Seconded by: Councilman Pavese

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

Nays 0

8) APPROVE REFUND OF INSPECTION FEES – BBIS AUTO AUCTION FOR \$24,684.88 RELATING TO CONSTRUCTION COSTS FOR PHASE 2 & PHASE 3
The Following Resolution Was Duly Adopted: Res. No. 118 of the Year 2026.

Resolved, that agenda item number 8 regarding the Refund of Inspection Fees - BBIS Auto Auction for \$24,684.88 relating to construction costs for Phase 2 and Phase 3 hereby be tabled pending resolution of landscaping issue.

Moved by: Councilman Benjamin Seconded by: Councilman Pavese

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

Nays 0

9) APPROVE AUCTIONS INTERNATIONAL AUCTION SALE FOR (2) ITEMS – 1) 2019 RAM 1500 CLASSIC TRADESMAN AND 2) 2018 RAM 1500 CREW CAB FOR THE WATER & SEWER DEPARTMENT

The Following Resolution Was Duly Adopted: Res. No. 119 of the Year 2026.

Resolved, that the Town of Thompson Town Board hereby accepts the final auction bids for the following surplus vehicles/items through the Auctions International Auction site at a total cost for (2) items in the amount of \$31,600.00 as follows:

1) TRUCK # 94, 2018 DODGE RAM CREW CAB, VIN# 1C6RR7XT5JS293171, \$15,100.00

2) TRUCK # 81, 2019 DODGE RAM CLASSIC TRADESMAN, VIN# 1C6RR7KTXKS651874, \$16,500.00

Moved by: Councilman Benjamin Seconded by: Councilman Pavese

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

Nays 0

10) APPROVE ROCK HILL AMBULANCE CORPS AGREEMENT FOR YEAR 2026
The Following Resolution Was Duly Adopted: Res. No. 120 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby approves and authorizes the Town Supervisor's execution of the agreement between the Town of Thompson acting on behalf of the Rock Hill Ambulance District and the Rock Hill Ambulance Corps for the period beginning January 1st, 2026 through December 31st, 2026.

Moved by: Councilman Pavese Seconded by: Councilwoman Meddaugh

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

Date: Board Meeting

2/3/2026

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

- 1) A Fund - Amend revenues and expenses for final totals
- 2) B Fund - Amend revenues and expenses for final totals
- 3) DB Fund - Amend revenues and expenses for final totals

The Following Resolution Was Duly Adopted: Res. No. 124 of the Year 2026.

Town Of Thompson

Budget Transfers/Amendments

FYE 12/31/25

Town Board Meeting Date: 2/3/2026

<u>Account Number</u>	<u>Account Description</u>		<u>Revenue Increase</u>	<u>Revenue Decrease</u>	<u>Appropriation Increase</u>	<u>Appropriation Decrease</u>
A000.1121.000	STUMPAGE FEES-FROM COUNTY		305.00			
A000.1255.000	CLERK FEES			425.00		
A000.1255.100	TOWN CLERKS/FOIL PHOT COPIES..		955.00			
A000.1550.000	Dog Control Fees - Seizures & Boarding			325.00		
A000.1010.100	TOWN BOARD.PERSONAL SERVICES	# days vs salary calc			350.00	
A000.1220.100	SUPERVISOR - PERSONNEL					1,180.00
A000.1315.100	COMPTROLLER - PERSONNEL	# days vs salary calc			425.00	
A000.1410.100	TOWN CLERK - PERSONNEL	Extra help			5,900.00	
A000.1420.100	TOWN ATTORNEY - PERSONNEL	Adj from prior year			4,300.00	
A000.1620.100	MAINTENANCE - PERSONNEL					720.00
A000.5010.100	HIGHWAY SUPERINTENDENT-PERSONNEL	# days vs salary calc			500.00	
A000.1430.400	Personnel - Contractual Expense	Organizational Assessment			4,250.00	

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

Moved by: Councilwoman Meddaugh Seconded by: Councilman Pavese

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

Nays 0

OLD BUSINESS:

There was no old business reported on.

NEW BUSINESS:

1) RESOLUTION TO AUTHORIZE STRANGER THINGS BROADWAY TRIP ON SATURDAY, APRIL 11th, TOTAL TRIP COST NOT TO EXCEED \$14,500.00

Stranger Things Broadway Trip – Youth Services Trip to Stranger Things on Broadway. Adults accompanying up to 3 children per adult will cost \$165.00 per ticket, which includes bus fee, all children ages 6-17 are free, must be a Town of Thompson resident to register. The total cost not to exceed \$14,500.00, cost to be offset by the Youth Programs & Activities Grant that was awarded by the Sullivan County Youth Bureau. Action to approve Stranger Things Broadway Trip was taken as follows:

The Following Resolution Was Duly Adopted: Res. No. 126 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the Parks and Recreation Department to offer a Stranger Things Trip on Broadway to be held on Saturday, April 11th, 2026 to pre-pay a total cost not to exceed \$14,500.00 including price of busing and ticket sales less cost for adult ticket/busing fees.

Moved by: Councilwoman Meddaugh Seconded by: Councilman Benjamin

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

Nays 0

2) RESOLUTION TO AUTHORIZE EXECUTION OF PROPERTY ACCESS CONSENT FORM FOR COLD SPRING WATER DISTRICT FOR WELL TESTING

Water & Sewer Superintendent Michael Messenger said that Hanson VanVleet Hydrogeologic Consultants, PLLC needs road access to test some wells that are not in use at Cold Spring Water District. He is requesting approval for the Town Supervisor to sign a Property Access Consent Form. Councilman Pavese asked why well testing is done in the winter rather than in the summer when all of the seasonal residents are in the Town and there is more water demand. Mr. Glenn Smith, Engineer was still present, but not part of this project, stated that he heard that for rock wells, they are not affected too much by the time of year.

The Following Resolution Was Duly Adopted: Res. No. 126 of the Year 2026.

¹ ATTACHMENT: ORDER BILLS PAID

Resolved, that the Town Supervisor be authorized to sign the Property Access Consent Form to allow Hanson VanVleet Hydrogeologic Consultants, PLLC access to test those wells that are not in use at Cold Spring Water District.

Moved by: Councilwoman Meddaugh Seconded by: Councilman Benjamin

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

Nays 0

REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS

Supervisor Mace

- GoGov app will be called "Thompson Talk."
- Pro Housing Community Classification – Supervisor Mace and Director Weyer explained and will look into applying. Letter of Intent for Certification for NYS Grant Programs.
- Community Outreach Program Event – Matt McPhillips requested to use Town Hall one day during last week of February 2026.
- Towing Rate Complaint – Discussed changing Town Code to be consistent with NYS Police Pricing. Attorney Mednick will draft a local law to amend the Code.

Director Weyer

- RFP for IT Services. Received five responses, two of which looked good, but the County is reviewing them.
- RFP for Planning Services. Received two responses, but one responded with hourly rates so she is trying to get them both alike so she can compare them.

Superintendent Somers

- Thursday Night Lights Ski Program is continuing to do well. There were 60+ kids that attended last week.
- Snowshoeing event went well with 22+ people attending.
- Community Night at East Mongaup River Park is coming up, February 23rd.
- Rooftop Unit for the Town Hall is scheduled for delivery next week.
- Winter Clothing Donation is being used continuously especially gloves.

Councilman Benjamin

- Thanked Superintendent Somers and his staff for all of the activities they work on including the Ski Program.

PUBLIC COMMENT

There was no public comment given.

ADJOURNMENT

On a motion made by Councilwoman Meddaugh and seconded by Councilman Schock the meeting was adjourned at 7:50 PM. All board members voted in favor of adjourning the meeting.

Respectfully Submitted By:

DRAFT

Kelly M. Murrán, Deputy Town Clerk



Town of Thompson
Warrant Report

Town of Thompson
Warrant Report

I hereby certify that the vouchers listed on the attached abstracts of prepaid and claims payable have been duly audited and are presented for payment to the Town Board of the Town of Thompson at the regular meeting there of, held on the 3rd day of FEBRUARY 2020 in the amounts respectively specified. Authorization is hereby given and direction is made to pay each of the claimants in the amount as specified upon each claim stated.


Melissa DeMarmels, Comptroller


Scott S. Mace, Supervisor



Town of Thompson
Warrant Report

Fund	Fund Description	Invoice Batch		Manual Checks		Purchase Cards		Total	
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	Paid	Unpaid
A000	GENERAL FUND TOWN WIDE	\$153,575.07	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$153,575.07	\$0.00
B000	GENERAL TOWN OUTSIDE	\$34,444.76	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$34,444.76	\$0.00
DA00	HWY#3 / 4 - TOWN WIDE	\$222,659.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$222,659.62	\$0.00
DB00	HWY#1 - TOWN OUTSIDE	\$1,000.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.50	\$0.00
H000	CAPITAL PROJECTS	\$167,532.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$167,532.09	\$0.00
RD00	ADELAAR ROAD IMPROVEMENT DISTRICT	\$230.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$230.92	\$0.00
SL01	ROCK HILL LIGHTING	\$276.78	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$276.78	\$0.00
SL04	PATIO HOMES LIGHTING	\$401.78	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$401.78	\$0.00
SL06	EMERALD GREEN LIGHTING	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00
SL11	ADELAAR Lighting	\$2,168.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,168.00	\$0.00
SL12	Route 42 N Lighting	\$570.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$570.49	\$0.00
SSAR	Adelaar Sewer District	\$9,086.97	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,086.97	\$0.00
SSHC	Harris Consolidated Sewer District	\$6,468.79	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,468.79	\$0.00
SSKC	Klamesha Consolidated Sewer District	\$59,919.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$59,919.86	\$0.00
SSMO	MELODY LAKE SEWER DISTRICT	\$1,694.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,694.27	\$0.00
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$23,310.37	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$23,310.37	\$0.00
SSSO	SACKETT LAKE SEWER DISTRICT	\$9,452.13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,452.13	\$0.00
SWAD	ADELAAR RESORT WATER DISTRICT	\$920.71	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$920.71	\$0.00
SWC0	COLD SPRING WATER	\$356.37	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$356.37	\$0.00
SWD0	DILLON WATER DISTRICT	\$136.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$136.26	\$0.00
SWK0	KIAMESHA RT42 WATER	\$106.17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$106.17	\$0.00
SWL0	LUCKY LAKE WATER DISTRICT	\$518.89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$518.89	\$0.00
SWMM0	MELDY LAKE WATER	\$1,272.38	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,272.38	\$0.00
T000	TRUST & AGENCY FUND	\$3,095.79	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,095.79	\$0.00
Grand Totals		\$699,397.97	\$0.00	\$0.00	\$0.00	\$253,000.00	\$21,643.08	\$952,397.97	\$21,643.08



**Town of Thompson
Warrant Report**

Fund	Fund Description	Unposted Batch Totals		Manual Checks		Purchase Cards		Total
		Invoice Batch	Unpaid	Unpaid	Unpaid	Paid	Unpaid	
T000	TRUST & AGENCY FUND	\$0.00	\$0.00	\$0.00	\$0.00	\$21,643.08	\$0.00	\$21,643.08
Unposted Batch Grand Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$21,643.08	\$0.00	\$21,643.08

Fund	Fund Description	Posted Batch Totals		Manual Checks		Purchase Cards		Total
		Invoice Batch	Unpaid	Unpaid	Unpaid	Paid	Unpaid	
A000	GENERAL FUND TOWN WIDE	\$153,575.07	\$0.00	\$0.00	\$0.00	\$153,575.07	\$0.00	\$153,575.07
B000	GENERAL TOWN OUTSIDE	\$34,444.76	\$0.00	\$0.00	\$0.00	\$34,444.76	\$0.00	\$34,444.76
DA00	HWY#3 / 4 - TOWN WIDE	\$222,659.62	\$0.00	\$0.00	\$0.00	\$222,659.62	\$0.00	\$222,659.62
DB00	HWY#1 - TOWN OUTSIDE	\$1,000.50	\$0.00	\$0.00	\$0.00	\$1,000.50	\$0.00	\$1,000.50
H000	CAPITAL PROJECTS	\$167,532.09	\$0.00	\$0.00	\$0.00	\$167,532.09	\$0.00	\$167,532.09
RD00	ADELAAR ROAD IMPROVEMENT DISTRICT	\$230.92	\$0.00	\$0.00	\$0.00	\$230.92	\$0.00	\$230.92
SL01	ROCK HILL LIGHTING	\$276.78	\$0.00	\$0.00	\$0.00	\$276.78	\$0.00	\$276.78
SL04	PATIO HOMES LIGHTING	\$401.78	\$0.00	\$0.00	\$0.00	\$401.78	\$0.00	\$401.78
SL06	EMERALD GREEN LIGHTING	\$200.00	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00
SL11	ADELAAR Lighting	\$2,168.00	\$0.00	\$0.00	\$0.00	\$2,168.00	\$0.00	\$2,168.00
SL12	Route 42 N Lighting	\$570.49	\$0.00	\$0.00	\$0.00	\$570.49	\$0.00	\$570.49
SSAR	Adelalar Sewer District	\$9,086.97	\$0.00	\$0.00	\$0.00	\$9,086.97	\$0.00	\$9,086.97
SSHC	Harris Consolidated Sewer District	\$6,468.79	\$0.00	\$0.00	\$0.00	\$6,468.79	\$0.00	\$6,468.79
SSKC	Klamesha Consolidated Sewer District	\$59,919.86	\$0.00	\$0.00	\$0.00	\$59,919.86	\$0.00	\$59,919.86
SSM0	MELODY LAKE SEWER DISTRICT	\$1,694.27	\$0.00	\$0.00	\$0.00	\$1,694.27	\$0.00	\$1,694.27
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$23,310.37	\$0.00	\$0.00	\$0.00	\$23,310.37	\$0.00	\$23,310.37
SSSO	SACKETT LAKE SEWER DISTRICT	\$9,452.13	\$0.00	\$0.00	\$0.00	\$9,452.13	\$0.00	\$9,452.13
SWA0	ADELAAR RESORT WATER DISTRICT	\$920.71	\$0.00	\$0.00	\$0.00	\$920.71	\$0.00	\$920.71
SWC0	COLD SPRING WATER	\$356.37	\$0.00	\$0.00	\$0.00	\$356.37	\$0.00	\$356.37
SWD0	DILLON WATER DISTRICT	\$135.26	\$0.00	\$0.00	\$0.00	\$135.26	\$0.00	\$135.26
SWK0	KIAMESHA RT42 WATER	\$106.17	\$0.00	\$0.00	\$0.00	\$106.17	\$0.00	\$106.17
SWL0	LUCKY LAKE WATER DISTRICT	\$518.89	\$0.00	\$0.00	\$0.00	\$518.89	\$0.00	\$518.89
SWM0	MELODY LAKE WATER	\$1,272.38	\$0.00	\$0.00	\$0.00	\$1,272.38	\$0.00	\$1,272.38
T000	TRUST & AGENCY FUND	\$3,095.79	\$0.00	\$0.00	\$0.00	\$3,095.79	\$0.00	\$3,095.79
Posted Batch Grand Totals		\$699,397.97	\$0.00	\$0.00	\$0.00	\$253,000.00	\$0.00	\$952,397.97

Report Grand Totals

C1

548 Broadway
Monticello, New York 12701
(845) 428-7575
(845) 428-7577 FAX
TTY 711



January 27, 2026

Mr. Scott Mace, Supervisor
Town of Thompson
4052 Route 42
Monticello, New York 12701

Via Certified Mail

Re: 2026 Distribution of PILOT Payments

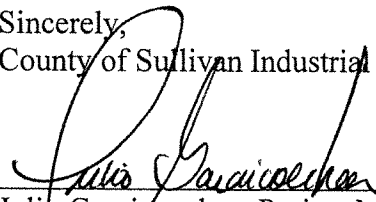
Dear Supervisor Mace,

In accordance with the County of Sullivan Industrial Development Agency's ("IDA") current Payment In Lieu Of Tax agreements, enclosed please find IDA check # 2907 dated January 27, 2026 in the amount of **\$100,169.65**, payable to the Town of Thompson. This check relates to the projects listed below. This payment is detailed in the attached calculations.

Project Name	PILOT Payment Due Town of Thompson
457 Equities Monticello Corporation	\$ 893.28
Catskill Hospitality Holding	\$ 1,631.83
Deb El Food Products	\$ 4,409.54
EPT Concord II	\$ 30,161.23
Regency Manor Senior Housing	\$ 405.09
Veria Lifestyle, Inc. (Infrastructure)	\$ 32,922.62
Veria Lifestyle, Inc. (Wellness Center)	\$ 28,203.94
Veteran NY 55 Sturgis	\$ 1,542.12
TOTAL	\$ 100,169.65

Please do not hesitate to contact me if you have any questions. Thank you.

Sincerely,
County of Sullivan Industrial Development Agency


Julio Garajoechea, Project Manager

enclosures

MARILEE J. CALHOUN
Town Clerk
marilee@thompsonny.gov



KELLY M. MURRAN
Deputy Town Clerk
deputyclerk@thompsonny.gov

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

February 05, 2026

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

Re: Iglesia De Dios of Monticello AGAINST Sullivan County; Town of Thompson;
Village of Monticello & Monticello Central School District pertaining to SBL#119.-3-21

To Whom It May Concern:

Enclosed please find a copy of the Summons and Verified Complaint regarding the above matter received in my office on 02/02/2026. A copy of the letter has been forwarded to the Town Attorney, Town Board, Town Assessor and Town Comptroller.

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

Sincerely,

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

Marilee J. Calhoun
Town Clerk

Encls.

MJC:

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

✓ Hon. Scott S. Mace, Supervisor and Town Board
Anthony Rein, Town Assessor
Melissa DeMarmels, Town Comptroller

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF

-----X
IGLESIA DE DIOS OF MONTICELLO

Plaintiff/Petitioner,

- against -

Sullivan Cnty; T/Thompson, V/Monticello, Monticello
School District

Index No. E2026-12

Defendant/Respondent.
-----X

**NOTICE OF ELECTRONIC FILING
(Mandatory Case)
(Uniform Rule § 202.5-bb)**

You have received this Notice because:

1) The Plaintiff/Petitioner, whose name is listed above, has filed this case using the New York State Courts E-filing system ("NYSCEF"), and

2) You are a Defendant/Respondent (a party) in this case.

● **If you are represented by an attorney:**

Give this Notice to your attorney. (Attorneys: see "Information for Attorneys" pg. 2).

● **If you are not represented by an attorney:**

You will be served with all documents in paper and you must serve and file your documents in paper, unless you choose to participate in e-filing.

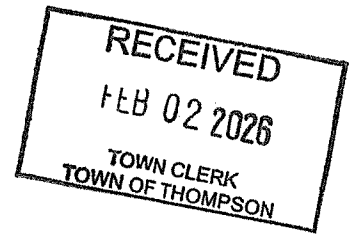
If you choose to participate in e-filing, you must have access to a computer and a scanner or other device to convert documents into electronic format, a connection to the internet, and an e-mail address to receive service of documents.

The benefits of participating in e-filing include:

- serving and filing your documents electronically
- free access to view and print your e-filed documents
- limiting your number of trips to the courthouse
- paying any court fees on-line (credit card needed)

To register for e-filing or for more information about how e-filing works:

- visit: www.nycourts.gov/efile-unrepresented or
- contact the Clerk's Office or Help Center at the court where the case was filed. Court contact information can be found at www.nycourts.gov



To find legal information to help you represent yourself visit www.nycourthelp.gov

**Information for Attorneys
(E-filing is Mandatory for Attorneys)**

An attorney representing a party who is served with this notice must either:

1) immediately record his or her representation within the e-filed matter on the NYSCEF site www.nycourts.gov/efile ; or

2) file the Notice of Opt-Out form with the clerk of the court where this action is pending and serve on all parties. Exemptions from mandatory e-filing are limited to attorneys who certify in good faith that they lack the computer hardware and/or scanner and/or internet connection or that they lack (along with all employees subject to their direction) the knowledge to operate such equipment. [Section 202.5-bb(e)]

For additional information about electronic filing and to create a NYSCEF account, visit the NYSCEF website at www.nycourts.gov/efile or contact the NYSCEF Resource Center (phone: 646-386-3033; e-mail: nyscef@nycourts.gov).

Dated: 01/01/2026

MICHAEL F. McGUIRE, ESQ

Name

McGUIRE LAW

Firm Name

P.O. Box 945

Address

Liberty, New York 12754

845-295-1234

Phone

Mike@mcGuirelaw.org

E-Mail

To: Village of Monticello

2 Pleasant Street

Monticello, New York 12701

**SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF SULLIVAN**

IGLESIA DE DIOS OF MONTICELLO

Plaintiff

- Against -

Basis of Venue is that the
Defendants are municipal
Corporations located in
Sullivan County, New Yor

SUMMONS

Index # E2026-12

**COUNTY OF SULLIVAN; TOWN OF THOMPSON
VILLAGE OF MONTICELLO and
MONTICELLO CENTRAL SCHOOL DISTRICT**

Defendants

ACTION FOR DAMAGES

To the above-named Defendants

YOU ARE HEREBY SUMMONED to serve, on Plaintiff's Attorney within 20 days after service of this summons, exclusive of the day of service (or within 30 days after the service is complete if this summons is not personally delivered to you within the State of New York) And in case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the Complaint

Dated Liberty, New York
January 1, 2026



MICHAEL F McGUIRE, ESQ
Attorney for Plaintiff
P O Box 945
Liberty, NY 12754
845-295-1234
845-747-9393 (Fax)
Mike@mcguirelaw.org

RECEIVED
FEB 02 2026
TOWN CLERK
TOWN OF THOMPSON

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF SULLIVAN:

Index # E2026-12

IGLESIA DE DIOS OF MONTICELLO

VERIFIED COMPLAINT

- Against -

COUNTY OF SULLIVAN; TOWN OF THOMPSON
VILLAGE OF MONTICELLO and
MONTICELLO CENTRAL SCHOOL DISTRICT

The Plaintiff, by their attorney, MICHAEL F. McGUIRE, ESQ, as and for their Complaint respectfully alleges as follows:

FIRST: At all times hereinafter mentioned, the Plaintiff was and still is a domestic not for profit corporation duly organized and existing under and by virtue of the laws of the State of New York

SECOND: The instant application is a plenary action to recover monies had and received. It is an action to obtain a refund of real property taxes that the Plaintiff was required to pay to or for the benefit of the defendants in order to avoid tax sale of the plaintiff's real property by the defendant, County of Sullivan. It is the contention of the plaintiff that it was compelled to pay said real property taxes in violation of applicable provisions of New York State statute and Constitution, and it paid said real property taxes to protect its interests in said real property.

THIRD: All of the real property taxes which were paid by the plaintiff which are the subject of this proceeding were paid within six (6) years of the commencement of this lawsuit, and all such taxes were paid by plaintiff under protest and without prejudice.

FOURTH: As indicated in paragraph Second of this verified complaint, the plaintiff is a not-for-profit religious corporation duly organized and existing under and by virtue of the law of the State of New York.

FIFTH: Upon information and belief, at all times hereinafter mentioned, the defendant, County of Sullivan, having an address at the County Government Center, 100 North Street, Monticello, New York 12701, was and still is a municipal corporation duly organized and existing under the laws of the State of New York and in particular in the County of Sullivan. The County of Sullivan has been made a party to this lawsuit because monies which the plaintiff is seeking to recover were paid by the plaintiff to the said defendant, County of Sullivan and because upon information and belief, a portion of the monies which were paid by the plaintiff to the County of Sullivan were retained by and expended by the County of Sullivan.

SIXTH: Upon Information and belief, at all times hereinafter mentioned, the defendant, Town of Thompson, was and still is a municipal corporation duly organized and existing under the laws of the State of New York and located in the County of Sullivan having an address at 4052 Route 42, Monticello, New York 12701. The Town of Thompson has been made a party to this lawsuit because employees and other representatives of the said Town of Thompson and in particular the Assessor of the Town made a determination that the Property which is the subject of these proceedings and which was hereinbefore described was not exempt from real property taxes during or a portion of the years in question (2022 and 2023)

SEVENTH: Upon Information and belief, at all times hereinafter mentioned, the defendant, Village of Monticello, was and still is a municipal corporation duly organized and existing under the laws of the State of New York and located in the County of Sullivan having an address at 2 Pleasant Street, Monticello, New York 12701. The Village of Monticello has been made a party to this lawsuit because monies which the plaintiff is seeking to recover were paid by the plaintiff to the said defendant, Village of Monticello and because upon information and belief, a portion of the monies which were paid by the plaintiff were retained by and expended by the Village of Monticello.

EIGHTH: Upon information and belief, at all times hereinafter mentioned, the defendant, Monticello Central School District, having an address at 60 Jefferson Street, Suite 3, Monticello, New York 12701, was and still is a municipal corporation duly organized and existing under the laws of the State of New York and in particular in the Monticello Central School District has been made a party to this lawsuit because monies which the plaintiff is seeking to recover were paid by the plaintiff to the said defendant, Monticello Central School District by the defendant County of Sullivan and were retained by and expended by the Monticello Central School District.

NINTH: On or about February 25, 2002, the plaintiff purchased for good and valuable consideration the properties located in the Village of Monticello, Town of Thompson and the County of Sullivan, State of New York and described on the tax map for the Town of Thompson as 21 Woodcliff Ave, Monticello, New York Section 119, Block 3; Lot 21. The property has been owned by the Plaintiff herein at all times and has been actively used as a

house of worship since the date that it was acquired by plaintiff through and including the date hereof.

TENTH: At all times since the date of acquisition of the property described in paragraph NINTH above through the date hereof, the property has been used continuously and exclusively for tax exempt purposes as provided for in Section 420-a of the Real Property Law of the State of New York.

CAUSE OF ACTION

ELEVENTH: Following acquisition of the property, the defendant, Assessor of the Town of Thompson in violation of the Constitution of the State of New York and Real Property Tax Law of the State of New York determined that the Property as subject to real property taxation, rather than exempt.

TWELFTH: As a result of said determination, the Property was placed on the taxable assessment rolls of the Town of Thompson for all or a portion of the 2022 and 2023 tax assessment years; the Plaintiff was purportedly sent a tax bill for or on behalf of the Monticello Central School District for all or a portion of the 2022 and 2023 school tax calendar years and the Plaintiff was purportedly sent a tax bill for or on behalf of the Village of Monticello for all or a portion of the 2022 and 2023 tax assessment years.

THIRTEENTH: Prior to the 2022 and 2023 tax assessment years, the Town of Thompson recognized Plaintiff as a tax-exempt organization under Real Property Tax Law §420-a and the use of the property has never changed, it continues to be a house of worship.

FOURTEENTH: In view of the fact that during the tax assessment years in questions the Property was used continuously and exclusively for an exempt purpose as provided for in §420-a of the Real Property Tax Law of the State of New York, the property is exempt from real property taxation.

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

SIXTEENTH: On or about August 25, 2025 and in order to avoid further interest accrual with respect to its outstanding tax bills as a result of the unlawful assessment of its property for the 2022 and 2023 tax assessment years the Plaintiff paid the County of Sullivan the sum of TWENTY-THREE THOUSAD-THIRTY NINE DOLLARS AND SIXTY-SIX CENTS (\$23,039.66) with respect to the property. Said payment was made under protest.

SEVENTEENTH: The foregoing payments referenced in paragraph EIGHTEENTH were made under duress as Plaintiff was at the brink of losing the properties to a tax foreclosure after addressing the issues contained herein with defendants to no avail.

EIGHTEENTH: By reason of the forgoing there is justly due and owing from the defendants to

the Plaintiff the aggregate sum of TWENTY-THREE THOUSAD-THIRTY NINE DOLLARS AND SIXTY-SIX CENTS (\$23,039.66) said amount representing the amount of real property taxes, interest and legal charges paid by plaintiff to the County of Sullivan as a result of the taxes assessed and levied against the Property, together with interest and penalties thereof.

WHEREFORE, Plaintiff demands judgment against the defendants in the sum of TWENTY-THREE THOUSAD-THIRTY-NINE DOLLARS AND SIXTY-SIX CENTS (\$23,039.66) together with interest thereon and the costs and disbursements of this action and or such other further an different relief as to this Court may seem just and proper under the circumstances.

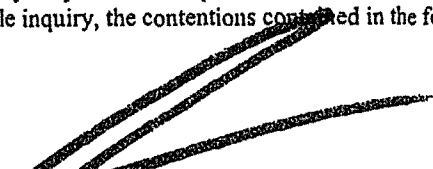
Dated: Liberty, N.Y.
January 1, 2026


MICHAEL F. McGUIRE, ESQ

Attorney for Plaintiff

Pursuant to 22 NYCRR 130-1.1, the undersigned, and attorney duly admitted to practice law in the State of New York, certifies that, on information and belief and reasonable inquiry, the contentions contained in the forgoing Complaint and Counterclaims are not frivolous.

Dated: Liberty, N.Y.
January 1, 2026


MICHAEL F. McGUIRE, ESQ

INDEX #: E2026-12

YEAR: 2026

IGLESIA DE DEIOS OF MONTICELLO

PLAINTIFF

-AGAINST-

COUNTY OF SULLIVAN, TOWN OF THOMPSON
VILLAGE OF MONTICELLO AND
MONTICELLO SCHOOL DISTRICT

DEFENDANTS

**SUMMONS AND VERIFIED
COMPLAINT**

**MICHAEL F. McGUIRE, ESQ
ATTORNEY FOR PLAINTIFF
P.O. Box 945
Liberty, N.Y. 12754**

**(845) 292-1234
(845) 747-9393 - Fax**

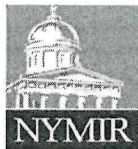
Mike@mcGuirelaw.org

Pursuant to 22 NYCRR 130-1.1, the undersigned, an attorney admitted to practice in the courts of New York State certifies that, upon information and belief and reasonable inquiry, the contents contained in the annexed document are not frivolous.

Dated: Liberty, New York
February 1, 2026



MICHAEL F. McGUIRE, ESQ.



NEW YORK MUNICIPAL INSURANCE RECIPROCAL

VIA E-MAIL: KSchaefer@thompsonny.gov

February 9, 2026

Town of Thompson
4052 Route 42
Monticello, NY 12701

Attn.: Karen Schaefer



Re: Insured: Town of Thompson (the "Town")
Claimant(s): Concord Associates, L.P., et al.
File No.: TTHOM-2025-005

Dear Ms. Schaefer:

This formally acknowledges receipt of a Summons and Complaint captioned, *Concord Associates, L.P. and Louis R. Cappelli Family Ltd Partnership v. Town of Thompson and Village of Monticello*, Supreme Court of the State of New York, County of Sullivan, Index No. E2025-2549, by which the New York Municipal Insurance Reciprocal ("NYMIR") was first notified of this matter.

The Complaint alleges that the Town has failed to conclude the legal process under Town Law Article 12 to extend the Adelaar Water District to supply potable water to plaintiffs' properties. The Complaint alleges that as a result of the Town's actions and inaction, plaintiffs have suffered damages in excess of \$100,000,000. The Complaint asserts the following causes of action: First – Inverse Condemnation; Second – Violation of Town Law Article 12 – Failure to Proceed on Petition; Declaratory/Injunctive Relief against the Town; Third – Unlawful Preferential and Exclusive Provision of Municipal Water Supply; Declaration/Monetary Relief against all Defendants; Fourth – Damages for Town's Wrongful Acts and Omissions (Monetary Relief) against all Defendants.

NYMIR accepts the handling of the Complaint pursuant to the terms and conditions of the Municipal Public Official's ("MPO") Liability policy issued to the Town for the policy period May 1, 2025 to May 1, 2026; policy no. MPK-TTHOM-0000001-25, and to the extent permitted by law. The policy has a limit of liability of \$1,000,000 and an annual aggregate limit of \$2,000,000 and a per claim deductible of \$5,000. Pursuant to the Land Use Liability Coverage Endorsement to the MPO policy, coverage for land use related matters is limited to "land use regulation claims," which are defined as *any claim arising out of the application of a land use, zoning, building, subdivision, or other similar ordinance or regulation, and not from the physical occupation, invasion or use of the property.*

NYMIR does not suggest that the Complaint has merit. Nevertheless, the allegations give rise to certain limitations of coverage as set forth in the referenced policy. Specifically, the MPO policy covers claims for "damages," defined in the policy as:

Sponsored by:



900 Stewart Avenue, Suite 600
Garden City, New York 11530
(516) 227-2120, FAX 227-2352
1-800-NYMIR05

12 Metro Park Road
Colonie, New York 12205-1139
(518) 437-1171, FAX 437-1182
www.nymir.org



NEW YORK MUNICIPAL INSURANCE RECIPROCAL

“Damages” means money, including attorney’s fees or costs awarded for claims covered under this policy. “Damages” do not mean:

- 1. fines or penalties;*
- 2. any claim asking for injunctive or equitable relief;*
- 3. attorney’s fees or costs associated with a claim for injunctive or equitable relief;*
- 4. attorney’s fees or costs awarded for claims for which coverage is otherwise excluded under this policy....*

With regard to a “land use regulation claim,” “damages” also includes the amount you are obligated to pay for the loss of use of property during that period of time beginning with the initial enforcement of a land use, zoning, building, subdivision or other similar ordinance or regulation, and ending with the final determination by the courts that the enforcement of a land use, zoning, building, subdivision or other similar ordinance or regulation constitutes a taking of private property. The alleged taking of private property must occur in whole after the Retroactive Date shown on the Declarations page. “Damages” does not include amounts paid or payable for the purchase or permanent acquisition of property or property rights, or the right to permanently enforce an ordinance, regulation or restriction on the use of property.

Accordingly, NYMIR would not provide indemnification for any damages that are excluded from coverage as set forth above.

Please also be advised that the MPO policy contains the following Exclusions:

This insurance does not apply to any “Claims” or “Suits” seeking “Damages,” arising out of, resulting from, relating to, regardless of the theory of liability alleged:

- 1. ... property damage.¹*
- 2. Any dishonest, fraudulent, criminal, or malicious act or omission of the Insured.*
- 3. Error(s) or omission(s), deliberately done without just cause, excuse or justification which are reasonably calculated to injure another or others.*
- 4. The willful or knowing violation of statute, regulation or ordinance committed by or with the knowledge or consent of the insured.*
- 7. Eminent domain, condemnation, inverse condemnation, adverse possession, dedication by adverse use or any other land use claim, but this exclusion does not apply to any “land use regulation claim” or any*

¹ The definition of “property damage” includes 1) physical injury to tangible property including all resulting loss of use of that property or 2) loss of use of tangible property that is not physically injured.

Sponsored by:



Association of Towns



Conference of Mayors



Association of Counties

900 Stewart Avenue, Suite 600
Garden City, New York 11530
(516) 227-2120, FAX 227-2352
1-800-NYMIR05

12 Metro Park Road
Colonie, New York 12205-1139
(518) 437-1171, FAX 437-1182
www.nymir.org



NEW YORK MUNICIPAL INSURANCE RECIPROCAL

taking or property claim where the taking of property is incident to an arrest (as amended by the Land Use Liability Coverage Endorsement – MPO 200 06 08).

Accordingly, NYMIR's obligations are limited as set forth above and pursuant to the terms and conditions of the policy. NYMIR would not provide indemnification for any award based upon such a finding or excluded from coverage as set forth above.

We have assigned Adam Rodd, Esq. of Drake Loeb PLLC to defend the interests of the Town in this action. We would request that the Town extend its complete cooperation to Mr. Rodd and his staff in the investigation and defense of this matter.

Please feel free to contact us should you have any questions or wish to discuss this matter.

Very truly yours,

Leonard Rosenbaum
Senior Claims Counsel
(516) 750-9378
lrosenbaum@wrightinsurance.com

cc: Shaindy Rosenberg
Lebaum Company, Inc.

Adam Rodd, Esq.
Drake Loeb PLLC

Sponsored by:



Association of Towns



Conference of Mayors



Association of Counties

900 Stewart Avenue, Suite 600
Garden City, New York 11530
(516) 227-2120, FAX 227-2352
1-800-NYMIR05

12 Metro Park Road
Colonie, New York 12205-1139
(518) 437-1171, FAX 437-1182
www.nymir.org

AE
#1

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 February ____,
2026

**RESOLUTION TO AUTHORIZE THE ISSUANCE OF BID DOCUMENTS FOR THE
KIAMESHA LAKE WASTEWATER TREATMENT PLANT UPGRADE PROJECT**

WHEREAS, the *Kiamesha Lake Wastewater Treatment Plant* is in need of significant upgrades that have been identified by the Town of Thompson; and

WHEREAS, the Town has identified the need for the *Kiamesha Lake Wastewater Treatment Plant Upgrade Project*, including all associated labor, materials, equipment, and incidentals necessary to complete the work in accordance with applicable standards; and

WHEREAS, the Town Board has reviewed the preliminary scope of work, project budget, and anticipated schedule prepared by Delaware Engineering, PLLC; and

WHEREAS, pending project document approvals by NYSEFC, the proposed project is eligible to proceed under the procurement requirements of New York State General Municipal Law, including competitive bidding provisions; and

WHEREAS, the Town finds it to be in the best interest of the Municipality to solicit competitive bids to ensure cost effective and timely completion of the project.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Thompson, Sullivan County, New York, as follows:

RESOLVED, that the Town Board hereby authorizes Delaware Engineering, PLLC to prepare and issue the necessary bid documents, including plans, specifications, and contract requirements, for the *Kiamesha Lake Wastewater Treatment Plant Upgrade Project*, and it is further

RESOLVED, that the Town Clerk is authorized to advertise the project for public bid in accordance with applicable laws and the Town's Procurement Policies; and it is further

RESOLVED, that sealed bids shall be received, opened, and publicly read at a date and time to be established by the Town Board and Town Clerk, and that a recommendation for award shall be presented to the Town Board following review of all responsive bids; and it is further

RESOLVED, that this Resolution shall be effective immediately.

AI
#2

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 February ____,
2026

**RESOLUTION TO AUTHORIZE THE ISSUANCE OF BID DOCUMENTS FOR THE
EMERALD GREEN WASTEWATER TREATMENT PLANT UPGRADE PROJECT**

WHEREAS, the *Emerald Green Wastewater Treatment Plant* is in need of significant upgrades that have been identified by the Town of Thompson; and

WHEREAS, the Town has identified the need for the *Emerald Green Wastewater Treatment Plant Upgrade Project*, including all associated labor, materials, equipment, and incidentals necessary to complete the work in accordance with applicable standards; and

WHEREAS, the Town Board has reviewed the preliminary scope of work, project budget, and anticipated schedule prepared by Delaware Engineering, PLLC; and

WHEREAS, pending project document approvals by NYSEFC, the proposed project is eligible to proceed under the procurement requirements of New York State General Municipal Law, including competitive bidding provisions; and

WHEREAS, the Town finds it to be in the best interest of the Municipality to solicit competitive bids to ensure cost effective and timely completion of the project.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Thompson, Sullivan County, New York, as follows:

RESOLVED, that the Town Board hereby authorizes Delaware Engineering, PLLC to prepare and issue the necessary bid documents, including plans, specifications, and contract requirements, for the *Emerald Green Wastewater Treatment Plant Upgrade Project*, and it is further

RESOLVED, that the Town Clerk is authorized to advertise the project for public bid in accordance with applicable laws and the Town's Procurement Policies; and it is further

RESOLVED, that sealed bids shall be received, opened, and publicly read at a date and time to be established by the Town Board and Town Clerk, and that a recommendation for award shall be presented to the Town Board following review of all responsive bids; and it is further

RESOLVED, that this Resolution shall be effective immediately.

Moved by:
Seconded by:

The Members voted on the foregoing Resolution as follows:

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

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

The undersigned, Town Clerk of the Town of Thompson, does hereby certify that the Resolution annexed hereto to Authorize the Issuance of Bid Documents for the Emerald Green Wastewater Treatment Plant Upgrade Project in the Town of Thompson was adopted by said Town Board on February ____, 2026, a majority of all Board Members voting in favor thereof, and the same has been compared with the original on file in my office and is a true and correct copy of said original and is in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on February ____, 2026.

MARILEE J. CALHOUN, TOWN CLERK

AI
#4

Marilee Calhoun (Town of Thompson)

From: Mednick Law Office <michael@michaelmednick.com>
Sent: Tuesday, February 10, 2026 11:03 AM
To: 'Scott Mace'
Cc: marilee@thompsonny.gov
Subject: Towing Fees schedule revisions
Attachments: Draft Towing Fees resolution.pdf; draft towing fees local law.pdf

Hi Scott:

Attached please find two forms for changing the towing fee schedule we have in the Town code. After reviewing the updated code, the board can actually make these changes via resolution and do not have to go through the local law process to change it. When the board did the handbook and code revisions, a lot of items like this were modified to allow changes to be done by resolution instead of the local law process. Therefore I have it in a resolution form for you. The numbers match the current state police allowable fees for 2026. If we are not changing the code back to include them via local law, then it would be a good idea to add a resolution to the reorg agenda so it can be addressed every year so it does not slip by for years without modification.

If you want to put it back in the town code to avoid having to do a resolution every year then a proposed local law is attached here to. Any questions give me a call.. Thanks.....Michael

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 February ____,
2026

**RESOLUTION TO SET MAXIMUM RATES FOR TOWING AND ROAD SERVICES IN
THE TOWN OF THOMPSON FOR THE YEAR 2026**

WHEREAS, Chapter 225 of the Town Code of the Town of Thompson requires the Town to set maximum rates to be charged by licensed towing companies in the Town of Thompson by Resolution; and

WHEREAS, the current maximum Town towing rates and road service rates have not been revised in several years and the Town Board would like to update them to be similar to the New York State Police Towing & Road Service Guidelines.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Thompson, Sullivan County, New York, as follows:

RESOLVED, that the following maximum Towing Rates charged by duly licensed tow operators in the Town of Thompson be set as follows:

1. Passenger cars and trucks not exceeding 8,600 Gross Vehicle Weight (GVW) from 6:00 a.m. to 6:00 p.m.: \$137.50, plus \$6.60 per mile from point of call or departure in excess of three miles, said mileage to be charged in one direction only.
2. Passenger cars and trucks not exceeding 8,600 GVW from 6:01 p.m. to 5:59 a.m.: \$165.00, plus \$6.60 per mile from point of call or departure in excess of three miles, said mileage to be charged in one direction only.
3. Commercial vehicles in excess of 8,600 GVW: \$247.50, plus \$7.70 per mile from point of call or departure in excess of three miles, said mileage to be charged in one direction only.
4. Commercial vehicles over 14,000 GVW: No maximum charge

and it is further

RESOLVED, that the maximum rates for Road Service Rates chargeable by duly licensed Tow operators in the Town of Thompson be set as following:

1. For all motor vehicles based on a maximum of 20 minutes of work to service same between hours of 6:00 a.m. to 6:00 p.m.: \$137.50, plus \$6.60 per mile from point of call or departure in excess of three miles, said mileage to be charged in one direction only.

2. For all motor vehicles based on a maximum of 20 minutes of work to service same between hours of 6:01 p.m. to 5:59 a.m.: \$165.00, plus \$6.60 per mile from point of call or departure in excess of three miles, said mileage to be charged in one direction only.

and it is further,

RESOLVED, that the maximum rates for Storage chargeable by licensed Tow Operators in the Town of Thompson be set as follows:

1. For both inside and outside storage: \$82.50 per day (storage fees are not to be charged for the first business day).

RESOLVED, that this Resolution shall be effective immediately.

Moved by:

Seconded by:

The Members voted on the foregoing Resolution as follows:

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

AI
#5
(A-Q)

USDA Form E #9

\$28,713.⁵⁰ X

Wittcon^{Inc} Application # 7

\$3,895.⁰⁰

TAM Enterprises Inc

Application # 5

\$20,776.⁵⁰

MHE Invoice # 25515

\$4,042.⁰⁰

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner: Town of Thompson
 Engineer: IMHE Engineering, D.P.C.
 Contractor: Wittcon, Inc.
 Project: Melody Lake Water District Water System Improvement Project
 Contract: _____

Owner's Project No.: _____
 Engineer's Project No.: 22-723
 Contractor's Project No.: _____

Item No.	Description	C Scheduled Value (\$)	D Work Completed (D + E) From Previous Application (\$)		E This Period (\$)	F Materials Currently Stored (not in D or E) (\$)	G Work Completed and Materials Stored to Date (D + E + F) (\$)	H % of Scheduled Value (G / C) (%)	I Balance to Finish (C - G) (\$)
			D	E					
Original Contract									
	Bonds & Insurance	38,000.00	38,000.00				38,000.00	100%	-
	Clearing & Grubbing	24,000.00	24,000.00				24,000.00	100%	-
	Erosion Control	2,000.00	2,000.00				2,000.00	100%	-
	Excavation, Backfill & Restoration	120,000.00	108,000.00				108,000.00	90%	12,000.00
	Storage Tank	175,000.00	175,000.00				175,000.00	100%	-
	Site Piping	65,000.00	58,500.00				58,500.00	90%	6,500.00
	Fencing	40,000.00					-	0%	40,000.00
	Building Foundation & CMU	32,000.00	32,000.00				32,000.00	100%	-
	Building Structure & Insulation	19,000.00	19,000.00				19,000.00	100%	-
	Building Exterior Finishes	23,000.00	17,200.00	3,500.00			20,700.00	90%	2,300.00
	Building Interior Finishes	16,000.00	16,000.00				16,000.00	100%	-
	Doors & Hardware	9,000.00	8,000.00				8,000.00	89%	1,000.00
	Booster Pump Skid	56,000.00	56,000.00				56,000.00	100%	-
	Misc Concrete	7,000.00	7,000.00				7,000.00	100%	-
	Interior Process Piping	12,000.00	10,800.00	600.00			11,400.00	95%	600.00
	Parking Area	8,000.00					-	0%	8,000.00
	Chem Feed Equipment	45,000.00	30,000.00				30,000.00	67%	15,000.00
	Plumbing & Ventilation	19,000.00	19,000.00				19,000.00	100%	-
	Well #1 Modifications	17,000.00					-	0%	17,000.00
	Demolition	5,000.00					-	0%	5,000.00
	Testing & Start Up	3,000.00					-	0%	3,000.00
	Allowance	20,000.00					-	0%	20,000.00
		Original Contract Totals \$	\$ 755,000.00	\$ 620,500.00	\$ 4,100.00	\$ -	\$ 624,600.00	83%	\$ 130,400.00

#5-C

MHE
ENGINEERING
33 Airport Center Drive, Suite 202
New Windsor, NY 12553

Town of Thompson
4052 ROUTE 42
THOMPSON,, NY 12701-3221

Invoice number 25515
Date 01/28/2026

Project **22-723 Melody Lake WD Water System Improvements**

For Professional Services Through December, 31, 2025

Description	Contract Amount	Prior Billed	Current Billed
Preliminary Design	35,000.00	35,000.00	0.00
Final Design	30,000.00	30,000.00	0.00
Bidding Services	5,000.00	5,000.00	0.00
Construction Services	50,000.00	34,000.00	4,000.00
Total	120,000.00	104,000.00	4,000.00

Reimbursables

	Units	Rate	Billed Amount
Mileage	60.00	0.70	42.00

Invoice total **4,042.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
25262	12/24/2025	2,584.00		2,584.00			
25515	01/28/2026	4,042.00	4,042.00				
	Total	6,626.00	4,042.00	2,584.00	0.00	0.00	0.00

Payment is expected within 30 days of the date of the invoice.

Past due accounts will be subject to a 1.50% finance charge per month.

Please remit payment to:
MHE Engineering, DPC
33 Airport Center Drive Suite 202
New Windsor, NY 12553

#5-0

RURAL DEVELOPMENT (RD) PROJECT BUDGET/COST CERTIFICATION

Project Name: Melody Lake

Date: 02/12/26

Report No.: 9
 Actual: x
 Estimate:

Funding Source(s)	Amount
RD Loan	\$312,000.00
RD Loan	
RD Grant	\$915,000.00
RD Grant	
SUB TOTAL:	\$1,227,000.00

Other Funding Source(s)	Amount
Other Source: Town	\$23,000.00
Other Source: ARPA funds	\$107,708.42
Other Source: 	
SUBTOTAL:	\$130,708.42
TOTAL:	\$1,357,708.42

ITEM	APPROVED BUDGET	MODIFIED BUDGET	PREVIOUS EXPENDITURES	EXPENDITURES THIS PERIOD	EXPENDITURES TO DATE	BALANCE REMAINING
A. ADMINISTRATIVE						
2. Bonding	\$15,812.00	\$15,812.00			\$0.00	\$15,812.00
4. Fiscal Coordination	\$6,500.00	\$6,500.00	\$6,500.00		\$6,500.00	\$0.00
7. Single Audits	\$4,000.00	\$4,000.00			\$0.00	\$4,000.00
Total A. Administrative	\$26,312.00	\$26,312.00	\$6,500.00	\$0.00	\$6,500.00	\$19,812.00
B. TECHNICAL SVCS.						
I. Engineering						
a. Preliminary Design Phase	\$35,039.06	\$35,039.06	\$35,039.06		\$35,039.06	\$0.00
b. Final Design Phase	\$32,102.48	\$32,102.48	\$32,102.48		\$32,102.48	\$0.00
c. Bidding Phase Services	\$6,666.50	\$6,666.50	\$6,666.50		\$6,666.50	\$0.00
d. Construction Phase	\$46,191.96	\$46,191.96	\$34,491.40	\$4,042.00	\$38,533.40	\$7,658.56
e. Resident Inspection	\$50,000.00	\$50,000.00			\$0.00	\$50,000.00
f. Well MHI	\$60,000.00	\$60,000.00	\$28,167.99		\$28,167.99	\$31,832.01
Total B. Technical Svcs.	\$230,000.00	\$230,000.00	\$136,467.43	\$4,042.00	\$140,509.43	\$89,490.57
C. CONSTRUCTION						
I. Construction Contracts						
a. Witton GC	\$755,000.00	\$784,235.71	\$617,248.92	\$3,895.00	\$621,143.92	\$163,091.79
b. TAM EC	\$259,841.00	\$259,841.00	\$80,849.75	\$20,776.50	\$101,626.25	\$158,214.75
Total C. Construction	\$1,014,841.00	\$1,044,076.71	\$698,098.67	\$24,671.50	\$722,770.17	\$321,306.54
D. CONTINGENCY						
I. Contingency	\$86,555.42	\$57,319.71				
Total D. Contingency	\$86,555.42	\$57,319.71				\$57,319.71
TOTAL PROJECT COST	\$1,357,708.42	\$1,357,708.42	\$841,066.10	\$28,713.50	\$869,779.60	\$487,928.82

I certify to the best of my knowledge and belief that the billed costs or disbursements are in accordance with the terms of the project and that the reimbursement represents the Federal share due, which has not been previously requested and that an inspection has been performed and all work is in accordance with the terms of the award.

Matthew J. Sick

Applicant _____ Title _____

Engineer/ Architect _____

Reviewed By _____

Date Reviewed 2/12/2026

#6 (A+B)

Marilee Calhoun (Town of Thompson)

From: Matthew Sickler <msickler@mhepc.com>
Sent: Thursday, February 12, 2026 10:45 AM
To: Scott Mace (supervisor@thompsonny.gov); MARILEE J. CALHOUN;
mmessenger@thompsonny.gov
Cc: Melissa DeMarmels (Comptroller Town of Thompson)
Subject: Melody Lake Change order
Attachments: Wittcon CO #2 Time Extension - Signed.pdf; TAM CO #1 Time Extension - Signed.pdf

Good morning,

I've attached no cost change orders for time extensions of the Wittcon and TAM Melody Lake contracts. This will allow for them to complete the remaining site work after the snow melts and the site dries out a bit. Additionally, the new control panel is still in fabrication.

Please let me know if you have any questions.

Thanks!

Matt



111 Wheatfield Drive, Suite 1
Milford, PA 18337

Matthew Sickler P.E.

Associate

Office: (570) 296-2765

Fax: (570) 296-2767

msickler@mhepc.com | www.mhepc.com



#6-A

Change Order No. 002

Date of Issuance: <u>2/12/2026</u>	Effective Date: <u>2/12/2026</u>
Owner: <u>Town of Thompson</u>	Owner's Contract No.:
Contractor: <u>Wittcon, Inc.</u>	Contractor's Project No.:
Engineer: <u>MHE Engineering</u>	Engineer's Project No.: <u>22-723</u>
Project: <u>Melody Lake Water System Improvements</u>	Contract Name: <u>General Contractor</u>

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

Description:
Time extension

Attachments:

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price: <u>\$ 755,000.00</u>	Original Contract Times: Substantial Completion: <u>2/16/2026</u> Ready for Final Payment: <u>4/17/2026</u> days or dates
Increase from previously approved Change Orders No. 1: <u>\$ 29,235.71</u>	[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>2</u> : Substantial Completion: <u>116</u> Ready for Final Payment: <u>116</u> days
Contract Price prior to this Change Order: <u>\$ 784,235.71</u>	Contract Times prior to this Change Order: Substantial Completion: <u>2/16/2026</u> Ready for Final Payment: <u>4/17/2026</u> days or dates
[Increase] [Decrease] of this Change Order: <u>\$ 0</u>	Increase of this Change Order: Substantial Completion: <u>6/16/2026</u> Ready for Final Payment: <u>8/17/2026</u> days or dates
Contract Price incorporating this Change Order: <u>\$ 784,235.71</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>6/16/2026</u> Ready for Final Payment: <u>8/17/2026</u> days or dates

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: <u>Matthew J Sickler</u> Engineer (if required)	By: _____ Owner (Authorized Signature)	By: _____ Contractor (Authorized Signature)
Title: <u>Matthew Sickler, P.E. Associate</u>	Title: _____	Title: <u>Julie Wittenberg, President</u>
Date: <u>2/12/2026</u>	Date: _____	Date: <u>2/12/2026</u>

Approved by Funding Agency (if applicable)

By: _____ Date: _____
Title: _____

#6-B

Change Order No. 001

Date of Issuance: 2/12/2026	Effective Date: 2/12/2026
Owner: Town of Thompson	Owner's Contract No.:
Contractor: TAM Enterprises	Contractor's Project No.:
Engineer: MHE Engineering	Engineer's Project No.: 22-723
Project: Melody Lake Water System Improvements	Contract Name: Electric Contractor

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

Description:
Time extension

Attachments:

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price: \$ <u>259,841.00</u>	Original Contract Times: Substantial Completion: <u>2/16/2026</u> Ready for Final Payment: <u>4/17/2026</u> days or dates
[Increase] [Decrease] from previously approved Change Orders \$ <u>0</u>	[Increase] [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>1</u> : Substantial Completion: <u>116</u> Ready for Final Payment: <u>116</u> days
Contract Price prior to this Change Order: \$ <u>259,841.00</u>	Contract Times prior to this Change Order: Substantial Completion: <u>2/16/2026</u> Ready for Final Payment: <u>4/17/2026</u> days or dates
[Increase] [Decrease] of this Change Order: \$ <u>0</u>	Increase of this Change Order: Substantial Completion: <u>6/16/2026</u> Ready for Final Payment: <u>8/17/2026</u> days or dates
Contract Price incorporating this Change Order: \$ <u>259,841.00</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>6/16/2026</u> Ready for Final Payment: <u>8/17/2026</u> days or dates

RECOMMENDED:		ACCEPTED:		ACCEPTED:	
By: <u>Matthew Sickler</u>	By: _____	By: _____	By: _____	By: _____	By: _____
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)	Contractor (Authorized Signature)	Contractor (Authorized Signature)	Contractor (Authorized Signature)
Title: <u>Matthew Sickler, P.E. Associate</u>	Title: _____	Title: _____	Title: _____	Title: _____	Title: _____
Date: <u>2/12/2026</u>	Date: _____	Date: _____	Date: _____	Date: <u>2/12/2026</u>	Date: _____

Approved by Funding Agency (if applicable)

By: _____ Date: _____
Title: _____

828 Broadway, LLC
828 Broadway
Newburgh NY 12550
(845) 787-8254
209valero@gmail.com

AF
#7

230102.01

January 2, 2026

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

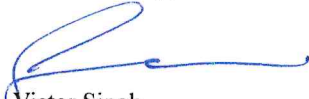
RE: 828 Broadway, LLC
686 Wolf Lake Road, Town of Thompson, Sullivan County, NY
Billy Stop
SBL 52.-1-14.1
Rock Hill / Emerald Green Sewer District Annexation

Dear Mr. Mace:

For the above referenced property, we are applying to the Planning Board for a service station and retail store. The existing buildings and gas dispenser canopy will be removed.

To that end, we request that the lot be annexed into the Rock Hill / Emerald Green Sewer District. We additionally request that the annexation be placed on the next Town Board agenda for discussion. If you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,
828 Broadway, LLC



Victor Singh

VS/bgc

cc: Bradley G. Cleverley, PE

Y:\230100 JOBS\230102\Singh to Mace_2026-01-02.docx



Town Supervisor
Scott Mace

Town Board Members

Deputy Supervisor Melinda Meddaugh
John Pavese
Ryan Schock
Richard Benjamin

AL# 8

February 11, 2026

Bills over \$5,000.00

We are requesting permission to pay Counsel Press Inc. for the Joint Record on Appeal in the case of Smith v. Town of Thompson Planning Board *Avon Park*

Counsel Press Inc.

Invoice #0009180497

\$7,865.46

This institution is an equal opportunity provider and employer.

Invoice

Counsel Press Inc.
PO Box 25292
New York, NY 10087-5292
Phone: (800) 427-7325

Invoice Number: 0009180497

Date: 05/12/2025

Fed. Tax ID: 47-3380949

Terms: ON RECEIPT

Sold To

Town of Thompson
4052 Route 42
Monticello, NY 12701 USA

Attention: Michael B. Mednick, Esq.

File No.: 514544

Court: NYCOA

Case Name: Smith v. Town of Thompson Planning Bd.

			Amount
JOINT RECORD ON APPEAL			
1.00	Preparation of Record- 6 Vols.	@	\$0.00
6.00	Cover(s) - 1st Side	@	\$140.00
1.00	Page(s) Table of Contents	@	\$125.00
3080.00	Page(s)	@	\$5.00
14.00	Numbered Make Ready	@	\$0.35
5.00	Page Heading(s)	@	\$6.00
2.00	Prep. of - 5531, 2105, Note of Issue	@	\$75.00
6.00	Electronic File Production and Review	@	\$150.00
80.00	Electronic - Bookmarks	@	\$2.50
6.00	File Upload(s)	@	\$50.00
2.00	Service(s) of Documents	@	\$50.00
1.00	Filing of Documents	@	\$120.00
1.00	Shipping & Handling	@	\$1,195.00
			\$15,400.00
			\$840.00
			\$125.00
			\$4.90
			\$30.00
			\$150.00
			\$900.00
			\$200.00
			\$300.00
			\$100.00
			\$120.00
			\$1,195.00

The invoice reflects 50% of the joint record charges billed to Fogel & Brown. Additionally, a 20% discount was granted as a courtesy to client.

All to pay


18-LC

02/05/2025 13:21 PM

This Invoice is Due Upon Receipt. Please show the invoice number on your check when submitting payment.

Subtotal \$19,364.90

Sales Tax \$0.00

\$11,499.44

Payment/Credit \$0.00

Balance \$7,865.46

B 8020 400