

JOIN ZOOM MEETING:

<https://us02web.zoom.us/j/83032452642>

+1-646-558-8656

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.THOMPSONNY.GOV

TUESDAY, JULY 07, 2026**7:00 PM MEETING****CALL TO ORDER****ZOOM VIDEOCONFERENCING ANNOUNCEMENT****ROLL CALL****PLEDGE TO THE FLAG****PUBLIC HEARING:****1) PROPOSED LOCAL LAW #3 OF 2026: ADD CHAPTER 171 "PANHANDLING AGGRESSIVE"****PRESENTATION:****CMS CAMPUS HOLDINGS, INC.****TAX EQUITY AND FISCAL RESPONSIBILITY ACT (TEFRA) – RE: REQUEST FOR PUBLIC HEARING****APPROVAL OF PREVIOUS MINUTES: June 16, 2026 Regular Town Board Meeting****PUBLIC COMMENT****CORRESPONDENCE:**

- **Cecilia Thomas, Loans & Grants, NYS of Opportunity Empire State Development:** Letter dated 06/18/26 to Town Clerk Calhoun Re: The Center for Discovery Children's Specialty Hospital Capital Project, Public Notice of Virtual Public Hearing on Friday, June 26th, 2026 from 2PM to 3PM.
- **Denise Frangipane, CEO, Sullivan 180:** Letter dated 06/30/26 to Supervisor Mace Re: Notification of 2026 Silver Feather Community Impact Grant Award in the amount of \$100,000.00.
- **Meeting Tree Computer:** Quarterly IT Infrastructure Report April 1st – June 30th, 2026 Dated: 06/16/2026

AGENDA ITEMS:**1) DISCUSS: (TEFRA) PUBLIC HEARING FOR CMS CAMPUS HOLDINGS, INC.****2) RESOLUTION AUTHORIZING ENGAGEMENT OF HARRIS BEACH MURTHA CULLINA PLLC, AS SPECIAL COUNSEL AND STERLING ENVIRONMENTAL ENGINEERING, P.C. AS INDEPENDENT TECHNICAL CONSULTANT IN CONNECTION WITH THE COORDINATED REVIEW OF THE TOWNLINE SOLAR PROJECT****3) CONSOLIDATED KIAMESHA LAKE SEWER DISTRICT EXTENSION NO. 4: SADDLE LANE, LLC., SBL # 13.-3-36.1 – FINAL ORDER EXPANDING CONSOLIDATED KIAMESHA SEWER DISTRICT****4) FORMATION OF EMERALD SPRINGS WATER DISTRICT****A) FINAL ORDER CREATING ROCK HILL EMERALD SPRINGS WATER DISTRICT****B) RESOLUTION TO ORDER TITLE SEARCH & INSURANCE ON THE DEED TRANSFER FOR THE ROCK HILL EMERALD SPRINGS WATER COMPANY PROPERTY****5) RESOLUTION TO ENACT: PROPOSED LOCAL LAW #3 OF 2026 – ADD CHAPTER 171 "PANHANDLING AGGRESSIVE"****6) INTRODUCE PROPOSED LOCAL LAW #4 OF 2026: TEMPORARY MORATORIUM ON PACKAGE PLANTS AND DECENTRALIZED INFRASTRUCTURE LAND USE – ESTABLISH DATE FOR PUBLIC HEARING**

7) DELAWARE ENGINEERING, DPC – RESOLUTION TO APPROVE & AUTHORIZE EXECUTION OF AMENDMENT NO. 2 OF PROFESSIONAL SERVICES CONTRACT FOR RE-DESIGN & RE-BID OF THE KIAMESHA WWTP UPGRADE PROJECT, CWSRF PROJECT NO.: C3-5378-06-00, COST NOT TO EXCEED \$95,000.00

8) RESOLUTION TO APPROVE & AUTHORIZE EXECUTION OF WORKSITE AGREEMENT WITH SULLIVAN COUNTY CENTER FOR WORKFORCE DEVELOPMENT FOR SUMMER YOUTH EMPLOYMENT PROGRAM (SYEP)

9) COUNTY OF SULLIVAN YOUTH BUREAU: RESOLUTION TO AUTHORIZE EXECUTION OF CONTRACTS FOR YOUTH PROGRAM GRANTS FUNDING (CULTURAL EXCURSIONS \$6,500., SUMMER CAMP \$6,500. & SWIM LESSONS \$6,500.)

10) SULLIVAN 180: RESOLUTION TO AUTHORIZE EXECUTION OF CONTRACT FOR 2026 SILVER FEATHER COMMUNITY IMPACT GRANT FUNDING IN THE AMOUNT OF \$100,000.00

11) RESOLUTION TO APPROVE & AUTHORIZE EXECUTION OF INTERMUNICIPAL AGREEMENT WITH COUNTY OF SULLIVAN FOR SHARED LASERFICHE ELECTRONIC CONTENT MANAGEMENT SYSTEM SERVICES

12) RESOLUTION TO AUTHORIZE FILING A JUSTICE COURT ADMINISTRATION PROGRAM (JCAP) GRANT APPLICATION FOR 2026-27 GRANT CYCLE

13) MHE ENGINEERING: RESOLUTION TO AUTHORIZE CONSTRUCTION OBSERVATION SERVICES FOR WALMART OPD EXPANSION, TOTAL ESTIMATED COST OF \$5,500.00

14) DISCUSS: ROCK HILL VOLUNTEER AMBULANCE CORPS CONTRACT CHANGES

15) DISCUSS: NEW SHRED COMPANY

16) DISCUSS: NOTICE OF CLAIM FOR VEHICLE DAMAGE – STEVE SATZ

17) PARKS & RECREATION DEPARTMENT UPDATES

18) WATER & SEWER DEPARTMENT ITEMS:

- A) REVIEW & APPROVE PURCHASE OF TELEDYNE ISCO 5800 REFRIGERATED SAMPLER (\$11,440.00 PLUS SHIPPING COSTS) FOR EMERALD GREEN WWTP
- B) REVIEW & APPROVE PURCHASE OF ESSCO PUMP, MODEL 3X12-25-4-460V (\$29,900.00) FOR PATIO HOMES PUMP STATION

19) BILLS OVER \$5,000.00

20) BUDGET TRANSFERS & AMENDMENTS

21) ORDER BILLS PAID

OLD BUSINESS

NEW BUSINESS

REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS

PUBLIC COMMENT

ADJOURN

REMINDER: ROSEWOOD PROJECT SCOPING SESSION WITH PLANNING BOARD, 07/08/2026 AT 6:30 PM

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.

LEGAL NOTICE

TOWN OF THOMPSON
NOTICE OF PUBLIC HEARING
ON PROPOSED LOCAL LAW

Sullivan Co
5 Lower Main
Callicoon, N
845-887-5200

Affidavit

State of New York

SS:

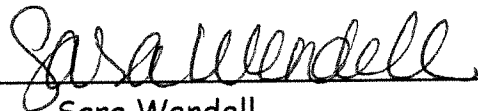
County of Sullivan

Legal Notice

I, Fred W. Stabbert, III, being duly
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 6/23/26


Fred W. Stabbert III

Sworn to before me this 23rd day of June 2026


Sara Wendell

Notary Public, State of New York

No. 01WE0050543

Qualified in Sullivan County

My commission expires on 06/01/2030

NOTICE IS HEREBY GIVEN that there has been duly introduced at a meeting of the Town Board of the Town of Thompson, New York, held on May 19, 2026, a proposed Local Law No. 03 of 2026, entitled "A Local Law to add a new Chapter 171 to the Town of Thompson Town Code entitled "Panhandling, Aggressive".

NOTICE IS FURTHER GIVEN that the Town Board of the Town of Thompson will conduct a Public Hearing on the aforesaid proposed Local Law at the Town Hall, 4052 Route 42, Monticello, New York, on July 07, 2026 at 7:00 P.M., or as soon thereafter as said Public Hearing shall be convened, at which time all persons interested will be heard.

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

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

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

Dated: May 19, 2026

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

143495

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

NOTICE IS HEREBY GIVEN that there has been duly introduced at a meeting of the Town Board of the Town of Thompson, New York, held on May 19, 2026, a proposed Local Law No. 03 of 2026, entitled "A Local Law to add a new Chapter 171 to the Town of Thompson Town Code entitled "Panhandling, Aggressive".

NOTICE IS FURTHER GIVEN that the Town Board of the Town of Thompson will conduct a Public Hearing on the aforesaid proposed Local Law at the Town Hall, 4052 Route 42, Monticello, New York, on July 07, 2026 at 7:00 P.M., or as soon thereafter as said Public Hearing shall be convened, at which time all persons interested will be heard.

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

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

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

Dated: May 19, 2026

BY ORDER OF THE TOWN BOARD

TOWN OF THOMPSON

MARILEE J. CALHOUN, TOWN CLERK



Department of State
Corporations, State Records & UCC

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

Local Law Filing

Pursuant to Municipal Home Rule Law §27

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

Proposed No. 03 of the year 20 26

Local Law Title: A Local Law to add new Chapter 171 to the Town of Thompson Town Code, entitled
"Panhandling, Aggressive"

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

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

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

For Office Use Only

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

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

Town of Thompson

Proposed
Local Law No. 03 of the year 2026

A local law entitled "A local law to add new Chapter 171 to the Town of Thompson Code, entitled "Panhandling, Aggressive".

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

1. §171-1. Legislative intent.

This chapter is adopted in order to protect persons from threatening, intimidating or harassing behavior, to keep public places safe for use by all members of the community and to maintain and preserve public places where all of the community can interact in a peaceful manner. This chapter is intended to provide for the free flow of pedestrian and vehicular traffic on streets and sidewalks in the Town, to promote tourism and business and preserve the quality of life. The Town Board finds that aggressive acts associated with solicitation tend to interfere with the free flow of pedestrian and vehicular traffic and intimidate persons in public places and can lead to disruption and disorder in public places. Aggressive acts can also cause persons to avoid public places and lead to disruption and disorder in public places. Aggressive acts can also cause persons to avoid public places and lead to declining patronage of commercial establishments and tourism. The Town Board further finds that solicitation in certain public places is inconsistent with the use of those places, and targets persons who are captive audiences or constitutes an invasion of privacy as persons are not able to simply move on if they do not wish to speak to the person soliciting. Solicitation in proximity to bank entrances or check-cashing businesses or automated teller machines is inherently intimidating. By this legislation, the Town Board intends to promote the health, safety and welfare of the citizens and visitors to the Town.

2. §171-2. Definitions.

Whenever the following words and phrases are used in this chapter, they shall have the following meanings:

AGGRESSIVE MANNER

- A. Intentionally or recklessly making any physical contact with or touching another person in the course of the solicitation, or approaching within an arm's length of the person, except with the person's consent;
- B. Following the person being solicited, if that conduct is:
 - (1) Intended to or is likely to cause a reasonable person to fear imminent bodily harm or the commission of a criminal act upon property in the person's possession; or
 - (2) Is intended to or is reasonably likely to intimidate the person being solicited into responding affirmatively to the solicitation;

- C. Continuing to solicit within five feet of the person being solicited after the person has made a negative response, if continuing the solicitation is:
 - (1) Intended to or is likely to cause a reasonable person to fear imminent bodily harm or the commission of a criminal act upon property in the person's possession;
 - (2) Is intended to or is likely to intimidate the person being solicited into responding affirmatively to the solicitation;
- D. Intentionally or recklessly blocking the safe or free passage of the person being solicited or requiring the person, or the driver of a vehicle, to take evasive action to avoid physical contact with the person making the solicitation.
- E. Intentionally or recklessly continuing to solicit drivers of a vehicle in a manner that poses a distraction to the driver or interrupts the flow of traffic.
- F. Intentionally or recklessly using words:
 - (1) Intended to or likely to cause a reasonable person to fear imminent bodily harm or the commission of a criminal act upon property in the person's possession; or
 - (2) Intended or likely to intimidate the person into responding affirmatively to the solicitation; or
- G. Approaching the person being solicited in a manner that is:
 - (1) Intended to or is likely to cause a reasonable person to fear imminent bodily harm or the commission of a criminal act upon property in the person's possession; or
 - (2) Intended to or is likely to intimidate the person being solicited into responding affirmatively to the solicitation.

AUTOMATED TELLER MACHING

A devise, linked to a financial institution's account records, which is able to carry out transactions, including but not limited to account transfers, deposits, cash withdrawals, balance inquiries, and mortgage and loan payments.

AUTOMATED TELLER MACHINE FACILITY

The area comprised of one or more automated teller machines, and any adjacent space which is made available to banking customers after regular banking hours.

BANKING ORGANIZATION

All banks, trust companies, private bankers, savings banks, industrial banks, safe deposit companies, savings and loan associations, credit unions and investment companies as defined in §2 of the New York State Banking Law.

LICENSED CASHIER OF CHECKS

Any individual, partnership, unincorporated association or corporation duly licensed by the New York State Superintendent of Banks to engage in business pursuant to the provisions of Article IX-A of the New York State Banking Law.

PANHANDLING

Any solicitation made in person, requesting an immediate donation of money or other thing of value, purchase of an item for an amount far exceeding value, under circumstances where a reasonable person would understand that the purchase is, in substance, a donation for the purpose of this chapter. Offers to work for food or other compensation, under circumstances where a reasonable person would understand that the compensation given is, in substance, a donation, is also a donation for purposes of this chapter.

PANDHANDLER

Any person engaged in the act of panhandling.

PUBLIC PLACE

Any area or building owned, leased, operated or controlled by or on behalf of any government, municipality, public authority or public corporation in the Town which is generally accessible by the public, including but not limited to any street, including the sidewalk portion thereof, skyway, bridge, tunnel, park, playground, recreation area, cemetery, school or school grounds, building, facility, driveway, parking lot or parking garage, and the doorways and entrances to buildings and dwellings.

SOLICIT

Shall including, without limitation, the spoken, written, or printed word or such other acts or bodily gestures as are conducted in furtherance of the purposes of immediately obtaining money or any other thing of value.

3. §171-3. Prohibited acts.
 - A. No person shall solicit or panhandle in an aggressive manner in a public place.
 - B. No person shall solicit or panhandle within 30 feet of an automated teller machine or an entrance or exit of an automated teller machine facility during the time the automated teller machine is available for customers' use; or within 30 feet of an entrance or exit to a banking organization or a licensed casher of checks during its business hours.
 - C. No person shall solicit when either the person soliciting, or the person being solicited, is in a bus shelter or at a bus stop.
 - D. No person shall solicit or panhandle in an aggressive manner in a parking lot.
 - E. No person on a sidewalk or alongside a roadway shall solicit or panhandle in an aggressive manner from any occupant of a motor vehicle that is on a street or other public place.

4. §171-4. Violations and penalties.

A violation of this chapter shall be a "violation" as that term is defined in the Penal Law. A person convicted of violating this chapter shall be fined not less than \$25.00 nor more than \$250.00, and, in addition, for a second conviction within 12 months of a preceding conviction, may be imprisoned for a term not longer than 15 days. In lieu of a fine, the Court may impose an appropriate alternative sentence; provided, however, that an alternative sentence shall not be an unconditional discharge.

5. §171-5. Enforcement.

This chapter shall be enforced by local enforcement agencies such as Sullivan County Sheriff's Department and New York State Police Agency.

6. §171-6. Severability.

If any provision of this chapter is declared invalid or unconstitutional for any reason, the remaining provisions shall be severable and shall continue in full force and effect.

7. This local law shall take effect immediately.

LOCAL LAW FILING

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

1. (Final adoption by local legislative body only)

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

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

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

3. (Final adoption by referendum)

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

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

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

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

LOCAL LAW FILING

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

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

6. (County local law concerning adoption of Charter)

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

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

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

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

Date: _____, 2026

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

STATE OF NEW YORK
COUNTY OF SULLIVAN

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

Date: _____, 2026

Attorney for Town of Thompson

mo

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 **June 16, 2026.**

ROLL CALL:

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

DRAFT

Absent: Councilman Ryan T. Schock

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

Present Via Zoom: Michael G. Messenger, Water & Sewer Superintendent

REGULAR MEETING – CALL TO ORDER

Supervisor Mace opened the meeting at 7:01 PM with the Pledge to the Flag. This meeting was held in person and remotely via Videoconferencing streamed live on the Zoom app, which is accessible to the public. The meeting is also being recorded for full transcription purposes should it be required.

APPROVAL OF MINUTES:

On a motion made by Councilman Pavese and seconded by Councilwoman Meddaugh the minutes of the June 02, 2026 Regular Town Board Meeting were approved as presented.

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

PUBLIC COMMENT:

Eric Feinblatt on behalf of Sustainable Sullivan read a prepared statement in support of "Monticello Clean Air Law", which was adopted by the Village of Monticello. This law protects toxic exposure and air pollution by regulating gasification and incinerator facilities. They are asking that the Town Board consider supporting and adopting a similar law. A copy of the Local Law was provided to each Town Board member for their review and consideration. He also made comments on a proposed site of an incinerator within the Town of Thompson outside of the Village limits.

Rebekah Creshkoff of Sustainable Sullivan she commented on the Federal and State Protective Clean Air Regulations, similar to this law, which has standing and is a great law. She thanked the Board for their consideration and support of this law.

Councilwoman Meddaugh asked for a summary of the law.

Mr. Feinblatt provided a brief summary of the law. The Town has an opportunity to partner with the Village and send a strong message to the County regarding future development. This law mandates very strict measurements of air quality measurements and accountability to any development or operations.

Linda Wright of Sustainable Sullivan also expressed support of the important law.

Jim Powell a resident of Sullivan County expressed concerns and that we need to protect ourselves and future residents. The Town Board has the ability to help control the protection of the public and he hopes that they do so.

Henry Wiesel, President of Beaver Lake Estates expressed support of the law on behalf of himself and the Beaver Lake Estates Community. He encourages the Town Board to adopt the same law.

Dawn Lashansky is a supporter of Sustainable Sullivan and encourages support of clean air acts in Thompson. Thompson should be a leader and a leading force in NYS to ensure a safe future for her family as well as others.

Grayson LaFonce a resident of Wanasink Lake is hoping that the Town Board consider this law to have in their back pocket and use it to make sure new development is done properly. Let's not have a knee-jerk "not-in-my-backyard" reaction. If we are going to have it here lets have all of the tools in our pocket to make sure that it's done correctly.

Rebekah Creshkoff said that this is exactly what this bill is about. They are not saying no development or incineration, but if you are going to do it protect the health of our citizens and do it the right way.

Councilman Pavese on behalf of the Town Board that they are as concerned as the public is. He said they are parents, grandparents with children, live here and are just as concerned as they are.

A resident that did not disclose his name asked if the Town was getting any source of revenue from this project.

Supervisor Mace said it is a County project and the Town is not aware of getting any revenue back.

Caroline Kauflen a resident of Wanasink Lake said that this area is unique and very diverse and one of the most valuable things about this area is the environment and beauty of it, which needs to be maintained. This is why people come here and should be in the forefront of our minds when we make these hard decisions.

Eric Feinblatt said that this law is not anti-development, but provides a legal standing that establishes a baseline to protect the health and safety of the public, because we all breathe the same air. It is shocking that the County has been un-communicative regarding this matter. The Town has the opportunity, because of home rule and the Federal Clean Air Act, to set their own standards. He urges the Town to do so. New development bringing this technology in needs to be done in a way that recognizes that the health of our community comes first.

Supervisor Mace said that the Town Board will review and consider the law, which will be discussed further with the Town Attorney.

CORRESPONDENCE:

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

- **NYS Dept. of Taxation and Finance:** Check # 11036888, Dated: 06/04/2026 in the amount of \$634,506.00, Payable to Town of Thompson – Local Government VLT State Aid Payment.
- **County of Sullivan Youth Bureau:** Notification of Application Approval dated 05/28/26 for Cultural Excursions Funding in the amount of \$6,500.00.
- **County of Sullivan Youth Bureau:** Notification of Application Approval dated 05/28/26 for Summer Camp Funding in the amount of \$6,500.00.
- **County of Sullivan Youth Bureau:** Notification of Application Approval dated 05/28/26 for Swim Lessons Funding in the amount of \$6,500.00.

AGENDA ITEMS:

1) DISCUSS: ROSEWOOD PROJECT SCOPING SESSION WITH PLANNING BOARD, 07/08/26, 6:30PM

The Following Resolution Was Duly Adopted: Res. No. 279 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson authorizes holding a Joint Work-Session with the Planning Board on Wednesday, July 08, 2026 at 6:30 P.M. to be held at the Town of Thompson Town Hall, 4052 State Route 42, Monticello NY to receive an overview of the Proposed Rosewood Development Project and comment on the Scoping Documents that have already been received by the Village of Monticello and Town of Thompson Planning Boards. Notice of said work-session shall be published in the official newspaper for the Town.

Moved by: Councilwoman Meddaugh Seconded by: Councilman Pavese
Vote: Ayes 4 Mace, Pavese, Meddaugh and Benjamin

Schock

2) DISCUSS: JOINT WORK-SESSION FOR MUNICIPAL BOARDS AND BUILDING DEPARTMENT, 07/15/2026, 7:00 PM

Councilwoman Meddaugh advised that she confirmed the 15th of July date with the Planning Board and Zoning Board of Appeals for the Joint Work-Session. The Joint Work-Session with the Town Board, Planning Board, Zoning Board of Appeals and the Building Department will be held on Wednesday, July 15th, 2026, 7PM at the Town Hall.

3) DISCUSS: LAWRENCE H. COOKE HISTORICAL MARKER

Supervisor Mace reported on a meeting that he had with Town Historian Al Dumas and Edward Cooke, Esq. regarding a request to install a Historical Marker for Lawrence H. Cooke at his former residence located at the corner of West Broadway and NYS Route 42 South. The Village of Monticello might be required to submit the request for grant funding through the William G. Pomeroy Foundation since the site location is within the Village jurisdiction.

**4) KIAMESHA LAKE WWTP UPGRADE PROJECT – RESOLUTION TO EXTEND BID
OPENING TO 07/09/2026, 2:00 PM**

The Following Resolution Was Duly Adopted: Res. No. 280 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson advertise the extension of bids for the Kiamesha Lake Wastewater Treatment Plant Upgrade Project in accordance with specifications prepared and, said bids to be opened on Thursday, July 9th, 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 the extension of bids in the official newspaper of the Town.

Moved by: Councilman Benjamin Seconded by: Councilman Pavese

Vote: Ayes 4 Mace, Pavese, Meddaugh and Benjamin

Nays 0

Absent 1 Schock

**5) EMERALD GREEN WWTP UPGRADE PROJECT PHASE 1 & PHASE 2 –
RESOLUTION TO AUTHORIZE BID OPENING DATE, 07/30/2026 AT 2PM**

The Following Resolution Was Duly Adopted: Res. No. 281 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson advertise for bids for the Emerald Green Wastewater Treatment Plant Upgrade Project Phase 1 & Phase 2 in accordance with specifications prepared and, said bids to be opened on Thursday, July 20th, 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.

Moved by: Councilwoman Meddaugh Seconded by: Councilman Benjamin

Vote: Ayes 4 Mace, Pavese, Meddaugh and Benjamin

Nays 0

6) ROCK HILL/EMERALD GREEN SEWER DISTRICT (828 BROADWAY, LLC – BILLY STOP PROPERTY, SBL# 52.-1-14.1) – AUTHORIZE PREPARATION OF MAP, PLAN, & REPORT

The Following Resolution Was Duly Adopted: Res. No. 282 of the Year 2026.

At a regular meeting of the Town Board of the
Town of Thompson held at the Town Hall, 4052
Route 42, Monticello, New York on June 16, 2026

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

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

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

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

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

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

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

**Town Board Meeting
June 16, 2026
Page 5 of 13**

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

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

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

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

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

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

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

Moved by: Councilwoman Melinda S. Meddaugh

Seconded by: Councilman John A. Pavese

The Members voted on the foregoing Resolution as follows:

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

The Following Resolution Was Duly Adopted: Res. No. 283 of the Year 2026.

2) Automatic Transfer Switch, Model # A300320041XC, Serial # 167827

8) APPROVE USE OF TOWN ROADS FOR MONSTER CLASSIC RUN/WALK –
08/02/26, 8:45AM

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

The Following Resolution Was Duly Adopted: Res. No. 285 of the Year 2026.

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

The Following Resolution Was Duly Adopted: Res. No. 286 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes submittal of a Work Zone Equipment Grant Application and a Pedestrian Ice Alert Signs Grant Application with PERMA.

Moved by: Councilwoman Meddaugh Seconded by: Councilman Benjamin

Vote: Ayes 4 Mace, Pavese, Meddaugh and Benjamin

Nays 0

Absent 1 Schock

11) MELODY LAKE WELLHOUSE IMPROVEMENT PROJECT ITEMS:

A) APPROVE & AUTHORIZE – MHE ENGINEERING INV# 26810 \$4,083.55

The Following Resolution Was Duly Adopted: Res. No. 287 of the Year 2026.

Resolved, that the application for Inv# 26810 in the amount of \$4,083.55 with MHE Engineering for the Melody Lake Wellhouse Improvement Project hereby be approved and the Town Supervisor hereby be authorized to execute said application for payment.

Moved by: Councilman Benjamin Seconded by: Councilman Pavese

Vote: Ayes 4 Mace, Pavese, Meddaugh and Benjamin

Nays 0

Absent 1 Schock

**B) APPROVE & AUTHORIZE – WITTCON, INC. APPLICATION FOR
PAYMENT #9 \$46,378.19**

The Following Resolution Was Duly Adopted: Res. No. 288 of the Year 2026.

Resolved, that application # 9 in the amount of \$46,378.19 with Wittcon, Inc. for the Melody Lake Wellhouse Improvement Project hereby be approved and the Town Supervisor hereby be authorized to execute said application for payment.

Moved by: Councilman Benjamin Seconded by: Councilwoman Meddaugh

Vote: Ayes 4 Mace, Pavese, Meddaugh and Benjamin

Nays 0

Absent 1 Schock

**C) APPROVE & AUTHORIZE – TAM ENTERPRISES, INC. APPLICATION
FOR PAYMENT #8 \$47,203.60**

The Following Resolution Was Duly Adopted: Res. No. 289 of the Year 2026.

Resolved, that application # 8 in the amount of \$47,203.60 with TAM Enterprises, Inc. for the Melody Lake Wellhouse Improvement Project hereby be approved and the Town Supervisor hereby be authorized to execute said application for payment.

Moved by: Councilwoman Meddaugh Seconded by: Councilman Benjamin

Vote: Ayes 4 Mace, Pavese, Meddaugh and Benjamin

Nays 0

Absent 1 Schock

**D) APPROVE & AUTHORIZE – RURAL DEVELOPMENT PROJECT – USDA
FORM E FOR PAYMENT #12 \$97,665.34**

The Following Resolution Was Duly Adopted: Res. No. 290 of the Year 2026.

Resolved, that the application for Payment # 12 in the amount of \$97,665.34 with Rural Development Project – USDA Form E for the Melody Lake Wellhouse Improvement Project hereby be approved and the Town Supervisor hereby be authorized to execute said application for payment.

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

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

The Following Resolution Was Duly Adopted: Res. No. 291 of the Year 2026.

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

MHE Engineering

\$10,000.00 Total Cost

Invoice # 26811 – Engineering Services through April 30, 2026 for the Emerald Green Sewer District Pump Station 1, 2 & 3 Improvement Project, Project # 24-715 (C3-5378-05-00).

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

12) BILLS OVER \$5,000.00 – PARKS & RECREATION DEPARTMENT

The Following Resolution Was Duly Adopted: Res. No. 292 of the Year 2026.

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

Nugent & Haeussler, P.C.

\$15,300.00 Total Cost

Invoice # 246113 – 2025 Financial Statement Audit – 50% of the Final Billing fee.

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

13) BUDGET TRANSFERS & AMENDMENTS

To: Town of Thompson - Supervisor and Council
From: Melissa DeMarmels - Comptroller

Re: Budget Transfers & Amendments - FYE 12/31/26

Board
Date: Meeting

6/16/2026

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

- 1) A Fund - Amend Sullivan 180 Revenue & Expense accounts to reflect actual grant amount received. Amend East Mongaup Park Capital Budget to include paving for playground and dog park access, allocating unused equipment funds.
- 2) Lighting Districts - Allocate Fund Balance to cover the purchase of nodes from NYPA
- 3) Route 42 Water District - Allocate Fund Balance to cover work done by Miller Hydrogeologic to assess the current wells and drill a new well.

The Following Resolution Was Duly Adopted: Res. No. 293 of the Year 2026.

Resolved, that the following budgetary transfers/amendments hereby be approved as presented.

Town Of Thompson

Budget Transfers/Amendments

FYE

12/31/26

Town Board Meeting Date: 6/16/2026

<u>Account Number</u>	<u>Account Description</u>		<u>Revenue Increase</u>	<u>Revenue Decrease</u>	<u>Appropriation Increase</u>	<u>Appropriation Decrease</u>
A000.2770.300	Sullivan 180 Grant		15,000.00			
A000.8510.402	Sullivan 180 Beautification Expenses				15,000.00	
A000.7110.201	East Mongaup Park - Paving				25,000.00	
A000.7110.200	Town Park Equipment					10,000.00
A000.7110.400	Town Park O&M					15,000.00
SL01.5182.400	Rock Hill Lighting	NYPA nodes			6,050.00	

SL02.5182.400	Lucky Lake Lighting	NYPA nodes			1,550.00	
SL03.5182.400	Lake Louise Marie Lighting	NYPA nodes			4,425.00	
SL04.5182.400	Patio Homes Lighting	Wire Pro & NYPA nodes			14,000.00	
SL05.5182.400	Kiamesha Shores Lighting	NYPA nodes			850.00	
SL06.5182.400	Emerald Green Lighting	NYPA nodes			40,000.00	
SL07.5182.400	Treasure Lake Lighting	NYPA nodes			300.00	
SL12.5182.400	Route 42 Lighting	NYPA nodes			4,600.00	
SWK0.8320.401	Route 42 WD Capital Improvement	Miller Hydro			17,100.00	

Totals 15,000.00 - 128,875.00 25,000.00

Net Effect To Budget 88,875.00

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

14) ORDER BILLS PAID

The Following Resolution Was Duly Adopted: Res. No. 294 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 4 Mace, Pavese, Meddaugh, and Benjamin
Nays 0
Absent 1 Schock

OLD BUSINESS:

¹ ATTACHMENT: ORDER BILLS PAID

The Following Resolution Was Duly Adopted: Res. No. 295 of the Year 2026.

Further Be It Resolved, that the Town Supervisor hereby be authorized to execute the Grant Agreement including all other necessary documents to implement said Grant.

NEW BUSINESS:

The Following Resolution Was Duly Adopted: Res. No. 296 of the Year 2026.

Moved by: Councilman Benjamin
Vote: Ayes 4
Nays 0
Absent 1

Seconded by: Councilman Pavese
Mace, Pavese, Meddaugh and Mace
Schock

Councilwoman Meddaugh reported that the Recreation Committee is looking into working with the Nesin Cultural Center to offer an Arts Youth Program to Town youths, which would be held during the gap following summer camp and before school. Councilwoman Meddaugh will send an email to the Town Board with the specific details.

- Ribbon Cutting Event held at East Mongaup River Park on Monday, June 15th for the opening of the new Dog Park & Playground. The event was nice and was well attended.

Superintendent Carnell

- Holding off on paving projects, waiting to see if cost will come down.

Superintendent Somers

- Summer Youth Day Camp – There are 200 campers registered to date and camp begins Monday, June 29th.
- Summer Swim Lessons Program – There are 27 youths registered to date.
- Bronx Zoo Bus Trip Event – Saturday, June 20th, 2026, the event is sold out.
- (2) Down/Damaged Light Poles – One light pole located near exit 105 area and second light pole located in Emerald Green area.

Superintendent Messenger

- The damaged light poles are being investigated and he will have Total Recovery Resources try to recover damages if the individuals are found.

Director Weyer

- The 1st Comprehensive Plan Implementation Committee Meeting was held on June 12th.

Councilman Pavese

- Congratulations to the NY Knicks for winning the 2026 NBA Championship.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

On a motion made by Councilman Pavese and seconded by Councilman Benjamin the meeting was adjourned at 7:44 PM. All board members voted in favor of adjourning the meeting.

Respectfully Submitted By:



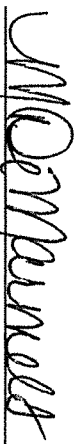
Marilee J. Calhoun, Town Clerk



Town of Thompson
Warrant Report

Town of Thompson
Warrant Report

I hereby certify that the vouchers listed on the attached abstracts of prepaid and claims payable have been duly audited and are presented for payment to the Town Board of the Town of Thompson at the regular meeting there of, held on the 16th day of June 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 DeMarnels, Comptroller


Scott S. Mace, Supervisor



Town of Thompson
Warrant Report

Unposted Batch Totals

Fund	Fund Description	Invoice Batch	Manual Checks	Purchase Cards	Total
Unposted Batch Grand Totals		\$0.00	\$0.00	\$0.00	\$0.00

Posted Batch Totals

Fund	Fund Description	Invoice Batch		Manual Checks		Purchase Cards		Total	
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	Paid	Unpaid
A000	GENERAL FUND TOWN WIDE	\$283,688.35	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$283,688.35	\$0.00
B000	GENERAL TOWN OUTSIDE	\$66,657.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$66,657.70	\$0.00
DA00	HWY#3 / 4 - TOWN WIDE	(\$14,655.16)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$14,655.16)	\$0.00
DB00	HWY#1 - TOWN OUTSIDE	\$185,172.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$185,172.44	\$0.00
H000	CAPITAL PROJECTS	\$15,268.53	\$97,665.34	\$0.00	\$0.00	\$0.00	\$0.00	\$15,268.53	\$97,665.34
SL01	ROCK HILL LIGHTING	\$1,602.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,602.05	\$0.00
SL02	LUCKY LAKE LIGHTING	\$317.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$317.10	\$0.00
SL03	LAKE LOUISE MARIE	\$954.64	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$954.64	\$0.00
SL04	PATIO HOMES LIGHTING	\$633.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$633.45	\$0.00
SL05	KIAMESHA SHORES LIGHTING	\$193.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$193.09	\$0.00
SL06	EMERALD GREEN LIGHTING	\$12,370.15	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,370.15	\$0.00
SL07	TREASURE LAKE LIGHTING	\$78.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$78.30	\$0.00
SL08	CONGERO ROAD LIGHTING	\$115.01	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$115.01	\$0.00
SL10	EMERALD CORP. PARK L/D#10	\$78.69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$78.69	\$0.00
SL11	ADELAAR Lighting	\$723.54	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$723.54	\$0.00
SL12	Route 42 N Lighting	\$2,840.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,840.18	\$0.00
SSAR	Adelaar Sewer District	\$13,511.43	\$0.00	\$0.00	\$0.00	\$7,500.00	\$0.00	\$21,011.43	\$0.00
SSHC	Harris Consolidated Sewer District	\$12,890.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,890.43	\$0.00
SSKC	Kiamesha Consolidated Sewer District	\$83,499.57	\$0.00	\$0.00	\$0.00	\$64,500.00	\$0.00	\$147,999.57	\$0.00
SSM0	MELODY LAKE SEWER DISTR.	\$1,683.01	\$0.00	\$0.00	\$0.00	\$2,000.00	\$0.00	\$3,683.01	\$0.00
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$38,986.84	\$0.00	\$0.00	\$0.00	\$15,500.00	\$0.00	\$54,486.84	\$0.00
SSSO	SACKETT LAKE SEWER DISTR	\$29,891.83	\$0.00	\$0.00	\$0.00	\$12,000.00	\$0.00	\$41,891.83	\$0.00
SWA0	ADELAAR RESORT WATER DISTRICT	\$87,990.41	\$0.00	\$0.00	\$0.00	\$80,000.00	\$0.00	\$167,990.41	\$0.00
SWC0	COLD SPRING WATER	\$896.31	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$896.31	\$0.00
SWD0	DILLON WATER DISTRICT	\$564.47	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$564.47	\$0.00
SWK0	KIAMESHA RT42 WATER	\$376.47	\$0.00	\$0.00	\$0.00	\$7,500.00	\$0.00	\$7,876.47	\$0.00
SWLO	LUCKY LAKE WATER DISTR	\$227.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$227.86	\$0.00
SWM0	MELODY LAKE WATER	\$905.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$905.10	\$0.00
T000	TRUST & AGENCY FUND	\$2,949.89	\$0.00	\$0.00	\$0.00	\$36,331.09	\$0.00	\$39,280.98	\$0.00
Posted Batch Grand Totals		\$830,411.68	\$97,665.34	\$0.00	\$0.00	\$225,331.09	\$0.00	\$1,055,742.77	\$97,665.34



Town of Thompson
Warrant Report

Report Grand Totals

Fund	Fund Description	Invoice Batch		Manual Checks		Purchase Cards		Total	
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	Paid	Unpaid
A000	GENERAL FUND TOWN WIDE	\$283,688.35	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$283,688.35	\$0.00
B000	GENERAL TOWN OUTSIDE	\$66,657.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$66,657.70	\$0.00
DA00	HWY#3 / 4 - TOWN WIDE	(\$14,655.16)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$14,655.16)	\$0.00
DB00	HWY#1 - TOWN OUTSIDE	\$185,172.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$185,172.44	\$0.00
H000	CAPITAL PROJECTS	\$15,268.53	\$97,665.34	\$0.00	\$0.00	\$0.00	\$0.00	\$15,268.53	\$97,665.34
SLO1	ROCK HILL LIGHTING	\$1,602.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,602.05	\$0.00
SLO2	LUCKY LAKE LIGHTING	\$317.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$317.10	\$0.00
SLO3	LAKE LOUISE MARIE	\$954.64	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$954.64	\$0.00
SLO4	PATIO HOMES LIGHTING	\$633.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$633.45	\$0.00
SLO5	KIAMESHA SHORES LIGHTING	\$193.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$193.09	\$0.00
SLO6	EMERALD GREEN LIGHTING	\$12,370.15	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,370.15	\$0.00
SLO7	TREASURE LAKE LIGHTING	\$78.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$78.30	\$0.00
SLO8	CONGERO ROAD LIGHTING	\$115.01	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$115.01	\$0.00
SL10	EMERALD CORP. PARK L/D#10	\$78.69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$78.69	\$0.00
SL11	ADELAAR Lighting	\$723.54	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$723.54	\$0.00
SL12	Route 42 N Lighting	\$2,840.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,840.18	\$0.00
SSAR	Adelaar Sewer District	\$13,511.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21,011.43	\$0.00
SSHC	Harris Consolidated Sewer District	\$12,890.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,890.43	\$0.00
SSKC	Kiamesha Consolidated Sewer District	\$83,499.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$147,999.57	\$0.00
SSMO	MELODY LAKE SEWER DISTR.	\$1,683.01	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,683.01	\$0.00
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$38,986.84	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$54,486.84	\$0.00
SSSO	SACKETT LAKE SEWER DISTR	\$29,891.83	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$41,891.83	\$0.00
SWA0	ADELAAR RESORT WATER DISTRICT	\$87,990.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$167,990.41	\$0.00
SWC0	COLD SPRING WATER	\$896.31	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$896.31	\$0.00
SWD0	DILLON WATER DISTRICT	\$564.47	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$564.47	\$0.00
SWK0	KIAMESHA RT42 WATER	\$376.47	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,876.47	\$0.00
SWL0	LUCKY LAKE WATER DISTR	\$227.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$227.86	\$0.00
SWM0	MELODY LAKE WATER	\$905.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$905.10	\$0.00
T000	TRUST & AGENCY FUND	\$2,949.89	\$0.00	\$0.00	\$0.00	\$36,331.09	\$0.00	\$39,280.98	\$0.00
Grand Totals		\$830,411.68	\$97,665.34	\$0.00	\$0.00	\$225,331.09	\$0.00	\$1,055,742.77	\$97,665.34

CERTIFIED MAIL
RETURN RECEIPT REQUESTED**RECEIVED****JUN 24 2026**TOWN CLERK
TOWN OF THOMPSON

June 18, 2026

Honorable Marilee J. Calhoun
Thompson Town Clerk
4052 Route 42
Monticello, NY 12701

RE: The Center for Discovery - Children's Specialty Hospital Capital Project, Public Notice

Dear Honorable Marilee J. Calhoun:

I am hereby transmitting, for filing in your office, the General Project Plan of the New York State Urban Development Corporation ("UDC"), doing business as Empire State Development (the "Corporation"), together with the findings required pursuant to Sections 16-m and 10(g) of the UDC Act, for the The Center for Discovery - Children's Specialty Hospital Capital Project in Sullivan County. This material is being filed pursuant to Section 16(2) of the UDC Act.

A virtual public hearing to consider the Plan(s), open to all persons, will be held remotely by the Corporation on Friday, June 26, 2026, from 2:00 p.m. to 3:00 p.m. utilizing the Zoom video communications and teleconferencing platform. Detailed instructions for participation in the virtual hearing can be viewed at <https://esd.ny.gov/esd-media-center/public-notice>. Additionally, the public is given an opportunity to comment on the Project(s) by submitting comments electronically to Landgprojectcomments@esd.ny.gov Subject: Comment – The Center for Discovery - Children's Specialty Hospital Capital by 5:30 p.m. on Friday, June 26, 2026.

ESD is a corporate governmental agency and public benefit corporation of the State of New York created by the New York Urban Development Corporation Act of 1968 as amended. Therefore, pursuant to CPLR Section 8017, ESD is exempt from any fee which may be imposed in connection with your receipt of these materials.

Sincerely,

Cecilia Thomas | Loans & Grants
655 Third Avenue, New York, NY 10017
(212) 803-3621 | Cecilia.Thomas@esd.ny.gov**Enclosure**

FOR CONSIDERATION

May 21, 2026

RECEIVED**JUN 24 2026**TOWN CLERK
TOWN OF THOMPSON

TO: The Directors

FROM: Hope Knight

SUBJECT: Priority Project - Regional Council Award – Rock Hill (Mid-Hudson Region – Sullivan County) – The Center for Discovery - Children's Specialty Hospital Capital – Regional Council Capital Fund - (Capital Grant)

REQUEST FOR: Findings and Determinations Pursuant to Section 10(g) of the Act; Authorization to Adopt the Proposed General Project Plan for the Purpose of Making a Grant; Authorization to Make a Grant and to Take Related Actions

ESD Directors' Summary

The Center for Discovery ("TCFD" or the "Organization") provides healthcare and education services to more than 1,700 children and adults with complex disabilities, medical frailties, and autism spectrum disorders. In 2023, the Organization completed phase I of the renovation of the Rock Hill property which included the development of the Children's Specialty Hospital, as well as the Research Institute for Brain and Body Health. In December 2022, the Organization applied for assistance through Round 12 of the Mid-Hudson Region's Consolidated Funding Application to bridge a funding gap for Phase II of the project. In December 2023, ESD offered the Organization a \$2 million grant to be funded from the Regional Council Capital Fund. The Organization accepted the offer in January 2024. In exchange for the funding, the Organization agreed to contribute \$8 million in its own equity. The total project costs are \$10 million.

The Organization has made the investment and the project is now complete. Because the Organization has satisfied its obligations under the Incentive Proposal, ESD is now recommending that the Board authorize the release of funds for this project.

General Project Plan

I. Project Summary

Grantee: The Center for Discovery, Inc. ("TCFD" or the "Organization")

ESD* Investment: A grant of up to \$2,000,000 to be used for a portion of the cost of infrastructure, construction, renovation, and the purchase of machinery and equipment

* The New York State Urban Development Corporation doing business as Empire State Development ("ESD" or the "Corporation")

Project Location: 195 Lake Louise Marie Road, Rock Hill, Sullivan County

Proposed Project: Infrastructure upgrades and renovation of the 164,000-square-foot short-term care Children's Specialty Hospital complex

Project Type: Adaptive rehabilitation

Regional Council: The project is consistent with the Mid-Hudson Regional Economic Development Council Plan to invest in and enhance healthcare services to improve the quality of life of the Region's residents.

II. Project Cost and Financing Sources

<u>Financing Uses</u>	<u>Amount</u>
Construction/Renovation	\$5,403,946
Infrastructure / Site Work	1,662,398
Machinery and Equipment	272,352
FF&E	917,041
Soft Costs	<u>1,905,126</u>

Total Project Costs \$10,160,863

<u>Financing Sources</u>	<u>Amount</u>	<u>Percent</u>
ESD-Grant	\$2,000,000	20%
Grantee Equity*	<u>8,160,863</u>	<u>80%</u>
Total Project Financing	<u>\$10,160,863</u>	<u>100%</u>

*Sources of equity include a USDA community facilities grant and a Mother Cabrini Health Foundation grant.

III. Project Description

A. Organization

Industry: Nonprofit Healthcare and Educational Services

Organizational

History: The Center for Discovery (“TCFD”) provides healthcare and education services to more than 1,700 children and adults with complex disabilities, medical frailties, and Autism Spectrum Disorders. As a New York State designated Center of Excellence, TCFD is a leader in the treatment and research of complex disabilities, including residential, medical, clinical, and special education programs.

Founded in 1948 as the United Cerebral Palsy of Sullivan County, TCFD has become a magnet organization where individuals from around the region and world travel to receive highly advanced care and access to groundbreaking research for a myriad of complex conditions. Under the leadership of CEO, Patrick H. Dollard, TCFD has evolved from a facility with 30 employees to over 1,700 staff, with an annual operating budget in excess of \$180 million. As Sullivan County’s largest employer, TCFD generates nearly \$200 million of economic activity annually.

Ownership: TCFD is a 501(c)(3) nonprofit organization.

Size: All facilities are located in Sullivan, NY.

ESD Involvement: TCFD’s effort to establish a Children’s Specialty Hospital (“CSH”) was in direct response to a growing and unmet healthcare need among some of New York’s most vulnerable children and families. New York State did not have any short-term, in-patient assessment programs for children with complex developmental disabilities. Without this, these children often required repeat or long-term Emergency Department visits, causing significant emotional distress and hardship for the entire family. In 2023, the grantee completed phase I of the renovation of the Rock Hill property which included the development of the Children’s Specialty Hospital, as well as the Research Institute for Brain and Body Health.

In December 2022, the Organization applied for assistance through Round 12 of the Consolidated Funding Application to bridge a funding gap for phase II of the project. In December 2023, ESD offered the Organization a \$2 million grant to be funded from the Regional Council Capital Fund. The Organization accepted the offer in January 2024. Without ESD assistance, the project would not be feasible.

Competition: N/A

Past ESD Support: Funding for the past five years to the Grantee, totaling \$2,000,000, is summarized in the following chart:

Program	Project #	Amount	Date Start (ESD Directors' Approval Date)	Date End (Project Completion: Contract Expiration)	Purpose
Capital Assistance Program for Technology, Infrastructure, and Economic Development	133,690	\$1,000,000	June 25, 2020	December 31, 2021	Capital -renovation of the Frontier building in Rock Hill.
Regional Council Capital Fund	132,655	\$1,000,000	June 25, 2020	December 31, 2024	Capital – Funds to establish the Research Institute for Brain and Body.

B. The Project

Completion: December 2025

Activity: This phase of work focused on completing building, site, and clinical improvements within the existing, 164,000-square-foot Rock Hill facility to address maintenance, operation, and healthcare program requirements. Project activities included significant repairs to the building envelope to improve weather resistance and long-term durability, along with upgrades to the building's lightning protection system and other life safety-related infrastructure.

Interior improvements included the completion of Phase 2 interior work at the New York State Department of Health certified Diagnostic and Treatment Center Extension Clinic, incorporating a dental suite, therapy spaces, and supporting clinical areas. Additional interior work addressed safety and security enhancements, data and IT infrastructure, administrative spaces, and other programmatic support functions. Exterior scope included site paving, the development of an ADA - accessible playground, and the creation of outdoor activity and therapeutic spaces. In addition, a series of smaller scope improvements were completed across the facility that, in aggregate, supported code compliance, operational readiness, and preparation for future licensed healthcare uses.

Results: The completed work materially improved the safety, resilience, and programmatic function of the Rock Hill campus. Building envelope and lightning protection upgrades reduced long term risk to the facility and improved asset protection, while infrastructure and systems improvements enhanced reliability and supported ongoing operations. Interior renovations enabled the successful certification and operation of a NYS Department of Health Diagnostic and Treatment Center Extension Clinic, expanding access to dental and therapeutic services for individuals with complex medical and developmental needs.

Exterior improvements improved accessibility, safety, and usability of the campus, including inclusive outdoor spaces and recreational areas designed to support therapeutic programming. Collectively, the project strengthened daily operations, enhanced service delivery, and ensured the facility is positioned to support future phases of development.

Economic Growth
Investment

Project: No Benefit-Cost Analysis ("BCA") is required since these projects generate long-term benefits not captured in the short-term period used for the BCA and may involve no permanent job commitments.

Grantee Contact: Helena le Roux Ohm, Chief of Staff
P.O. Box 840
Harris, NY 12742
Phone: (845) 707-8435
E-mail: Hleroux@TCDF.org

ESD Project No.: 135,886

Project Team:	Origination	Monique LeGendre
	Project Management	Arturo Rodriguez
	Contractor & Supplier Diversity	Madeleine Goodman
	Finance	Kayla Biles
	Environmental	Joel Hochman

C. Financial Terms and Conditions

1. Upon execution of the grant disbursement agreement, the Organization shall pay a commitment fee of 1% of the \$2,000,000 capital grant (\$20,000) and reimburse ESD for all out-of-pocket expenses incurred in connection with the project.
2. The Organization will demonstrate no materially adverse changes in its financial condition prior to disbursement.

3. The Organization will be required to contribute a minimum of 10% of the total project cost in the form of equity contributed after the Organization's acceptance of ESD's offer. Equity is defined as cash injected into the project by the Organization or by investors and should be auditable through Organizational financial statements or Organizational accounts, if so, requested by ESD. Equity cannot be borrowed money secured by the assets in the project.
4. Up to \$2,000,000 will be disbursed to Grantee in lump sum upon documentation of construction / renovation, machinery and equipment, furniture, fixtures, and equipment, and soft project costs totaling \$10,000,000, upon completion of the project substantially as described in these materials, as evidenced by a Certificate of Occupancy and/or other documentation verifying project completion as ESD may require, assuming that all project approvals have been completed and funds are available. Payment will be made upon presentation to ESD of an invoice and such other documentation as ESD may reasonably require. Expenses must be incurred on or after May 9, 2023, to be considered eligible project costs. All disbursements must be requested by April 1, 2027.
5. ESD may reallocate the project funds to another form of assistance, at an amount no greater than \$2,000,000, for this project if ESD determines that the reallocation of the assistance would better serve the needs of the State of New York. In no event shall the total amount of any assistance to be so reallocated exceed the total amount of assistance approved by the Directors.

IV. Statutory Basis – Regional Council Capital Fund

The funding was authorized in the 2022-2023 New York State budget and reappropriated in the 2023-2024, 2024-2025, 2025-2026 and 2026-2027 New York State budgets. No residential relocation is required as there are no families or individuals residing on the site.

V. Environmental Review

ESD staff has determined that the project constitutes a Type II action as defined by the New York State Environmental Quality Review Act and the implementing regulations of the New York State Department of Environmental Conservation. No further environmental review is required in connection with the project.

VI. Non-Discrimination and Contractor & Supplier Diversity

ESD's Non-Discrimination and Contractor & Supplier Diversity policies will apply to this Project. The Organization/Recipient shall be required to include minorities and women in any opportunities for participation created, to solicit and utilize Minority and Women Owned Business Enterprises (MWBEs) for any contractual opportunities generated in connection with the Project and shall be required to use Good Faith Efforts (pursuant to 5 NYCRR §142.8) to achieve an overall MWBE Participation Goal of 30% related to the total value of ESD's funding.

VII. ESD Employment Enforcement Policy

ESD's Employment Enforcement Policy will not apply since the project will not directly create or retain jobs.

VIII. ESD Financial Assistance Subject to Availability of Funds and Additional Approval

The provision of ESD financial assistance is contingent upon the availability of funds and the approval of the State Division of the Budget.

IX. Additional Submissions to Directors

Resolutions

New York State Map

Project Finance Memorandum



June 30, 2026

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

Re: 2026 Sullivan 180 Community Impact Grant – Town of Thompson

Dear Scott,

Congratulations on being selected to receive the Sullivan 180 **2026 Silver Feather Community Impact Grant** in the amount of **\$100,000** for the installation of play equipment at Lake Ida Park.

Attached to this letter is a Grant Disbursement Agreement detailing the grant package and process. Please sign, date, and return one copy to our office; and retain the other copy for your records. The Project must be completed and project summary, financial documentation and photos submitted no later than **June 1, 2028**.

While the Grant Disbursement Agreement outlines the terms for the grant funds and reporting process for the Community Impact Grant, we realize that these projects are a continued work in progress that may call for flexibility and adjustments along the way. With this in mind, please keep us informed of any changes or adjustments.

We ask that any documentation or publicity in connection with this project include the following language: **Funding for this project was made possible in part by a Community Impact Grant from Sullivan 180.**

Please contact Shannon Cilento, Director of Community Development & Communications, at (845) 295-2434 with any questions. We look forward to working with you and seeing this project to fruition.

Sincerely,

A handwritten signature in cursive script, appearing to read "Denise Frangipane".

Denise Frangipane, Chief Executive Officer

cc: Jill Weyer, Community Development Director
Shannon Cilento, Director of Community Development & Communications, Sullivan 180

encl: 2026 Silver Feather Community Impact Grant Disbursement Agreement and Forms

AI
#1

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

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

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

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

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

Dated: June 25, 2026

At a regular meeting of the Town Board of the
Town of Thompson held at the Town Hall, 4052
Route 42, Monticello, New York on July 7, 2026

**RESOLUTION AUTHORIZING ENGAGEMENT OF HARRIS BEACH MURTHA
CULLINA PLLC, AS SPECIAL COUNSEL AND STERLING ENVIRONMENTAL
ENGINEERING, P.C. AS INDEPENDENT TECHNICAL CONSULTANT IN
CONNECTION WITH THE COORDINATED REVIEW OF THE TOWNLINE SOLAR
PROJECT**

WHEREAS, RWE Solar Development, LLC has proposed the Townline Solar Project (“Project”), a major renewable energy generation facility proposed to be located in the Towns of Thompson and Forestburgh, Sullivan County, New York; and

WHEREAS, the Project is subject to review by the New York State Office of Renewable Energy Siting (“ORES”) pursuant to Article VIII of the New York State Public Service Law and applicable implementing regulations, including PSC Matter No. 24-03035; and

WHEREAS, ORES regulations provide for the availability of local agency account (“Intervenor”) funds to assist municipalities and local parties in participating in the permitting process; and

WHEREAS, the Town has an interest in participating in the ORES review process to ensure that environmental, land use, public health, safety, community-impact, and local-law issues associated with the Project are appropriately reviewed and addressed; and

WHEREAS, the Town, together with Sullivan County and the Town of Forestburgh, has entered into a Memorandum of Understanding to establish a cooperative framework for coordinated review of the Project, including the joint engagement of legal counsel and environmental/planning consultants and the pursuit and use of local agency account or intervenor funds; and

WHEREAS, the proposed scope of representation may include advising the Town and the other participating governments regarding the Article VIII/ORES permitting process; coordinating with designated representatives and jointly retained consultants; assisting with preparation, review, and submission of comments, correspondence, filings, and other materials; advising regarding local law, land use, environmental, public health, safety, and community-impact issues; assisting with applications for, allocation of, and use of local agency account or intervenor funds; and providing related legal advice and support in connection with the matter; and

WHEREAS, Sullivan County issued Request for Proposals R-26-18 to retain qualified independent technical consultants to assist in reviewing the Project, and proposals received in response to R-26-18 have been reviewed by the County and the Towns; and

WHEREAS, the County and the Towns have agreed that Sterling Environmental Engineering, P.C., located at 24 Wade Road, Latham, New York 12110, is the best qualified firm to provide independent technical consulting services in connection with the coordinated review of the Project; and

WHEREAS, the total estimated cost of the independent technical consulting services to be provided by Sterling Environmental Engineering, P.C. is \$98,200, plus incidental expenses, as detailed in the applicable fee schedule; and

WHEREAS, Harris Beach Murtha Cullina PLLC has provided an engagement letter describing the proposed legal services to be provided in connection with the coordinated review of the Project and the related ORES proceeding; and

WHEREAS, the cost of the services will be covered by the aforementioned intervenor funds made available as a requirement of the permitting process set forth by ORES, and neither the County nor the Towns shall be obligated to pay expenses beyond those fully covered by intervenor funds unless appropriate authorizations are secured from each municipality's governing body; and

WHEREAS, the Town Board finds that it is in the best interests of the Town to authorize the engagement of Harris Beach Murtha Cullina PLLC as special counsel and Sterling Environmental Engineering, P.C. as independent technical consultant for the limited purposes described herein, subject to the availability and use of awarded intervenor funds and any further authorization required for expenditures not covered by such funds

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

1. That the Town Board hereby authorizes the engagement of Sterling Environmental Engineering, P.C. to provide independent technical consulting services in connection with the coordinated review of the Townline Solar Project and related ORES proceeding, in an amount not to exceed \$98,200 plus incidental expenses, substantially in accordance with the proposal, fee schedule, and contract documents approved through the coordinated review process; and be it further
2. That the Town Board hereby authorizes the engagement of Harris Beach Murtha Cullina PLLC as special counsel to represent the Town, jointly with Sullivan County and the Town of Forestburgh, in connection with coordinated review of the Townline Solar Project and the related ORES proceeding, including PSC Matter No. 24-03035, substantially in accordance with the terms of the engagement letter presented to the Town Board; and be it further

3. That the Town Supervisor is hereby authorized to execute the Harris Beach Murtha Cullina PLLC engagement letter, any agreement or authorization necessary for Sterling Environmental Engineering, P.C. to provide the independent technical consulting services described herein, and any related documents necessary to effectuate this resolution, subject to review and approval as to form by the Town Attorney, if applicable; and be it further
4. That the legal and independent technical consulting services authorized by this resolution are intended to be paid from local agency account or intervenor funds awarded by ORES to the extent such funds are awarded and available for such purposes, and that no Town funds shall be expended for fees, expenses, or disbursements not covered by such funds unless separately authorized by the Town Board or otherwise agreed in writing in accordance with the MOU, the engagement letter, and any applicable consultant agreement; and be it further
5. That the Town Supervisor, Town Clerk, and other appropriate Town officials are hereby authorized and directed to take such further actions as may be necessary or appropriate to carry out the intent of this resolution.

This Resolution shall take effect immediately.

Moved by:

Seconded by:

The Members voted on the foregoing Resolution as follows:

Supervisor SCOTT S. MACE

Yes ☐ No ☐

Councilman JOHN A. PAVESE

Yes ☐ No ☐

Councilwoman MELINDA S. MEDDAUGH

Yes ☐ No ☐

Councilman RYAN T. SCHOCK

Yes ☐ No ☐

Councilman RICHARD L. BENJAMIN, JR.

Yes ☐ No ☐

-----X
In the Matter of Extension No. 4 of the
CONSOLIDATED KIAMESHA SEWER DISTRICT **FINAL ORDER EXPANDING**
in the Town of Thompson, County of **CONSOLIDATED KIAMESHA**
Sullivan, State of New York. **SEWER DISTRICT**
-----X

A resolution having been duly adopted by the Town Board of the Town of Thompson directing Town Engineers, MHE Engineering, D.P.C., to supervise the preparation of a map, plan and report relating to the extension of the Consolidated Kiamesha Sewer District in the Town of Thompson, and said map, plan and report were duly filed in the office of the Town Clerk, and an order having been duly adopted by the said Town Board on April 07, 2026, reciting a description of the boundaries of the said proposed district, the improvements proposed, the maximum amount proposed to be expended for said improvements, the proposed method of financing to be employed, the fact that a map, plan and report were on file in the Town Clerk's Office for public inspection, and specifying the 5th day of May, 2026, at 7:00 o'clock, P.M., Prevailing Time, at the Town Hall, 4052 Route 42, Monticello, New York, in said Town, as the time when and the place where said Town Board would meet for the purpose of holding a public hearing to hear all persons interested in the proposal to expand the said sewer district and after due publication and posting of said order according to law, said hearing was duly held by said Board at such time and place, and the Town Board having considered said proposal and heard all persons interested in the same, and did, on May 05, 2026, resolve and determine that the notice of hearing for May 05, 2026, was published and posted as required by law, and otherwise sufficient, that all the property and property owners within the created district would be benefitted thereby, that all property and property owners benefitted were included within the limits of the created district, and that it was

in the public interest to grant and hold the relief sought, and it having been then and there further duly resolved that the creation of such district as proposed be approved subject to permissive referendum in the manner provided in Article 7 of the Town Law, and a certificate of the Town Clerk having been duly filed pursuant to subdivision 4 of Section 209-e of the Town Law certifying that no petition was filed requesting such a referendum, and it appearing to the satisfaction to the said Town Board that no application pursuant to Town Law Section 209-f is required to be made to the State Department of Audit and Control,

NOW, THEREFORE, IT IS HEREBY

ORDERED, that the Consolidated Kiamesha Sewer District, in the Town of Thompson, Sullivan County, New York, be, and the same hereby is, extended, to be bounded and described as more particularly set forth in Schedule “A” annexed hereto and made a part hereof; and it is further

ORDERED, that the Town Board, acting for and on behalf of the said Consolidated Kiamesha Sewer District, as extended be, and it hereby is, authorized to make such improvements in said district as may be required for the proposed operation thereof, provided that the required funds for the same are made available or provided for; and it is further

ORDERED, that the entire amount to be expended for such improvements, including, but not limited to, costs of construction, engineering, administrative, legal and other fees and expenses, shall be borne solely and entirely by the landowners, namely Saddle Lane, LLC, and it is further

ORDERED, that the Town Clerk of the Town of Thompson be, and he hereby is,

authorized and directed to cause a certified copy of this order to be duly recorded in the office of the Clerk of Sullivan County, in which the Town of Thompson is located, within ten (10) days after adoption of this order; and it is further

ORDERED, that the Town Clerk be, and he hereby is, authorized and directed to file a certified copy of this order in the office of the Department of Audit and Control, Albany, New York, within ten (10) days after the adoption hereof, if so required.

**Dated: Monticello, New York
July 07, 2026**

SCOTT S. MACE, Supervisor

JOHN A. PAVESE, Councilman

MELINDA S. MEDDAUGH, Councilwoman

RYAN T. SCHOCK, Councilman

RICHARD L. BENJAMIN, JR., Councilman

SCHEDULE "A"

All that certain plot, piece, or parcel of land situate, lying and being in the Town of Thompson, County of Sullivan, and State of New York and being more particularly bounded and described as follows;

Beginning at a point on the easterly side of New York State Route 42, said point being the southwesterly most corner of the lands reputedly of Banta; thence from said point or place of beginning and along the lands reputedly of said Banta; South 56 degrees 58 minutes 25 seconds East a distance of 163.42 feet; thence the following three (3) courses and distances along the lands reputedly of Rayhar LLC, 1) South 10 degrees 09 minutes 13 seconds East a distance of 268.47 feet; 2) South 51 degrees 53 minutes 10 seconds East a distance of 1095.78 feet; 3) North 14 degrees 22 minutes 00 seconds East a distance of 309 .20 feet; thence along the lands reputedly of La Dirot Associates, South 06 degrees 31 minutes 22 seconds West a distance of 227.44 feet; thence continuing along the lands reputedly of said La Dirot Associates and along the lands reputedly of EPR Concord II, LP, South 10 degrees 32 minutes 25 seconds East a distance of 826.34 feet; thence continuing along the lands reputedly of said EPR Concord II, LP, and passing over an iron pin found on line at 486.63 feet, South 30 degrees 14 minutes 19 seconds East a distance of 526.64 feet; thence through the pavement of Rock Ridge Drive, South 02 degrees 38 minutes 47 seconds West a distance of 85.57 feet; thence the following five (5) courses and distances along the

lands reputedly of Blyakher, 1) South 57 degrees 55 minutes 35 seconds West a distance of 73.42 feet; 2) North 71 degrees 20 minutes 25 seconds West a distance of 73.31 feet; 3) North 28 degrees 16 minutes 25 seconds West a distance of 82.72 feet; 4) South 87 degrees 13 minutes 35 seconds West a distance of 269.12 feet to an iron pipe found; 5) along the general line of an old stone wall. South 00 degrees 58 minutes 25 seconds East a distance of 319.98 feet; thence the following twelve (12) courses and distances along the easterly assumed road taking line of Interstate Route 86, 1) North 74 degrees 27 minutes 40 seconds West a distance of 144.89 feet; 2) North 46 degrees 51 minutes 18 seconds West a distance of 422.55 feet; 3) North 26 degrees 51 minutes 24 seconds West a distance of 574.73 feet to a monument found; 4) North 15 degrees 19 minutes 30 seconds West a distance of 247.68 feet to a monument found; 5) North 10 degrees 03 minutes 28 seconds West a distance of 75.72 feet to a monument found; 6) North 04 degrees 54 minutes 14 seconds East a distance of 51.02 feet to a monument found; 7) North 84 degrees 35 minutes 32 seconds West a distance of 24.46 feet to a monument found; 8) North 05 degrees 49 minutes 32 seconds West a distance of 539.50 feet to a monument found; 9) North 83 degrees 03 minutes 17 seconds East a distance of 45.35 feet to a monument found; 10) North 31 degrees 12 minutes 45 seconds West a distance of 259.74 feet to a monument found; 11) North 23 degrees 59 minutes 41 seconds West a distance of 274.58 feet; 12) North 13 degrees 53 minutes 11 seconds West a distance of 200.46 feet to a monument found; thence along the easterly side of said New York State Route 42, North 11 degrees 15 minutes 52 seconds East a distance of 172.81 feet to the point or place of beginning, as surveyed by Howard W. Weeden, P.L.S., P.C., Walden, New York, on 3 November 2023 and containing 35.862 acres of land, more or less.

#4A

-----X
In the Matter of Creation of the **ROCK HILL
EMERALD SPRINGS WATER DISTRICT**
in the Town of Thompson, County of
Sullivan, State of New York.
-----X

**FINAL ORDER CREATING
ROCK HILL EMERALD
SPRINGS WATER DISTRICT**

A Resolution having been duly adopted by the Town Board of the Town of Thompson directing Town Engineers, MHE Engineering, D.P.C., for the preparation of a map, plan and report relating to the creation of the Rock Hill Emerald Springs Water District in the Town of Thompson, and said map, plan and report were duly filed in the office of the Town Clerk, and an Order having been duly adopted by the said Town Board on April 21, 2026, reciting a description of the boundaries of the said proposed district, the improvements proposed, the maximum amount proposed to be expended for said improvements, the proposed method of financing to be employed, the fact that a map, plan and report were on file in the Town Clerk's Office for public inspection, and specifying the 19th day of May, 2026, at 7:00 o'clock, P.M., Prevailing Time, at the Town Hall, 4052 Route 42, Monticello, New York, in said Town, as the time when and the place where said Town Board would meet for the purpose of holding a Public Hearing to hear all persons interested in the proposal to create the said water district and after due publication and posting of said order according to law, said Hearing was duly held by said Board at such time and place, and the Town Board having considered said proposal and heard all persons interested in the same, and did, on May 19, 2026, resolve and determine that the Notice of Hearing for May 19, 2026, was published and posted as required by law, and otherwise sufficient, that all the property and property owners within the created water district would be benefitted thereby, that all property and property owners benefitted were included within the limits of the created water district, and that it was in the public interest to grant and hold the

relief sought, and it having been then and there further duly resolved that the creation of such district as proposed be approved subject to permissive referendum in the manner provided in Article 7 of the Town Law, and a certificate of the Town Clerk having been duly filed pursuant to subdivision 4 of Section 209-e of the Town Law certifying that no petition was filed requesting such a referendum, and it appearing to the satisfaction to the said Town Board that no application pursuant to Town Law Section 209-f is required to be made to the State Department of Audit and Control,

NOW, THEREFORE, IT IS HEREBY

ORDERED, that the Rock Hill Emerald Springs Water District, in the Town of Thompson, Sullivan County, New York, be, and the same hereby is, created, to be bounded and described as more particularly set forth in Schedule "A" annexed hereto and made a part hereof; and it is further

ORDERED, that the Town Board, acting for and on behalf of the said Rock Hill Emerald Springs Water District, as created be, and it hereby is, authorized to make such improvements in said district as may be required for the proposed operation thereof, provided that the required funds for the same are made available or provided for; and it is further

ORDERED, that the entire amount to be expended for such improvements, including, but not limited to, costs of construction, engineering, administrative, legal and other fees and expenses, shall be borne solely and entirely by the property owners within the said district at a annual cost to a typical property owner in the newly created Water District of *Nine Hundred Sixty-Seven and 25/100 (\$967.25) Dollars*, and it is further

ORDERED, that the Town Clerk of the Town of Thompson be, and she hereby is, authorized and directed to cause a certified copy of this order to be duly recorded in the office of the Clerk of Sullivan County, in which the Town of Thompson is located, within ten (10) days after adoption of this order; and it is further

ORDERED, that the Town Clerk be, and he hereby is, authorized and directed to file a certified copy of this order in the office of the Department of Audit and Control, Albany, New York, within ten (10) days after the adoption hereof, if so required.

Dated: Monticello, New York
July 07, 2026

SCOTT S. MACE, Supervisor

JOHN A. PAVESE, Councilman

MELINDA S. MEDDAUGH, Councilwoman

RYAN T. SCHOCK, Councilman

RICHARD L. BENJAMIN, JR., Councilman

SCHEDULE A

"SCHEDULE A" - District Property Description

Rock Hill Emerald Springs Water District Extension

1. Beginning at a point being the southeast corner of tax map parcel 35.-1-8, and located on the bounds of Rock Hill Drive, Town Road 51 and Emerald Place, N63 °55'40"W a distance of 179.69 feet along the boundary of tax map parcel 35.-1-8 and Rock Hill Drive to a point; thence
2. N60°54'14"W a distance of 417.47 feet to a point; thence
3. N35°44'22"E a distance of 95.57 feet to a point; thence
4. N32°45'13"E a distance of 116.31 feet to a point; thence
5. N57°14'47"W a distance of 95.03 feet to a point; thence
6. N32°47'54"E a distance of 37.06 feet to a point; thence
7. N55°46'49"W a distance of 170.31 feet to a point; thence
8. N28°20'07"E a distance of 279.50 feet to a point; thence
9. N82°26'17"W a distance of 159.21 feet to a point; thence
10. N14°29'16"E a distance of 314.87 feet to a point; thence
11. N14°31'01"E a distance of 267.84 feet to a point; thence
12. N14°31'01"E a distance of 1230.5 feet to a point; thence
13. S56°05'34"E a distance of 545.08 feet to a point; thence
14. N85°40'14"E a distance of 871.04 feet to a point in the approximate centerline of Adams Road, TR 2, thence along centerline of said road the following courses:
S16°54'52"E a distance of 99.98 feet
S20°01'26"E a distance of 84.69 feet
S35°14'45"E a distance of 95.03 feet
S39°02'55"E a distance of 192.38 feet
S45°42'28"E a distance of 80.88 feet
Thence a distance of 570 feet along the center of Adams Road in the Southeasterly direction to a point; thence
15. S64°58'25"E a distance of 97 feet to a point; thence
16. S06°30'50"W a distance of 923.70 feet, crossing Adams Road, to a point; thence
17. S04°04'35"W a distance of 383.83 feet to a point; thence
18. S73°24'11"W a distance of 142.00 feet to a point; thence
19. S87°13'13"W a distance of 119.74 feet to a point; thence
20. N80°21'58"W a distance of 82.00 feet to a point; thence
21. S18°11'29"W a distance of 323.91 feet to a point; thence
22. S74°09'03"W a distance of 136.64 feet to a point; thence
23. S73°41'23"W a distance of 241.87 feet to a point; thence
24. S78°14'10"W a distance of 89.63 feet to a point; thence
25. S78°58'55"W a distance of 101.33 feet to a point; thence
26. S75°20'56"W a distance of 69.74 feet to a point; thence
27. N14°39'04"W a distance of 30.34 feet to a point; thence
28. N84°17'00"W a distance of 22.81 feet to a point; thence
29. S79°15'36"W a distance of 92.97 feet to a point; thence
30. S72°36'12"W a distance of 99.70 feet to a point; thence
31. S88°38'54"W a distance of 167.88 feet to a point; thence
32. S71°18'14"W a distance of 12.96 feet to a point; thence
33. N75°16'40"W a distance of 237.66 feet to a point; thence
34. N63°56'29"W a distance of 122.35 feet to a point; thence
35. N63°58'29"W a distance of 144.78 feet to a point, being the point of beginning

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 July 07, 2026

RESOLUTION TO ENACT LOCAL LAW NO. 03 of 2026

WHEREAS, proposed Local Law No. 03 of the year 2026 entitled, "A Local Law to add a new Chapter 171 to the Town of Thompson Town Code entitled "Panhandling, Aggressive" was introduced to the Town Board at a meeting held May 19, 2026, at the Town Hall, Monticello, New York, to consider said proposed Local Law and Notice of Public Hearing having been duly published and posted as required by law, and said Public Hearing having been held and all persons appearing at said Public Hearing deeming to be heard having been heard, and

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

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

Moved by:

Seconded by:

Adopted on Motion July 09, 2026

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

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

#6

Town of Thompson

Local Law No. 4 of the year 2026

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

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

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

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

- (a) Article IX of the New York State Constitution;
- (b) The Municipal Home Rule Law of the State of New York, including Sections 10 and 22 thereof;
- (c) The Statute of Local Governments of the State of New York;
- (d) Town Law of the State of New York, including Sections 261 through 265 (Zoning Authority); and
- (e) The State Environmental Quality Review Act (SEQRA), Environmental Conservation Law, Article 8, and its implementing regulations at 6 NYCRR Part 617.

SECTION 3. FINDINGS AND PURPOSE

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

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

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

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

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

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

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

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

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

(h) Purpose. The purpose of this Local Law is to protect the public health, safety and welfare of the residents of the Town of Thompson by imposing a temporary Moratorium on the acceptance, processing, and approval of local land use applications for new package plant and decentralized water or wastewater infrastructure facilities, while the Town develops, reviews, and adopts comprehensive land use regulations addressing such facilities as land uses, including appropriate special use permit requirements, dimensional and performance standards, and financial security provisions.

SECTION 4. DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

(c) “Local Land Use Approval” means any zoning amendment, rezoning, variance, special use permit, site plan approval, subdivision approval, building permit, certificate of occupancy, or any other municipal permit, license, authorization, or approval required under the Town Code, the Town’s Zoning Law, or any applicable local law, including not limited to any consent required under Article 4 or Article 10 of the Transportation Corporations Law by action of the Town Board.

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

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

SECTION 5. MORATORIUM ON LOCAL LAW USE APPROVALS

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

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

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

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

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

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

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

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

SECTION 6. EXEMPTION FOR PENDING APPLICATIONS

(a) Exemption. Notwithstanding the moratorium imposed by Section 5, any application for a Local Land Use Approval that was duly filed and accepted by the applicable Town Board, officer, or department prior to the effective date of this Local Law, and that proposes to use a Package Plant or Decentralized Infrastructure facility to serve the subject project, shall be exempt from the moratorium and may continue to be processed, reviewed, and acted upon in the ordinary course.

(b) Definition of Pending Application. For purposes of this Section, a "Pending Application" means an application that: (i) was submitted in writing to the Town Clerk, the Planning Board, the Zoning Board of Appeals, the Code Enforcement Officer, or any other Town Board or official prior to the effective date of Local Law; (ii) was accepted by the Town as a complete submission, or was acknowledged in writing as received and under review, prior to the effective date of this Local Law. An application that was submitted but not yet accepted as complete as of the effective date, or that was submitted in anticipation of this moratorium without prior substantive review, shall not qualify as a Pending Application.

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

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

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

SECTION 7. DURATION AND TERMINATION

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

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

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

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

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

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

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

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

(d) Financial Security and Abandonment Protection. Develop requirements designed to protect the Town and its residents against disinvestment and abandonment, including: (i) performance bonds for construction completion; (ii) operations and maintenance escrow or guarantee for a minimum of five (5) years; (iii) escrow of corporate stock and/or an irrevocable offer of cession of the facility to the Town or applicable special district; (iv) decommissioning security; and (v) requirements consistent with the mandatory provisions of Article 10 of the Transportation Corporations Law for sewage-works corporations and equivalent locally-imposed requirements for water-works corporations.

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

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

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

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

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

SECTION 9. HARDSHIP WAIVER

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

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

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

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

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

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

SECTION 11. PENALTIES AND ENFORCEMENT

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

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

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

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

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

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

#7

Marilee Calhoun (Town of Thompson)

From: Dave Ohman <dohman@delawareengineering.com>
Sent: Thursday, July 2, 2026 12:26 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
Subject: RE: Thompson (T) WWTP Upgrade Project Update for July 7 2026 TB Mtg
Attachments: DEDPC Thompson TBMtg Handout 07-07-26.pdf; Kiamesha Contract Amendment 2 Resolution 07.07.26.docx

Hi Scott and all,

Attached is our handout and attachments for the July 7 meeting.

Recommended Agenda Items include:

- Kiamesha Lake WWTP Upgrade – Resolution to Amend Delaware Engineering contract for redesign and rebid

A draft resolution to amend the contract has been attached for your consideration and editing.

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

Please feel free to contact me 607-643-1356 if you have any questions or wish to discuss anything prior to the meeting.

Best to you and all,



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



**Town of Thompson
July 7, 2026 Town Board Meeting
WWTP Upgrades – Summary Report**

1. KIAMESHA LAKE WWTP

- Bids were received from four prime contracts on April 9, 2026.
- Bid prices came in higher than the estimate, so after conferring with the Town and EFC/DEC, a scope reduction (eliminating the ATAD sludge digester) and re-bid was agreed upon
- Updated plans and bid documents, along with a list of changes to the Engineering Report, were sent out to NYSEFC by May 29, 2026. NYSEFC verbally confirmed that the Town can bid concurrently with the approval

Updated Anticipated Project Schedule:

- Advertise to Bid: June 2 and 3, 2026 - complete
- Prebid Meeting: June 11, 2026 - complete
- Open Bids: July 9, 2026 at 2 pm
- Review Bids/Recommendation to Town: July 10-15
- Town to Consider Award: July 21 meeting
- Bid document plan holders as of 7/2/26 by contract: General (5), Electrical (4), HVAC(5) Plumbing (4)
- A formal request to NYSDEC to modify the SPDES compliance schedule for construction will be made once new bids are received and deemed acceptable
- DE provided engineering contract amendment to the Town for redesign to remove ATAD and rebid work on July 1, 2026 – for consideration at July 7 meeting. Amendment costs confirmed with NYSEFC to be eligible for WIIA grant funds from the contingency. Draft resolution has been attached for Town consideration/use.

2. EMERALD GREEN WWTP

- Basis of Design Report, Plans & Specs were submitted to EFC in December 2025. Final comments received in February along with authorization to combine bids for Phase I and Phase II. Final comment response going into EFC on July 2, 2026.
- Project is out to bid for Phase 1 UV and Phase 2 other upgrades.
 - Bid document plan holders as of 7/2/26 for Phase 1 by contract: General (8), Electrical (4), HVAC(5) Plumbing (4)
 - Bid document plan holders as of 7/2/26 for Phase 2 by contract: General (6), Electrical (5), HVAC(4) Plumbing (3)
 - Contractor have been notified and encouraged to bid both Phases

Updated Anticipated Project Schedule:

- Town Authorization to go to bid: June 16, 2026
- Advertise to Bid: June 22, 2026 - complete
- Prebid Meeting: July 15, 2026
- Open Bids: July 30, 2026 at 2 pm
- Review Bids/Recommendation to Town: July 31- August 12, 2026
- Town to Consider Award: August 18 meeting

DELAWARE ENGINEERING, D.P.C.

- SPDES compliance schedule was modified by DEC on 3/3/26 with an anticipated construction start date of 7/1/26. Will need to review with NYSDEC once bids are received.
- NYSDEC NOV June 8, 2026 letter regarding plant violations reviewed via Teams Meeting with NYSDEC on June 23. Working with the Town on the response letter package due back to NYSDEC by July 8, 2026
- Current contract is for design through bidding. Contract for the construction phase work will be prepared and submitted to the Town soon.

3. SACKETT LAKE WWTP

- DE prepared a Preliminary Engineering Report (PER) in late 2024.
- Draft PER was completed in May 2025 and submitted to EFC for listing in the FFY 2026 IUP. Response to EFC PER comments went out on May 1, 2026. Changes included a revised schedule that moved funding applications and related work into next year as other NYSEFC funded projects move into construction. Final minor EFC comments received on 5/12/2026 are being addressed.
- Interim progress report sent to DEC in January 2026 and meeting held on 2/17/26 to discuss progress toward meeting SPDES Schedule of Compliance (SOC)schedule.
 - Current SOC design completion date is April 2026, so a compliance schedule modification is required to push that date, and subsequent dates, back.
 - The revised schedule – from the May 2026 PER response- was sent to NYSDEC on June 10 and requested a meeting to discuss the proposed schedule in advance of requesting a formal SOC modification. Teams meeting is scheduled for July 7 at 10 AM
- DE is 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).
- The RFQ process for engineering services (design through construction) was completed at the Town's May 19 meeting and DE was awarded the work. Thank you! Contract for the work will be prepared and submitted to the Town soon.

Attachments:

- Kiamesha WWTP Upgrade – Engineering Contract Amendment 2 draft resolution

**RESOLUTION APPROVING
AMENDMENT No. 2 TO THE PROFESSIONAL SERVICES AGREEMENT
ASSOCIATED WITH THE KIAMESHA LAKE WASTEWATER TREATMENT PLANT
UPGRADE PROJECT
(WIIA PROJECT # C3-5378-06-00)**

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

WHEREAS, the Town executed a Professional Services Agreement with Delaware Engineering, DPC (“DEDPC” for design through bidding on January 5, 2021, which was later amended on June 4, 2024; and

WHEREAS, the Town executed a Project Financing Agreement (“PFA”) with the New York Environmental Facilities Corporation (“NYSEFC”) on August 8, 2024 so that a Water Infrastructure Improvement Act (“WIIA”) grant could be used to reimburse the town for engineering expenses related to the aforementioned contract; and

WHEREAS, on February 19, 2026 the Town Board passed a resolution to authorize the issuance of bid documents, and on April 9, 2026 four bids were received with prices that were significantly higher than the available funding; and

WHEREAS, on April 21, 2026 the Town Board passed a resolution authorizing a reduction in scope, reissuance of bid documents and rebidding, which necessitates an amendment to the Professional Services Agreement with DEDPC; and

WHEREAS, DEDPC has proposed the addition of tasks for the redesign and rebidding services in Contract Amendment No. 2 for a not to exceed fee of \$95,000; and

WHEREAS, the aforementioned PFA includes a \$300,000 grant contingency that may be used to reimburse the Town for these costs, subject to approval by NYSEFC; and

FURTHER 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:

Seconded by:

The members of the Town Board voted as follows:



DELAWARE ENGINEERING, D.P.C.

55 South Main Street
Oneonta, New York 13820

Tel: 607.432.8073 / Fax: 607.432.0432
DelawareEngineering.com

June 30, 2026

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

Re: Kiamesha Wastewater Treatment Plant Upgrade
CWSRF Project No.: C3-5378-06-00

Sub: Professional Services Contract – Amendment No. #2
Re-design and Re-Bid/Award

Dear Scott:

Enclosed for Town review is our contract Amendment No. #2 for the Re-design and Re-bid of the Kiamesha Wastewater Treatment Plant project. This amendment is needed because total bid prices for construction contracts received at the April 9, 2026 bid opening exceeded the Town's available financing for the project. Following consultation with the Town and NYSEFC it was determined that the most prudent course of action would be to revise the bid documents (i.e., plans, specifications and contract requirements) and rebid the project.

Costs associated with this amendment are eligible for reimbursement by NYSEFC from the \$300,000 contingency item associated with Project Finance Agreement (PFA) for Project No. C3-5378-06-00 (WIIA grant funded PFA).

Please review this contract and advise us of any desired changes. If all appears acceptable, and the Town Board resolves to accept the contract, please forward us a copy with the Town Board resolution, endorse the signature page, and send a scanned copy of that page to our Oneonta office.

SCOPE AND FEE SUMMARY

We propose to complete the professional services outlined in this contract amendment for a not-to-exceed cost of **\$95,000**.

In order to comply with NYSEFC Program Requirements for Non-Construction Contracts, Delaware is required to seek subcontracts from NYS Certified Minority and/or Women Business Owned Enterprises (M/WBEs) and Service Disabled Veteran-Owned Businesses (SDVOB) for up to 30% and 6% respectively of the total professional services cost.

For this contract Amendment, opportunities for M/WBE participation are available for some reproduction/printing services, with Constructive Copy, a subcontractor already included in our approved utilization plan. As such, Delaware will follow up with NYSEFC's MWBE compliance office to revise the already approved UP (e.g., with the next quarterly report) or request a new waiver.

DELAWARE ENGINEERING, D.P.C.

A summary of the professional services tasks and a breakdown of costs for this contract is as follows
with new tasks shown for the amendment:

Current/Base Contract

Task 1 – Project Planning Services	\$ 35,000
Task 2 – SPDES Permit Related Activities	\$ 25,000
Task 3 – Design Services	
(A) UV Disinfection & General Upgrades	\$ 725,000
(B) DPW Maintenance Building	\$ 125,000
(C) ATAD	<u>\$ 250,000</u>
	\$1,100,000

Task 4 – Bid/Award	\$ 15,000
Task 5 – NYSEFC Contract Compliance/Subcontractor Coordination	<u>\$ 20,000</u>

Subtotal – Engineering **\$1,195,000**

Task 6 – Subcontracts	
• Financing Administration	\$ 25,000
• Underground Utility Location Services	\$ 7,500
• Site Surveying	
(A) UV Disinfection & General Upgrades	\$ 10,000
(B) DPW Maintenance Building	\$ 5,000
(C) ATAD	<u>\$ 10,000</u>
	\$ 25,000

• Geotechnical Evaluation/Borings	
(A) UV Disinfection & General Upgrades	\$ 5,000
(B) DPW Maintenance Building	\$ 5,000
(C) ATAD	<u>\$ 5,000</u>
	\$ 15,000
• Document Reproduction	<u>\$ 5,000</u>

Subtotal Subcontracts (6%) **\$ 77,500**

SUBTOTAL BASE CONTRACT **\$1,272,500**

Amendment No. 2

Task A2-1 – Redesign Services	\$ 70,000
-------------------------------	-----------

Task A2-2 – Rebid/Award	<u>\$ 25,000</u>
-------------------------	------------------

Subtotal Amendment No. 2 **\$ 95,000**

CONTRACT TOTAL – PROFESSIONAL SERVICES **\$1,367,500**
(Including Amendment No. 2)

DELAWARE ENGINEERING, D.P.C.

BACKGROUND

In July 2024, the Town of Thompson entered into a \$34.75M project finance agreement (PFA) with the NYSEFC for the Kiamasha Wastewater Treatment Plant upgrade. Design plans and specifications were prepared and submitted to the NYSEFC and the NYSDEC for review. Following approval, the project was publicly bid on March 20, 2026 for four prime contracts. Unfortunately, construction costs came in higher than anticipated.

Consequently, following consultation between the Town and the NYSEFC, it was decided that the project could be revised to eliminate the planned Aerobic Sludge Digestion Improvements (new ATAD system) and rebid with no changes to the existing PFA.

ASSUMPTIONS

- Work and resultant costs associated with the redesign and rebid will be eligible for funding under the current Project No. C3-5378-06-00, which is subject to WIIA grant funding and current NYSEFC requirements (effective October 1, 2025 – attached); a copy of the current PFA Exhibit C is attached.
- The \$95,000 fee for the amendment will be taken out of the \$300,000 contingency. The current PFA Exhibit C -Estimated Project Cost is attached with the contingency highlighted.
- Redesign work includes removal of ATAD facilities and minor modifications to allow other parts of the upgrade to go forward without the ATAD interconnects.
- Rebid would essentially repeat services included in the original contract Task 4 – Bid/Award.

Task A2-1 – Redesign Services:

Services to be performed/provided under this task are as follows:

1. Revise approved contract documents to remove items associated with the Aerobic Thermophilic Sludge Digester (ATAD) system, and add/revise items as necessary for the remaining upgrade to function without the ATAD.
2. Revise the current stormwater pollution prevention plan (SWPPP) to reflect eliminating work related to the ATAD.
3. Modify the specifications to allow flexibility for bidding and award consideration in an effort to bring the project in within the project budget.
4. Communications, meetings, etc., with the Town, NYSEFC and NYSDEC associated with the change in scope of work.
5. Submit via email digital versions of the revised contract documents to NYSEFC for review and approval, and advise NYSEFC to provide the documents to NYSDEC, if required.

A summary of changes made to the contract documents as submitted to NYSEFC on May 29, 2026 is attached.

DELAWARE ENGINEERING, D.P.C.

Task A2-2 – Rebid/Award:

Services to be performed/provided under this task are essentially a repeat of Base Contract Task 2 as follows:

1. Once agency approvals are received, the contract documents will be made available through *debiddocuments.com*, an online document distribution and bidding service. Additionally, two (2) paper sets of contract documents, along with a CD-ROM -digital version in .pdf format with each set of contract documents, will be delivered to the Town for reference during bidding. The bid register will be maintained by the online service.
2. Provide a copy of the bid notice to the Town Clerk for subsequent publication of the legal notice in the local newspaper and fax the notice to several contractors who have performed well on previous projects.
3. Prepare for and attend a pre-bid meeting with potential contractors and Town staff to review the scope of work and project requirements. NYSDEC and the NYSEFC will be invited to attend this meeting.
4. Reply to questions from prospective bidders, prepare clarifications and addendums.
5. Attend bid opening and pick up all bid documents for bid review.
6. Review and tabulate bids
7. Provide the Town and the Financial Administrator (subcontractor) with bid review results and recommendations regarding award of the four prime construction contracts.
8. Prepare and submit to the Town the Notices of Award for execution by the Supervisor, and subsequently submit Owner-signed notices to the four prime contractors for execution and return with their bonds and certificates of insurance.
9. Review contractor bonds and certificates of insurance and, when acceptable, prepare Notice to Proceed for the four prime contracts.
10. Prepare and submit to the Town four (4) “execution” copies of the Contract Documents for each of the prime contracts (one copy each for the Town, each prime contractor, NYSEFC Financial Administrator (subcontractor) for NYSEFC file and Engineer) that include copies of the contractor’s bid sheets bid (e.g., actual bid sheets, non-collusive forms, etc.), bonds, certificate of insurance, Notice of Award, Notice to Proceed for subsequent endorsement by the Town and the successful contractor.
11. Coordinate execution of the execution copies with the Town and each prime contractor
12. Coordinate with WWTP staff and Town and attend monthly Town Board meetings to apprise the Board of project activities.

Site Visits:

- To Town Hall/WWTP – pre-bid meeting
- To Town Hall – Bid/Award recommendation review at Town Board meeting.

Deliverables:

- Contract documents – up to two (2) sets to Town
- Bid Notice to Town Clerk
- Bid Notice emailed to prospective contractors and bid clearing house
- Bid Tabulation and Award Recommendations for each prime contract to Town and Financing Administrator (subcontractor)

DELAWARE ENGINEERING, D.P.C.

- Four (4) Execution copies for each of the prime contracts, one each to Contractor, Town, NYSEFC, & Engineer

Subcontract work associated with this task:

- Document Reproduction (WBE Constructive Copy)
- Stormwater Pollution Prevention Plan (SWPPP) Revisions (Sterling Environmental)

SCHEDULE

Work commenced in April 2026 and is planned to be completed in July 2026.

COMPENSATION

Compensation shall be based on the hours spent on each task by the various categories of personnel, plus subcontractor costs and direct expenses, in accordance with the Rate Schedule in effect (for the calendar year) at the time of the work. A 2026 rate schedule is included as Attachment C to this contract. Compensation shall commence for services provided from April 2026 until completion of the work.

Total compensation associated with this contract Amendment No. 2 shall not exceed **\$95,000** unless prior authorization is received from the Client.

Total contract compensation associated with the base contract plus Amendment No. 2 shall not exceed **\$1,367,500**, unless prior authorization is received from the Client.

Invoices will be submitted to the Client on a monthly basis. Payment shall be made to the Engineer within 30 calendar days of the date of invoice. Checks shall be forwarded to Delaware Engineering, D.P.C., 28 Madison Avenue Extension, Albany, NY, 12203, Attention: Susan Olivares.

ADDITIONAL SERVICES

Additional services can be provided if deemed necessary and approved by the Town. Compensation for additional services can be negotiated as needed. Additional work will be approved by the Town prior to the execution of the additional tasks.

Services not indicated or included in the above-listed scope of services or which are subsequently requested, either verbally or in writing, will be considered additional services. The fee will be based upon either a mutually agreed fixed fee or an hourly basis at rates in effect at the time the services are performed, plus subcontracts and reimbursable expenses as outlined in the Rate Schedule for the year in which the work is being performed.

STANDARD CONTRACT TERMS AND CONDITIONS

The standard terms and conditions contained in the original contract continue to apply.

RATE SCHEDULE

The rate schedule for 2026 is attached.

NYSEFC TERMS AND CONDITIONS

NYSEFC Mandatory State Revolving Fund Terms and Conditions (Eff. October 1, 2025) are appended hereto and apply to this contract.

DELAWARE ENGINEERING, D.P.C.

ENDORSEMENTS

The following endorsement signifies that both parties accept the terms of this proposal and authorizes Delaware Engineering, D.P.C. to conduct the work set forth above.

(OWNER/CLIENT)
TOWN OF THOMPSON, NY

(ENGINEER)
DELAWARE ENGINEERING, D.P.C.

By: _____
(Signature)

By: _____
(Signature)

Print Name: Scott Mace

Print Name: Dave Ohman, P.E.

Title: Town Supervisor

Title: Principal

Date: _____

Date: June 30, 2026

ATTACHMENTS

- Current PFA Exhibit C for this contract
- Summary of changes made to the contract documents as submitted to NYSEFC on May 29, 2026 is attached.
- Rate Schedule 2026
- NYSEFC Program Requirements and Bid Packet for Non-Construction Contracts (Effective October 1, 2025)

EXHIBIT C

ESTIMATED PROJECT COSTS

CWSRF Project No.: C3-5378-06-00

Recipient: Town of Thompson

County: Sullivan

ESTIMATED PROJECT COSTS

Engineering Costs - Delaware Engineering, D.P.C., (Agreement Dated January 5, 2021)

Engineering Services (Not To Exceed)

\$ 1,272,500.00

DISBURSEMENT SUBJECT TO PENDING APPROVAL (\$)

Construction Costs - Kiamasha Lake Wastewater Treatment Plant Upgrade [1] [2]

(Pending Receipt and Approval of Executed Contract including Plans and Specifications, Compliance, Title)

Contract No. 1 - General Construction (Estimate)

21,798,136.00

Contract No. 2 - Electrical Construction (Estimate)

2,915,795.00

Contract No. 3 - Plumbing Construction (Estimate)

429,820.00

Contract No. 4 - HVAC Construction (Estimate)

121,420.00

Engineering Costs - Delaware Engineering, D. P.C. [1]

Engineering Services During Construction (Not-To-Exceed) - (Pending Receipt & Approval of Plans and Specs., Compliance)

2,096,632.00

Local Counsel - Michael Mednick (Estimate) - (Pending Agreement or Authorizing Resolution) [1]

15,000.00

Bond Counsel - Norton Rose Fulbright US LLP (Estimate) - (Pending Receipt and Approval of Agreement) [1]

25,000.00

Contingency

300,000.00

Contingency [1]

5,780,594.00

TOTAL PROJECT COSTS

\$ 34,754,897.00

Less: Project Costs Financed Under Project No. C3-5378-06-01

(33,182,397.00)

2021 WIIA GRANT

\$ 1,572,500.00

[1] Project costs will be funded under project No. C3-5378-06-01.

[2] EFC may require other contract-specific documents that may need to be submitted prior to the disbursement of construction funds. Please refer to the EFC plan and specification approval/eligibility letter, once available, or contact the assigned EFC Engineer for detailed information. After further review of the submittals, we may require additional information, but will assist you in identifying these items.

[3] Maximum 2021 WIIA Grant not to exceed the lesser of 25% of eligible project costs or \$6,383,930.
\$1,572,500.0 of 2021 WIIA Grant is allocated to C-5378-06-00. Remaining \$4,811,430.00 is allocated to C3-5378-06-01.



DELAWARE ENGINEERING, D.P.C.

55 South Main Street
Oneonta, New York 13820

Tel: 607.432.8073 / Fax: 607.432.0432
DelawareEngineering.com

Kiamesha Lake WWTP Upgrade CWSRF # C3-5378-06-00 ATAD Related Deductions

BODR

- Removed ATAD and all references
- Updated Non-Potable Water Pump section (less required flow)
- Updated Belt Press section (increase loading no ATAD reduction)
- Updated Belt Press Feed Pumps based on new installation location and change in duty points
- Updated Sludge Holding Tanks to add discussions on existing equipment to remain and changes related to removal of the ATAD process
- Updated Electrical Service and Emergency Power Generator section to address less power demands.
- Updated Basis of Design Table

Volume I Specifications

Revise Bid Advertisement and other ATAD related references

Delete the following Base Bid Work Items

General Construction

- G-10 – Aerobic Sludge Digester Process (ATAD)
 - 10.01 – Furnish Aerobic Sludge Digester Process Equipment
 - 10.02 – Install Aerobic Sludge Digester Process Equipment
 - 10.03 – Aerobic Sludge Digester Precast Tank
 - 10.04 – Vertical Drum Thickener
 - 10.05 – Septage Receiving Station
 - 10.06 – Misc Improvements
- G-20 – New ATAD Building
 - 20.01 – New ATAD Building
- BA-G-3 – Aerobic Sludge Digester Cast-in-Place Tank
 - 3.01 – Provide alternative construction costs for delegated design Aerobic Sludge Digester Cast-in-Place Concrete Tank

Change numbers to be sequential

Electrical Construction

- E-14 - New ATAD Building
 - 14.01 – New ATAD Building

DELAWARE ENGINEERING, D.P.C.

Change numbers to be sequential

HVAC Construction

- H-1 – Aerobic Sludge Digester Building HVAC System
 - 1.01 – Aerobic Sludge Digester Building HVAC System – Lump Sum

Change numbers to be sequential

Plumbing Construction

- P-2 – Aerobic Sludge Digester Building Plumbing System
 - 2.01 – Aerobic Sludge Digester Building (ATAD) Plumbing System

Change numbers to be sequential

Modify the following Base Bid Items to add items required to replace ATAD processes

General Construction

- G-5 – Blower Building Process Improvements (M-
 - 5.01 – Oxidation Ditch Blowers
 - ~~5.02 – Sludge Pump Deleted~~
 - 5.03 – Misc. Improvements
- G-6 – Maintenance Building Process Improvements (Old Blower Building)
 - 6.01 – Sludge Holding Tank Blowers
 - ~~6.02 – Sludge Pump Deleted~~
 - ADD 6.02 Misc Improvements (rearranging items from 6.01)
- G-9 – Sludge Holding Tank Process Improvements (M-23 & M-24)
 - 9.01 – Process Equipment (ADD Decanting air lift assemblies)
 - 9.02 – Sludge Holding Tank Modifications
 - 9.03 – Misc Improvements
- G-10 – Sludge Dewatering Process Improvements
 - ADD Bid Item 10.04 – Sludge Pump
- G-22 – SCADA ○ 22.01 – SCADA
 - 22.02 – Instrumentation
- G-23 – Yard Piping
 - 23.01 – Yard Piping
- G-24 – Site Work
 - 24.01 – Site Work
 - 24.02 – SWPPP Work

DELAWARE ENGINEERING, D.P.C.

- E-9 – Oxidation Ditches & Sludge Holding Tanks Improvements
 - 9.01 - Oxidation Ditches & Sludge Holding Tanks Improvements
- E-18 – Other Expenses
 - 18.02 – Contingency Allowance – Fire Alarm System

Change numbers to be sequential

Volume II Specifications

Delete the following Specification Sections:

03310	CIP-Base-Slab Post Tensioned Tanks
03420	Rectangular Precast Post-Tensioned Tank ACI 350
05337	SS Roof Hatches
07250	Heat Trace
11147	Chemical Feed System
11382	Autothermal Thermophilic Aerobic Digestion System

Modify the following Specification Sections:

01120	Multiple Contract Summary
01305	Construction Sequencing
02610	Pipeline Installation
07250	Heat Trace
09900	Construction and Restoration Painting
11132	Non-Potable Water Pumps
11230	Progressive Cavity Pumps
11700	Instrumentation Equipment
11750	Supervisory Control and Data Acquisition (SCADA) System
15000	General Equipment Requirements
16213	Diesel Alternator Emergency System

Add the following Specification Sections:

02612	Stainless Steel Pipe and Fittings
02637	Black and Galvanized Iron Pipe

DELAWARE ENGINEERING, D.P.C.

Drawings

Delete the following drawing from the Bid Set:

G-XX	Various yard piping edits to remove ATAD sludge and water piping. Added Potable water line to Sludge Building, modified a couple of profiles and pipe sizes associated with the garage
M-100	ATAD CONTROL TANK AND ATAD CONTROL BUILDING MECHANICAL PLAN
M-101	ATAD CONTROL TANK AND ATAD CONTROL BUILDING MECHANICAL SECTION
M-102	ATAD PROCESS TANK AND ATAD CONTROL BUILDING MECHANICAL SECTION
M-103	ATAD PROCESS TANK AND ATAD CONTROL BUILDING MECHANICAL SECTION
M-104	ATAD PROCESS TANK AND ATAD CONTROL BUILDING MECHANICAL SECTION
M-105	ATAD PROCESS TANK AND ATAD CONTROL BUILDING MECHANICAL SECTION
M-106	ATAD PROCESS TANK MECHANICAL PLAN
M-107	ATAD PROCESS TANK MECHANICAL SECTION
S70	ATAD PROCESS FOUNDATION PLAN
S71	ATAD PROCESS ROOF FRAMING PLAN
S72	ATAD PROCESS BUILDING SECTION
S73	ATAD PROCESS BUILDING SECTION
S74	ATAD PROCESS BUILDING SECTION THRU ELECTRICAL ROOM
S75	ATAD PROCESS PARTIAL BUILDING SECTION THRU PUMP PIT
S76	ATAD PROCESS FOUNDATION DETAILS
S77	ATAD PROCESS ROOF FRAMING DETAILS
S78	ATAD PROCESS ROOF FRAMING DETAILS
S79	ATAD PROCESS TYPICAL DETAILS AND SCHEDULES
A48	DOOR SCHEDULE AND ROOM FINISH SCHEDULE ATAD BUILDING
A80	ATAD PROCESS BUILDING ELEVATIONS
A81	ATAD PROCESS BUILDING ELEVATIONS
E-60	ATAD BUILDING ELECTRICAL PLAN
E-61	ATAD PUMP GALLERY AND BLOWER ELECTRICAL PLAN
E-62	ATAD BUILDING HVAC ELECTRICAL PLAN
E-63	ATAD BUILDING LIGHTING PLAN
E-64	ATAD BUILDING FIRE ALARM PLAN
I-8	ATAD BUILDING
I-11	THERMAL PROCESS SYSTEMS THERMAER 1
I-12	THERMAL PROCESS SYSTEMS THERMAER 2
I-13	THERMAL PROCESS SYSTEMS SNDR 1
I-14	THERMAL PROCESS SYSTEMS PID FEED
I-15	THERMAL PROCESS SYSTEMS PID TRANSFER
I-16	THERMAL PROCESS SYSTEMS OFF GAS

DELAWARE ENGINEERING, D.P.C.

HV30	ATAD BUILDING HVAC PLAN VIEW
P-20	ATAD BUILDING PLUMBING PLAN
P-21	ATAD BUILDING SANITARY PLUMBING PLAN
P-22	ATAD BUILDING PLUMBING SCHEMATICS

Modify the following drawing in the Bid Set:

G-11	UPGRADE SITE PLAN
G-12	DEMOLITION SITE PLAN
G-13	UPGRADE SITE GRADING PLAN
G-15	UPGRADE SITE PLAN AREA OF DISTURBANCE
G-21	UPGRADE YARD PIPING SITE PLAN
G-22	UPGRADE YARD PIPING SITE PLAN
G-23	UPGRADE YARD PIPING SITE PLAN
G-24	UPGRADE YARD PIPING SITE PLAN
G-25	UPGRADE YARD PIPING SITE PLAN
G-26	UPGRADE YARD PIPING PROFILES
G-27	UPGRADE YARD PIPING PROFILES
G-28	UPGRADE YARD PIPING PROFILES
G-29	UPGRADE YARD PIPING PROFILES
G-30	UPGRADE YARD PIPING PROFILES
G-31	UPGRADE YARD PIPING PROFILES
G-32	UPGRADE YARD PIPING PROFILES
G-40	STORMWATER MANAGEMENT SITE PLAN
G-41	SWPPP – EROSION AND SEDIMENT CONTROL PLAN
G-42	STORMWATER AND EROSION AND SEDIMENT CONTROL DETAILS
F-1	SWPPP – PRE-CONSTRUCTION DRAINAGE AREAS
F-2	SWPPP – POST-CONSTRUCTION DRAINAGE AREAS
M-20	EXISTING OXIDATION DITCH 1 & 2 DEMOLITION PLAN
M-23	EXISTING SLUDGE TANK DEMOLITION AND UPGRADE SECTIONS
M-24	UPGRADED OXIDATION DITCH 1 & 2 PLAN & SECTIONS
M-33	EXISTING BLOWER BUILDING UPGRADE PLAN AND SECTION
M-35	MAINTENANCE BUILDING (UPGRADE PLAN)
M-36	MAINTENANCE BUILDING (UPGRADE SECTION)
M-71	FILTER BUILDING NEW FLOOR PLAN
M-80	PROPOSED UV DISINFECTION FILTER BUILDING PLAN VIEW
M-82	UV DISINFECTION BUILDING SECTION AND DETAILS
M-93	UPGRADE SLUDGE PRESS BUILDING PLAN
M-94	UPGRADE SLUDGE PRESS ROOM SECTIONS
E-6	CONDUIT & CABLE SCHEDULE 1
E-7	CONDUIT & CABLE SCHEDULE 2
E-8	CONDUIT & CABLE SCHEDULE 3
E-9	CONDUIT & CABLE SCHEDULE 4
I-4	BLOWER BUILDING/MAINTENANCE BUILDING
I-10	INSTRUMENTATION SYSTEM

DELAWARE ENGINEERING, D.P.C.

HV00	HVAC GENERAL NOTES AND SCHEDULES
HV01	HVAC GENERAL NOTES AND SCHEDULES
HV60	HIGHWAY GARAGE HVAC PLAN VIEW
HV61	HIGHWAY GARAGE HVAC SCHEMATIC AND DETAILS

Add the following drawing to the Bid Set:

M-23A	EXISTING SLUDGE TANK UPGRADE DETAILS
M-83	PROPOSED UV DISINFECTION BUILDING SECTION & DETAIL VIEW
HV62	HIGHWAY GARAGE HVAC RADIANT HEAT LOOP PLAN AND DETAILS

2026
HOURLY RATE SCHEDULE

Personnel	Rate
Project/Accounting Coordinator/Senior Coordinator	\$95 - \$115
Designer/Senior Designer	\$110 - \$190
Construction Inspector/Senior Construction Inspector	\$140 - \$170
Construction Manager/Senior Construction Manager	\$190 - \$210
Environmental Scientist or GIS Specialist/Senior Scientist/GIS	\$155 - \$185
Public Engagement Specialist/Grants Manager	\$175 - \$185
Planner/Senior Planner	\$175 - \$185
Engineer	\$130 - \$170
Design Engineer/Senior Design Engineer	\$130 - \$170
Project Engineer/Senior Project Engineer	\$160 - \$190
Senior Engineer/Managing Engineer	\$200 - \$250
Principal or Partner Engineer, Scientist or Planner	\$240 - \$270

Reimbursable Expenses:

- | | |
|-------------------------------------|--|
| 1. Mileage | @ Federal Rate 72.5 per mile |
| 2. Travel Expenses (Lodging, Meals) | @ Federal Per Diem Rate |
| 3. Telecommunications | @ Cost |
| 4. FedEx, UPS, US Postal, Courier | @ Cost |
| 5. Subcontract Management | @ Cost plus 10% |
| 6. Other allowable costs | @ Cost (Plan Reproductions, Photographs, etc.) |



Summer Youth Employment Program (SYEP)

Worksite Agreement (expectations, responsibilities & assurances)

Sullivan County Center for Workforce Development (CWD)
50 North Street, Monticello, NY 12701 (845) 794-3340-office (845) 796-8226-cell

TOWN OF THOMPSON

Organization/Agency/Work Site

4052 RT 42

MONTICELLO, NY

Physical Address

Mailing Address

SCOTT MACE

SUPERVISOR

Worksite Agent Name

Title

SUPERVISOR@THOMPSONNY.GOV

845-794-2500 X306

Email

Office Telephone #

Cell Phone #

i. **Worksite:**

- a. *Per approved worksite application and developed job description worksite will provide meaningful job tasks/projects. The goal being that all participants will gain soft/transferable skills, job specific skills and employment experience.*
- b. *Each work site shall provide the time and space for participants and CWD/SYEP staff to complete academic enrichment activities, have breaks, lunch and activities. Meetings as deemed necessary by CWD/SYEP staff.*
- c. *Participants can work a maximum of twenty-nine (29) hours per week.*
- d. *Participants are scheduled to be at assigned worksite Monday through Thursday 9am-3pm. With the exception of mandatory orientation and*

participant financial literacy class, participants are scheduled to be at their assigned worksite.

- e. There will be approximately 3 participant(s) 18+ assigned to this work site.*
- f. Worksites with no Crew Leaders assigned by CWD will send a representative to attend SYEP participant orientation on the first day of the program.*
- g. Worksites with Crew Leaders will meet with assigned CWD/SYEP Crew Leader prior to program start date and give them a tour of the location, available spaces and review your expectations.*
- h. Worksite will communicate clearly and concisely with SYEP participants, assigned CWD/SYEP Crew Leaders and CWD/SYEP staff regarding both negatives and positives.*

ii. Supervision of Participant(s) with no assigned SYEP/CWD Crew Leader:

- a. Each participant will know the full name, office location and phone number of their immediate and back up supervisors.*
- b. Supervisor or designee will be accessible to the SYEP participant(s), and CWD/SYEP staff at all times.*
- c. Each participant will be aware of the daily job tasks/assignment and have materials, tools, supplies readily available and accessible to complete job tasks/assignments.*
- d. Worksite will know the whereabouts/location of SYEP participant(s) during work hours.*
- e. Report attendance issues immediately upon occurrence to CWD/SYEP staff.*
 - i. No show/late/call out -notify CWD/SYEP by 9:10am on day of occurrence.*
 - ii. Request for time off, to leave early same day of occurrence and/or request.*

iii. Reporting Procedures:

- a. Time and Attendance: Participant's time and daily attendance sheet is, to be completed accurately and signed by the worksite Supervisor (or designee)*

and the participant on a weekly basis and submitted to CWD every Friday by 12 pm.

- b. Evaluations: Each supervisor shall complete an evaluation for each participant as required by CWD and submit to CWD bi-weekly on Friday by 12pm.*
- c. Accident Reports: CWD/SYEP staff shall be notified immediately of any accident, special situations, or unusual occurrences. Accident Reports will be filled out by all parties involved, including witnesses, and signed by supervisor and/or CWD SYEP Crew Leader and submitted to CWD within 24 hours.*
- d. Disciplinary Reports: CWD/SYEP staff shall be notified immediately of any situations or circumstances that can/may result in SYEP disciplinary procedures. A disciplinary report will be completed by all parties and submitted to CWD within 24 hours.*
- e. Participant Status: CWD/SYEP staff will notify the worksite of any participant status change, and no participant will be permitted to start work without prior approval for active status from CWD/SYEP staff.*
- f. Crew Leader lateness, issues, situations, positive &/or negative feedback must be report to the CWD Youth Workforce Coordinator. Crew Leaders and participants are employees of the County of Sullivan under the Center for Workforce Development.*

iv. Work site shall comply with the following:

- a. All Sullivan County Local Workforce Investment Area (LWIA) and New York State Department of Labor regulations including Laws Governing the Employment of Minors, which can be found at <https://dol.ny.gov/employment-minors>*
 - i. Youth participants may not be transported in personal vehicles, site agency/business vehicles. They also cannot ride on or in the bed of any motorized vehicle.*
 - ii. Crew leaders cannot transport youth participants in their personal vehicles for any reason at all. Crew leaders also cannot drive worksite vehicles, machines, golf carts, mowers etc. for any reason at all.*
- b. All local requirements and policies (full policies in attachment):*

1. Sexual Harassment Prevention Policy

2. Discrimination and Discriminatory Harassment Policy
(Adopted 2/18/16 -Revised 12/13/18)
 3. Policy Updated by Resolution 511-18, by law 2023
 4. HIPAA Compliance Policy
 5. Workplace Violence Prevention
 6. Affirmative Action/Equal Employment Opportunity Policy
- c. *Appropriate standards for health and safety in work and training situations will be maintained and participants will be trained.*
 - d. *Access to running water, drinkable water, restrooms, telephone (for emergencies) and basic first aid supplies are to be available at all worksites.*
- v. Special Activities:
- a. *Participants shall be released for special activities as determined by CWD/SYEP staff and worksites will be notified ahead of time.*
 - b. *All work sites will be monitored on a regular basis, to include but not limited to in person visits, virtual visits, email and phone calls both scheduled and unscheduled.*
 - c. *In the case of inclement weather conditions (rain, wind, heat index etc.) alternative work assignments/job tasks will be assigned to participants per the approved worksite application and job description. Materials, safety equipment will be readily available to complete job tasks/assignments.*
- vi. CWD has the right to terminate this worksite agreement at their discretion based on factors that do not meet this agreement.

vii. By my signature below I acknowledge that I have received and will share with SYEP worksite supervisors at my location the following documents

- a. New York State (NYS) Department of Labor (DOL) Laws Governing the Employment of Minors**
- b. County of Sullivan Policies and Procedures in attachment**
- c. Worksite Job Description**
- d. Calendar of events and due dates**
- e. Worksite Supervisor manual**

Work Site Agent Signature

Date

SCOTT MACE
Print Name

SUPERVISOR
Title

TOWN OF THOMPSON
Agency/Organization/Work site

**INTERMUNICIPAL AGREEMENT FOR SHARED LASERFICHE ELECTRONIC CONTENT
MANAGEMENT SYSTEM SERVICES
BETWEEN THE COUNTY OF SULLIVAN AND THE TOWN OF THOMPSON**

This Intermunicipal Agreement ("Agreement") is entered into as of _____, 2026, by and between the County of Sullivan, a municipal corporation organized and existing under the laws of the State of New York ("County"), and the Town of Thompson, a municipal corporation organized and existing under the laws of the State of New York ("Town").

WHEREAS, the parties are authorized to cooperate and share municipal services pursuant to Article 5-G of the New York State General Municipal Law; and

WHEREAS, the County hosts and maintains a Laserfiche Enterprise Content Management System ("Laserfiche" or "ECMS") utilized by the Town for the storage, retrieval, management, and retention of municipal records; and

WHEREAS, the parties desire to continue this shared services arrangement whereby the County provides Laserfiche hosting, administration, maintenance, licensing management, and support services for the benefit of the Town;

NOW, THEREFORE, the parties agree as follows:

1. PURPOSE

The purpose of this Agreement is to establish the terms and conditions under which the County shall provide hosting, administration, maintenance, licensing management, and technical support services for the Town's use of the County's Laserfiche Enterprise Content Management System.

2. COUNTY RESPONSIBILITIES

The County shall:

- a. Host, administer, and maintain the Laserfiche environment utilized by the Town;
- b. Coordinate software maintenance, upgrades, patches, and vendor support activities;
- c. Manage licensing, user provisioning, security roles, and system configuration necessary for the Town's authorized use;
- d. Provide reasonable administrative and technical support;
- e. Notify the Town of planned maintenance expected to materially impact service availability; and
- f. Maintain appropriate security controls, backup procedures, and access management practices for the hosted environment.

3. TOWN RESPONSIBILITIES

The Town shall:

- a. Designate authorized users and administrators;
- b. Cooperate with maintenance, upgrades, and support activities;
- c. Comply with applicable records retention, records management, and cybersecurity requirements;
- d. Maintain local equipment and connectivity required to access the system;
- e. Promptly notify the County of any suspected security incident affecting Town accounts;
and
- f. Utilize multifactor authentication (MFA) for all ECMS accounts where technically available

4. FEES

The Town shall pay the County Five Thousand Dollars (\$5,000.00) annually. Payment shall be due within thirty (30) days of receipt of invoice. The annual fee may be adjusted upon mutual written agreement of the parties.

5. ADDITIONAL LICENSES

Any additional Laserfiche user licenses, software modules, storage allocations, integrations, subscriptions, or related costs requested by the Town beyond its existing allocation shall be the sole financial responsibility of the Town unless otherwise agreed in writing.

6. DATA OWNERSHIP AND RECORDS RETENTION

All records, documents, images, metadata, and other information submitted to or maintained within Laserfiche by the Town shall remain the property of the Town.

The Town shall remain the records custodian of all records it stores within Laserfiche and shall be solely responsible for compliance with records retention schedules and records management requirements established by the New York State Archives and other applicable laws.

The County's provision of hosting and support services shall not transfer ownership, custody, or legal responsibility for Town records to the County.

Upon termination of this Agreement, the County shall provide the Town with a reasonable opportunity to retrieve its data in a mutually agreeable format.

7. CYBERSECURITY COOPERATION

The parties shall cooperate in addressing cybersecurity incidents affecting the Laserfiche environment.

The Town shall promptly notify the County of any suspected account compromise, unauthorized access, malware infection, cybersecurity event, or other activity that may impact the security, confidentiality, integrity, or availability of the system or data stored therein.

8. INSURANCE

Each party shall maintain insurance coverage or self-insurance coverage as required by law and shall provide evidence of such coverage upon reasonable request.

9. INDEMNIFICATION

To the extent permitted by law, each party agrees to defend, indemnify, and hold harmless the other party, its officers, employees, and agents from claims, damages, liabilities, or expenses arising from the negligent acts or omissions of the indemnifying party, its officers, employees, or agents.

Nothing contained herein shall be construed as a waiver of any governmental immunity, defense, or limitation of liability available under applicable law.

10. ANNUAL APPROPRIATIONS

Notwithstanding any other provision of this Agreement, each party's obligations are contingent upon the appropriation and availability of funds sufficient to satisfy such obligations. Nothing herein shall be construed as creating a debt of either party in violation of applicable law.

11. TERM AND TERMINATION

This Agreement shall commence April 1, 2025, and remain in effect through March 31, 2030.

Either party may terminate this Agreement upon thirty (30) days written notice to the other party.

12. NOTICES

Any notice required under this Agreement shall be in writing and delivered by hand, certified mail, recognized overnight courier, or electronic mail with confirmation of receipt.

13. LIMITATION OF LIABILITY

The County does not guarantee uninterrupted availability of the Laserfiche system and shall not be liable for incidental, consequential, special, punitive, or indirect damages arising from temporary service interruptions, maintenance activities, software defects, vendor failures, telecommunications failures, cyber incidents, or circumstances beyond the County's reasonable control.

14. FORCE MAJEURE

Neither party shall be deemed in default of this Agreement nor liable for any delay or failure in performance resulting from causes beyond its reasonable control, including but not limited to

acts of God; flood; fire; severe weather; epidemic or pandemic; war; terrorism; civil disturbance; labor disputes; utility failures; telecommunications outages; internet service disruptions; cyberattacks; ransomware incidents; governmental actions; changes in law or regulation; vendor failures; or other events beyond the reasonable control of the affected party.

The party affected by a Force Majeure event shall provide notice to the other party as soon as reasonably practicable and shall make reasonable efforts to resume performance as soon as practicable following the cessation of the event.

A Force Majeure event shall not excuse the obligation of either party to make payments due and owing prior to the occurrence of the event.

15. GOVERNING LAW AND VENUE

This Agreement shall be governed by the laws of the State of New York. Venue for any action arising hereunder shall be Sullivan County, New York.

16. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties concerning the subject matter herein and supersedes all prior agreements. Amendments must be in writing and executed by both parties.

17. AUTHORIZATION

This Agreement shall become effective upon approval by resolution of the Sullivan County Legislature and the Town Board of the Town of Thompson and execution by authorized representatives of both parties.

COUNTY OF SULLIVAN

By: _____
County Manager

Date: _____

TOWN OF THOMPSON

By: _____
Town Supervisor

Date: _____

APPROVED AS TO FORM:

By: _____
Sullivan County Attorney

Date: _____

By: _____
Town Attorney

Date: _____

Resolution No.

RESOLUTION TO AUTHORIZE FILING A GRANT APPLICATION TO THE NYS UNIFIED COURT SYSTEM FOR A JUSTICE COURT ASSISTANCE PROGRAM GRANT

WHEREAS, the NYS Unified Court System has requested applications for the current grant cycle of the 2026-2027 Justice Court Assistance Program grants; and

WHEREAS, the Thompson Town Court is interested in applying for funds; and

WHEREAS, the program requires the Town to adopt a resolution authorizing the Thompson Town Court to apply for a Justice Court Assistance Program grant in the 2026-2027 grant cycle for up to \$30,000.00 and for the Town supervisor to sign the necessary application.

NOW, THEREFORE, BE IT RESOLVED, that the Board of the Town of Thompson authorizes the Town of Thompson Town Court to apply for a JCAP grant in the 2026-2027 grant cycle up to \$30,0000; and

BE IT FURTHER RESOLVED, that the Town Supervisor be authorized and empowered to certify the application in the name of the Town of Thompson.

Moved by: Councilman

Seconded by: Councilman

and adopted on motion July 07, 2026.

The members of the Town Board voted as follows:

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



23 June 2026

Town of Thompson
4052 Route 42
Monticello, NY 12701

ATTENTION: Jim Carnell, Director

SUBJECT: Walmart OPD Expansion – Construction Observation Service

Dear Mr. Carnell,

We have reviewed the site utility plan for the proposed Walmart OPD Expansion. The project requires the relocation of approximately 200 ft. of 8" diameter water main and a fire hydrant. As requested, MHE can perform construction observation services for the relocation of the water main and fire hydrant as follows:

1. Review shop drawing submittals of pipe materials, fitting, hydrant and backfill materials.
2. On-site observation of water main installation which we would expect to take approximately two (2) days.
3. Observe pressure testing, disinfection of the water main and bacteriological testing.
4. Review all testing results and as-built drawings produced by Walmart representatives.

We propose to perform these services hourly at our current fee schedule. While the amount of time necessary will be dependent upon the Walmart contract schedule and pace, we estimate the total cost of our services to be approximately \$5,500.00.

Please let me know if you have any questions or require any further information at this time.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in black ink that reads 'Matthew Sickler'.

Matthew Sickler, P.E.
Engineer for the Town

P:\95-56 TOWN OF THOMPSON\95-56 Thompson Planning Board\26-9 Walmart OPD Expansion\Walmart OPD Construction Observation
6.23.26.docx

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

#18

Marilee Calhoun (Town of Thompson)

From: Michael Messenger <mmessenger@thompsonny.gov>
Sent: Wednesday, July 1, 2026 2:21 PM
To: Marilee Calhoun
Subject: 7/7/26 Agenda Items
Attachments: 5800 Sampler.pdf; TownofThompson-ReplacementESSCOPump-Patio Homes.pdf

Can you add the following to the agenda?

- Review and Approve: Purchase of Teledyne ISCO 5800 Refrigerated Sampler (\$11,440 plus shipping costs) for Emerald Green WWTP.
- Review and Approve: Purchase of ESSCO Pump, Model 3x12-25-4 (\$29,900) for Patio Homes Pump Station.

The sampler replaces an old, failed portable unit.

The ESSCO pump replaces the Patio Homes Pump Station pump that failed and cannot be rebuilt.

Michael Messenger

Superintendent

Town of Thompson Water & Sewer Dept.

(845) 794-5280 Ext. 104

mmessenger@thompsonny.gov



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

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



SERVICE SYSTEMS SOLUTIONS

June 25, 2026

Keith Rieber
Town of Thompson Water & Sewer Department

Manufactured as
Specified

Ref: 5800 Sampler

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

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

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

Price: \$11,444.00

Shipping: PPA

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

ROCHESTER

110 Elmgrove Park
Rochester, NY 14624

☎ 585.247.3030

☎ 585.247.7268

ALBANY

35 Mapleswood Avenue
Albany, NY 12205

☎ 518.458.7252

☎ 518.458.7259

CARIBBEAN

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

☎ 876.962.6592

☎ 876.963.8144

GP Jager

-a UFT Company-

June 24, 2026

To: Town of Thompson
Attention: Keith Reiber/Mike Messenger

Project: Replacement ESSCO Pump-Patio Homes
Model 3x12-25-4-Serial #12220

One(1) ESSCO model 3x12-25-4-460V torque fluid BABA COMPLIANT submersible vortex pump with a 100% recessed vortex style impeller capable of passing 3 inch diameter and long length solids. Each unit shall be constructed of heavy duty engineered Cast Iron with Ductile Iron impeller, Cast Iron volute, assembled with Stainless Steel hardware. The pump shall be painted with standard factory paint. Each pump shall be equipped with a Cool Agivent device which shall vent the pump case, cool the motor and agitate the wet well. The Cool Agivent shall provide enough cooling to dissipate any excess heat generated by the motor in the event of prolonged operation with the motor exposed. Reliance UL Listed 25 HP, 1750 RPM, 208/3/60hz., 250TY frame, submersible motor with Buna-N O-rings, Carbon/Ceramic upper mechanical seal with Buna-N elastomers and Tungsten Carbide/Tungsten Carbide lower mechanical seal with Buna-N elastomers, 416 Stainless Steel shaft, Class F insulation, oil buffer zone, moisture sensing probes, built-in thermal overload protection, 50 ft. motor leads, and ESSCO/Reliance five year warranty. The exterior of the motor shall be coated with standard factory paint. FLA- 70.9 3" Discharge 4" Suction. To work with existing Lift- out Claw

Pump is designed to pump 240GPM@125' 11.5" Trim

Price: **\$27,900.00** FOB factory with ground freight included to job sight, exclusive of all taxes. 16-18 weeks

[REDACTED]

Terms: Net 30 Days

Delivery: Above

Note: All purchase orders shall be addressed to the GP Jager

All items that are not specifically called out on individual scopes are by others.



Town Supervisor
Scott Mace

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

19

June 30, 2026

Bills over \$5,000.00

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

Delaware Engineering

Invoice #24-3143-13

\$9,958.10

APPROVED BY TOWN BOARD _____

This institution is an equal opportunity provider and employer.



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

Town of Thompson
4052 Route 42
Monticello, NY 12701

Invoice number 24-3143-13
Date 04/23/2026

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

For Services Rendered Through March 29, 2026

1 Design and Permitting Services

	Hours	Rate	Billed Amount
Ablen Amrod	8.00	250.00	2,000.00
Daniel W. Fagnani	7.00	165.00	1,155.00
Edward Dombrowski	33.00	155.00	5,115.00
John Peterson	6.00	180.00	1,080.00
Michael Webster	1.50	110.00	165.00
Robert G. Chiappisi	2.00	165.00	330.00
subtotal	57.50		9,845.00

REIMBURSABLES

	Units	Rate	Billed Amount
John Peterson			
Mileage Oneonta 2026	156.00	0.725	113.10
Phase subtotal			9,958.10
Invoice total			9,958.10

Approved by:

John Peterson

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



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

Town of Thompson
4052 State Route 42
Monticello, NY 12701

PROJECT ID: 24-3143

PROJECT: Emerald Green/Lake Louise Marie WWTP Phase 2 Upgrades
INVOICE/REQUISITION No.: 13

	CURRENT COST	PREVIOUS COST	COST TO DATE	BUDGET
1. Task 1 - Design and Permitting Services				
Labor	\$ 9,845.00	\$ 521,216.25	\$ 531,061.25	
Reimbursable Expenses	\$ 113.10	\$ 2,455.60	\$ 2,568.70	
Subcontractors (Atlantic Testing Laboratories)	\$ -	\$ 12,395.00	\$ 12,395.00	
Subcontractors (Greenstar Environmental Solutions, LLC)	\$ -	\$ 2,100.00	\$ 2,100.00	
Subcontractors (REGEN, LLC)	\$ -	\$ 18,200.00	\$ 18,200.00	
SUBTOTAL - TASK 1	\$ 9,958.10	\$ 556,366.85	\$ 566,324.95	\$ 585,240.00
2. Task 2 - Bidding Services				
Labor	\$ -	\$ -	\$ -	
Reimbursable Expenses	\$ -	\$ -	\$ -	
SUBTOTAL - TASK 2	\$ -	\$ -	\$ -	\$ 21,000.00
TOTAL	\$ 9,958.10	\$ 556,366.85	\$ 566,324.95	\$ 606,240.00
AMOUNT DUE FOR CURRENT SERVICES	\$ 9,958.10			
AMOUNT PAST DUE	\$ 32,840.00	Invoice #12, 03/12/2026 <i>pd</i>		
TOTAL NOW DUE	\$ 42,798.10			
BUDGET BALANCE	\$ 39,915.05			

THIS STATEMENT REFLECTS PAYMENTS RECEIVED ON OR BEFORE BILLING DATE



Town Supervisor
Scott Mace

#19
Town Board Members
Deputy Supervisor Melinda Meddaugh
John Pavese
Ryan Schock
Richard Benjamin

July 1, 2026

Bills over \$5,000.00

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

Delaware Engineering	Invoice #20-2090-26	\$11,992.16
Delaware Engineering	Invoice #20-2090-27	\$12,351.00

APPROVED BY TOWN BOARD _____

This institution is an equal opportunity provider and employer.



Delaware Engineering, D.P.C.

28 Madison Ave. Ext.
Albany, NY 12203
(518) 452-1290

Town of Thompson
4052 Route 42
Monticello, NY 12701

Invoice number 20-2090-26
Date 04/23/2026

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

For Services Rendered Through March 29, 2026

4 Bid/Award

	Hours	Rate	Billed Amount
Daniel W. Fagnani	4.00	165.00	660.00
David R. Ohman	0.75	250.00	187.50
Derrick P. Wilcox	1.50	195.00	292.50
John Peterson	37.00	180.00	6,660.00
Michael Webster	20.50	110.00	2,255.00
subtotal	63.75		10,055.00
Phase subtotal			10,055.00

6 (B) Subcontracts - Underground Utility Location Services (SUB)

CONSULTANT

Units	Rate	Billed Amount
		700.00

Blood Hound, LLC - Invoice #444794

6 (E) Subcontracts - Document Reproduction (SUB)

CONSULTANT

Units	Rate	Billed Amount
CONSTRUCTIVE COPY		928.88
		308.28
Consultant subtotal		1,237.16
Phase subtotal		1,237.16

Invoice total **11,992.16**

Approved by:
John Peterson

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

#20-2090
#LB

Blood Hound, LLC
P.O. Box 714843
Cincinnati, OH 45271-4843
1-888-858-9830 - Office
AR@bhug.com - Email



Invoice No: 444794

Work Order Number: WO-00172196

Project Location:
Thompson WWTP
128 Rock Ridge Drive
Monticello, NY 12701

Delaware Engineering, D.P.C.
55 South Main Street
Oneonta, NY 13820
Attn: John Peterson

Date of Invoice: 6/10/21
Due Date: 7/10/21
Period: 6/10/21 - 6/10/21
Payment Terms: Net 30

Item	Quantity	Rate	Total
QL-B Investigation and Mapping - Blower Building	1	\$8,200.00	\$ 8,200.00

Balance Due \$ 8,200.00

Billed with Invoice #1 7/26/22 = 7,500.00
Balance to Bill = \$ 700.00

1.5% monthly service charge after 30 days



#20-2090 #6E

constructive



Invoice

3 Northway Lane, North
Latham, NY 12110
Office: 518.783.6044
Tax ID 56-2384019

REC'D MAR 23 2026

Date	Invoice #
3/13/2026	03260189

Bill To:
Delaware Engineering 28 Madison Ave Extension Albany, NY 12203

Ship To:
Delaware Engineering 28 Madison Ave Extension Albany, NY 12203

REFERENCE NAME / PO NUMBER	TERMS	REP	ORDERED BY
Kiamesha Lake WWTP	Net 30	ED	John Peterson
DESCRIPTION	QUANTITY		AMOUNT
Oversize - 249 originals x 2 copies = 2988 sqft	2,988		448.20T
Binding - Delaware Binds	2		2.00T
Light Stop - 1188 originals x 2 copies	2,376		285.12T
Cardstock	4		0.88T
GBC Hole Punching	1,192		23.84T
GBC Binds	2		5.00T
Shipping & Handling	1		102.64
Sales Tax			61.20
	Total		\$928.88
	Payments Credits		\$0.00
	Balance Due		\$928.88

All Balances 30 days past due from invoice date will be charged a finance charge of 1.5% per month.

www.constructivecopy.com

#20-2090 #6E

constructive
copy**Invoice**

3 Northway Lane, North
Latham, NY 12110
Office: 518.783.6044
Tax ID 56-2384019

REC'D MAR 25 2026

Date	Invoice #
3/17/2026	03260242

Bill To:
Delaware Engineering 28 Madison Ave Extension Albany, NY 12203

Ship To:
Delaware Engineering 28 Madison Ave Extension Albany, NY 12203

REFERENCE NAME / PO NUMBER	TERMS	REP	ORDERED BY
Kiamesha WWTP	Net 30	ED	John Peterson
DESCRIPTION	QUANTITY		AMOUNT
Medium Stop - 754 originals x 2 copies	1,508		241.28T
Cardstock	4		0.88T
GBC Hole Punching	758		15.16T
GBC Binds	2		5.00T
Shipping & Handling	1		24.97
Sales Tax			20.99
	Total		\$308.28
	Payments Credits		\$0.00
	Balance Due		\$308.28

All Balances 30 days past due from invoice date will be charged a finance charge of 1.5% per month.

www.constructivecopy.com



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

Town of Thompson
4052 State Route 42
Monticello, NY 12701

PROJECT ID: 20-2090

PROJECT: Kiamesha Lake WWTP Upgrade
INVOICE/REQUISITION No.: 26

	CURRENT COST	PREVIOUS COST	COST TO DATE	BUDGET
1. Task 1 - Project Planning Services				
Labor	\$ -	\$ 34,785.00	\$ 34,785.00	
Reimbursable Expenses	\$ -	\$ 215.00	\$ 215.00	
SUBTOTAL - TASK 1	\$ -	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00
2. Task 2 - SPDES Permit Related Activities				
Labor	\$ -	\$ 24,615.00	\$ 24,615.00	
Reimbursable Expenses	\$ -	\$ 142.57	\$ 142.57	
Subcontractors (Steingart Printing)	\$ -	\$ 242.43	\$ 242.43	
SUBTOTAL - TASK 2	\$ -	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
3. Task 3 - Design Services				
(A) UV Disinfections & General Upgrades				\$ 725,000.00
Labor	\$ -	\$ 723,997.50	\$ 723,997.50	
Reimbursable Expenses	\$ -	\$ 1,002.50	\$ 1,002.50	
(B) DPW Maintenance Building				\$ 125,000.00
Labor	\$ -	\$ 125,000.00	\$ 125,000.00	
Reimbursable Expenses	\$ -	\$ -	\$ -	
(C) ATAD				\$ 250,000.00
Labor	\$ -	\$ 241,780.50	\$ 241,780.50	
Reimbursable Expenses	\$ -	\$ 219.50	\$ 219.50	
Subcontractor (Jade Stone Engineering, PLLC)	\$ -	\$ 8,000.00	\$ 8,000.00	
SUBTOTAL - TASK 3	\$ -	\$ 1,100,000.00	\$ 1,100,000.00	\$ 1,100,000.00
4. Task 4 - Bid/Award				
Labor	\$ 10,055.00	\$ -	\$ 10,055.00	
Reimbursable Expenses	\$ -	\$ -	\$ -	
SUBTOTAL - TASK 4	\$ 10,055.00	\$ -	\$ 10,055.00	\$ 15,000.00



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

	CURRENT COST	PREVIOUS COST	COST TO DATE	BUDGET
5. Task 5 - NYSEFC Contract Compliance/Subcontractor Coordination				
Labor	\$ -	\$ 19,980.00	\$ 19,980.00	
Reimbursable Expenses	\$ -	\$ 20.00	\$ 20.00	
SUBTOTAL - TASK 5	\$ -	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
6. Task 6 - Subcontracts				
Financing Administration (Municipal Solutions)	\$ -	\$ 5,022.90	\$ 5,022.90	\$ 25,000.00
Underground Utility Location Services (Bloodhound)	\$ 700.00	\$ 7,500.00	\$ 8,200.00	\$ 7,500.00
Site Surveying (REGEN, LLC)	\$ -	\$ 17,200.00	\$ 17,200.00	\$ 25,000.00
Geotechnical Evaluation/Borings (Atlantic)	\$ -	\$ 30,950.00	\$ 30,950.00	\$ 15,000.00
Document Reproduction (Constructive Copy)	\$ 1,237.16	\$ -	\$ 1,237.16	\$ 5,000.00
SUBTOTAL - TASK 6	\$ 1,937.16	\$ 60,672.90	\$ 62,610.06	\$ 77,500.00
7. Task 7 - Engineering During Construction				
Labor	\$ -	\$ -	\$ -	
Reimbursable Expenses	\$ -	\$ -	\$ -	
SUBTOTAL - TASK 7	\$ -	\$ -	\$ -	\$ 1,403,432.00
8. Task 8 - On-Site Observation Services				
Labor	\$ -	\$ -	\$ -	
Reimbursable Expenses	\$ -	\$ -	\$ -	
SUBTOTAL - TASK 8	\$ -	\$ -	\$ -	\$ 508,200.00
9. Task 9 - As-Built/Record Drawings				
Labor	\$ -	\$ -	\$ -	
Reimbursable Expenses	\$ -	\$ -	\$ -	
SUBTOTAL - TASK 9	\$ -	\$ -	\$ -	\$ 35,000.00
10. Task 10 - NYSEFC Contract Compliance/Subcontractor Coordination				
Labor	\$ -	\$ -	\$ -	
Reimbursable Expenses	\$ -	\$ -	\$ -	
SUBTOTAL - TASK 10	\$ -	\$ -	\$ -	\$ 40,000.00



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

	CURRENT COST	PREVIOUS COST	COST TO DATE	BUDGET
11. Task 11 - Subcontracts				
Financing Administration (Municipal Solutions)	\$ -	\$ -	\$ -	\$ 35,000.00
As-Built Surveying	\$ -	\$ -	\$ -	\$ 15,000.00
Geotechnical Services	\$ -	\$ -	\$ -	\$ 10,000.00
Special Inspections	\$ -	\$ -	\$ -	\$ 20,000.00
Construction Materials Testing Services	\$ -	\$ -	\$ -	\$ 30,000.00
SUBTOTAL - TASK 11	\$ -	\$ -	\$ -	\$ 110,000.00
TOTAL	\$ 11,992.16	\$ 1,240,672.90	\$ 1,252,665.06	\$ 3,369,132.00
AMOUNT DUE FOR CURRENT SERVICES	\$ 11,992.16			
AMOUNT PAST DUE	\$ 16,224.79		Invoice #25, 03/12/2026 <i>pd</i>	
TOTAL NOW DUE	\$ 28,216.95			
BUDGET BALANCE		\$2,116,466.94		

THIS STATEMENT REFLECTS PAYMENTS RECEIVED ON OR BEFORE BILLING DATE



Delaware Engineering, D.P.C.

28 Madison Ave. Ext.
Albany, NY 12203
(518) 452-1290

Town of Thompson
4052 Route 42
Monticello, NY 12701

Invoice number 20-2090-27
Date 05/18/2026

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

For Services Rendered Through May 03, 2026

4 Bid/Award

	Hours	Rate	Billed Amount
Daniel W. Fagnani	1.00	165.00	165.00
David R. Ohman	3.00	250.00	750.00
Derrick P. Wilcox	1.50	195.00	292.50
John Peterson	18.00	180.00	3,240.00
Michael Webster	4.00	110.00	440.00
subtotal	27.50		4,887.50

REIMBURSABLES

	Units	Rate	Billed Amount
In-House Reproduction			57.50
Phase subtotal			4,945.00 ✓

**6 (F) Subcontracts - Stormwater Pollution Prevention Plan (SUB)
CONSULTANT**

	Units	Rate	Billed Amount
Sterling Environmental Engineering, P.C.			5,998.50
			380.00
Consultant subtotal			6,378.50
Phase subtotal			6,378.50

10 NYSEFC Contract Compliance/Sub Coordination

	Hours	Rate	Billed Amount
Karla Nunamann	2.00	105.00	210.00
	2.00	120.00	240.00
Robert G. Chiappisi	3.50	165.00	577.50
subtotal	7.50		1,027.50
Phase subtotal			1,027.50
Invoice total			12,351.00



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

Town of Thompson

Invoice number 20-2090-27

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

Date 05/18/2026

Approved by:

John Peterson

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

STERLING

Sterling Environmental Engineering, P.C

REC'D JUN 09 2025

Invoice submitted to:

Mr. John Peterson
Delaware Engineering, D.P.C.
28 Madison Avenue Extension
Albany, New York 12203

Email: jpeterson@delawareengineering.com

#20-2090 #6

Subject: Kiamesha Lake WWTP Upgrade Project, Town of Thompson, NY
STERLING File #2025-22

June 6, 2025

Invoice #14406

Services Provided in May 2025 in Accordance with 3/3/2025 Authorized Scope of Work

Description	Total
• Construction SWPPP Preparation	\$5,998.50
TOTAL AMOUNT DUE:	\$5,998.50

TERMS: Invoices are due upon receipt. Invoices not paid within 60 days of issuance will be subject to a 1% per month finance charge assessed from date of issuance.

PLEASE MAKE PAYMENT TO: Sterling Environmental Engineering, P.C.

"Serving our clients and the environment since 1993"

STERLING

Sterling Environmental Engineering, P.C

REC'D DEC 29 2025

#20-2090 #6

Invoice submitted to:

Mr. John Peterson
Delaware Engineering, D.P.C.
28 Madison Avenue Extension
Albany, New York 12203

Email: jpeterston@delawareengineering.com

Subject: Kiamesha Lake WWTP Upgrade Project, Town of Thompson, NY
STERLING File #2025-22

December 15, 2025

Invoice #14795

Services Provided November 2025 – December 11, 2025 in accordance with 3/3/2025 authorized scope of work.

Description	Total
- Finalize & Submit General Permit Notice of Intent (NOI) - Finalize & Submit Construction SWPPP. - Project Management & Correspondence	\$380.00
TOTAL AMOUNT DUE:	\$380.00

TERMS: Invoices are due upon receipt. Invoices not paid within 60 days of issuance will be subject to a 1% per month finance charge assessed from date of issuance.

PLEASE MAKE PAYMENT TO: Sterling Environmental Engineering, P.C.

"Serving our clients and the environment since 1993"



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

Town of Thompson
4052 State Route 42
Monticello, NY 12701

PROJECT ID: 20-2090

PROJECT: Kiamesha Lake WWTP Upgrade
INVOICE/REQUISITION No.: 27

	CURRENT COST	PREVIOUS COST	COST TO DATE	BUDGET
1. Task 1 - Project Planning Services				
Labor	\$ -	\$ 34,785.00	\$ 34,785.00	
Reimbursable Expenses	\$ -	\$ 215.00	\$ 215.00	
SUBTOTAL - TASK 1	\$ -	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00
2. Task 2 - SPDES Permit Related Activities				
Labor	\$ -	\$ 24,615.00	\$ 24,615.00	
Reimbursable Expenses	\$ -	\$ 142.57	\$ 142.57	
Subcontractors (Steingart Printing)	\$ -	\$ 242.43	\$ 242.43	
SUBTOTAL - TASK 2	\$ -	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
3. Task 3 - Design Services				
(A) UV Disinfections & General Upgrades				\$ 725,000.00
Labor	\$ -	\$ 723,997.50	\$ 723,997.50	
Reimbursable Expenses	\$ -	\$ 1,002.50	\$ 1,002.50	
(B) DPW Maintenance Building				\$ 125,000.00
Labor	\$ -	\$ 125,000.00	\$ 125,000.00	
Reimbursable Expenses	\$ -	\$ -	\$ -	
(C) ATAD				\$ 250,000.00
Labor	\$ -	\$ 241,780.50	\$ 241,780.50	
Reimbursable Expenses	\$ -	\$ 219.50	\$ 219.50	
Subcontractor (Jade Stone Engineering, PLLC)	\$ -	\$ 8,000.00	\$ 8,000.00	
SUBTOTAL - TASK 3	\$ -	\$ 1,100,000.00	\$ 1,100,000.00	\$ 1,100,000.00
4. Task 4 - Bid/Award				
Labor	\$ 4,887.50	\$ 10,055.00	\$ 14,942.50	
Reimbursable Expenses	\$ 57.50	\$ -	\$ 57.50	
SUBTOTAL - TASK 4	\$ 4,945.00	\$ 10,055.00	\$ 15,000.00	\$ 15,000.00



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

	CURRENT COST	PREVIOUS COST	COST TO DATE	BUDGET
5. Task 5 - NYSEFC Contract Compliance/Subcontractor Coordination				
Labor	\$ -	\$ 19,980.00	\$ 19,980.00	
Reimbursable Expenses	\$ -	\$ 20.00	\$ 20.00	
SUBTOTAL - TASK 5	\$ -	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
6. Task 6 - Subcontracts				
Financing Administration (Municipal Solutions)	\$ -	\$ 5,022.90	\$ 5,022.90	\$ 25,000.00
Underground Utility Location Services (Bloodhound)	\$ -	\$ 8,200.00	\$ 8,200.00	\$ 7,500.00
Site Surveying (REGEN, LLC)	\$ -	\$ 17,200.00	\$ 17,200.00	\$ 25,000.00
Geotechnical Evaluation/Borings (Atlantic)	\$ -	\$ 30,950.00	\$ 30,950.00	\$ 15,000.00
Document Reproduction (Constructive Copy)	\$ -	\$ 1,237.16	\$ 1,237.16	\$ 5,000.00
Stormwater Pollution Prevention Plan (Sterling Env Eng)	\$ 6,378.50	\$ -	\$ 6,378.50	\$ -
SUBTOTAL - TASK 6	\$ 6,378.50	\$ 62,610.06	\$ 68,988.56	\$ 77,500.00
7. Task 7 - Engineering During Construction				
Labor	\$ -	\$ -	\$ -	
Reimbursable Expenses	\$ -	\$ -	\$ -	
SUBTOTAL - TASK 7	\$ -	\$ -	\$ -	\$ 1,403,432.00
8. Task 8 - On-Site Observation Services				
Labor	\$ -	\$ -	\$ -	
Reimbursable Expenses	\$ -	\$ -	\$ -	
SUBTOTAL - TASK 8	\$ -	\$ -	\$ -	\$ 508,200.00
9. Task 9 - As-Built/Record Drawings				
Labor	\$ -	\$ -	\$ -	
Reimbursable Expenses	\$ -	\$ -	\$ -	
SUBTOTAL - TASK 9	\$ -	\$ -	\$ -	\$ 35,000.00
10. Task 10 - NYSEFC Contract Compliance/Subcontractor Coordination				
Labor	\$ 1,027.50	\$ -	\$ 1,027.50	
Reimbursable Expenses	\$ -	\$ -	\$ -	
SUBTOTAL - TASK 10	\$ 1,027.50	\$ -	\$ 1,027.50	\$ 40,000.00



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

	CURRENT COST	PREVIOUS COST	COST TO DATE	BUDGET
11. Task 11 - Subcontracts				
Financing Administration (Municipal Solutions)	\$ -	\$ -	\$ -	\$ 35,000.00
As-Built Surveying	\$ -	\$ -	\$ -	\$ 15,000.00
Geotechnical Services	\$ -	\$ -	\$ -	\$ 10,000.00
Special Inspections	\$ -	\$ -	\$ -	\$ 20,000.00
Construction Materials Testing Services	\$ -	\$ -	\$ -	\$ 30,000.00
SUBTOTAL - TASK 11	\$ -	\$ -	\$ -	\$ 110,000.00
TOTAL	\$ 12,351.00	\$ 1,252,665.06	\$ 1,265,016.06	\$ 3,369,132.00
AMOUNT DUE FOR CURRENT SERVICES	\$ 12,351.00			
AMOUNT PAST DUE	\$ 11,992.16	Invoice #26, 04/23/2026		
TOTAL NOW DUE	\$ 24,343.16			
BUDGET BALANCE	\$2,104,115.94			

THIS STATEMENT REFLECTS PAYMENTS RECEIVED ON OR BEFORE BILLING DATE



Town Supervisor
Scott Mace

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

#19

July 1, 2026

Bills over \$5,000.00

We are requesting permission to pay MHE Engineering for engineering services for Design & Bidding of the Emerald Green Pump Station 1, 2 & 3 Improvement Project

MHE

Invoice #27108

\$5,175.20

APPROVED BY TOWN BOARD _____

This institution is an equal opportunity provider and employer.

APPROVED

By Michael Messenger at 8:26 am, Jul 01, 2026

MHE

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

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

Invoice number 27108
Date 06/26/2026

Project **24-715 Thompson- Emerald Green
Sewer District PS Improvements (C3-
5378-05-00)**

For Professional Services Through May, 31, 2026

H. 8120.201

Description	Contract Amount	Prior Billed	Current Billed
Design & Bidding	262,450.00	170,500.00	5,000.00
Total	262,450.00	170,500.00	5,000.00

Reimbursables

	Units	Rate	Billed Amount
24x36 Pages	40.00	3.60	144.00
8.50 X11 Pages	208.00	0.15	31.20
Reimbursables subtotal			175.20

Invoice total **5,175.20**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
27108	06/26/2026	5,175.20	5,175.20				
	Total	5,175.20	5,175.20	0.00	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



Town Supervisor
William J. Rieber, Jr.

Town Board Members
Deputy Supervisor Melinda Meddaugh
Scott Mace
John Pavese
Ryan Schock

#19

July 1, 2026

Bills over \$5,000.00

We are requesting permission to pay MHE Engineering for engineering services for Design & Bidding of the Sackett Lake Sewer District I&I Improvement Project

MHE

Invoice #27109

\$10,000.00

APPROVED BY TOWN BOARD _____

This institution is an equal opportunity provider and employer.

APPROVED

By Michael Messenger at 8:26 am, Jul 01, 2026

MHE

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

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

Invoice number 27109
Date 06/26/2026

Project **24-716 Thompson- Sackett Lake Sewer
District I&I Improvements (C3-5378-08-
00)**

For Professional Services Through May, 31, 2026

HI 8140.201

Description	Contract Amount	Prior Billed	Current Billed
Design & Bidding	168,713.00	88,000.00	10,000.00
Total	168,713.00	88,000.00	10,000.00

Invoice total **10,000.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
27109	06/26/2026	10,000.00	10,000.00				
	Total	10,000.00	10,000.00	0.00	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



#19

Town of Thompson
Water & Sewer Department
Michael Messenger, Superintendent
Keith Rieber, Assistant Superintendent

Bills Over \$5,000.00

Venor: Critex LLC
(Mr. Manhole)

Description: Vylon Pipe + Re-bar Rings

Amount: 8,611.00

Sole Source



MR. MANHOLE
125 S Canal St
Delphos, OH 45833 USA
4192965936
AR@critex.com
www.mrmanhole.com

INVOICE

BILL TO

Keith Rieber
Town of Thompson
128 Rock Ridge Drive
Monticello, NY 12701 USA

SHIP TO

Keith Rieber
Town of Thompson
128 Rock Ridge Drive
Monticello, NY 12701 USA

INVOICE # INV-5820**DATE** 05/19/2026**DUE DATE** 06/18/2026**TERMS** Net 30**SHIP DATE**

05/18/2026

SALES REP

Maddy Heckman

ACTIVITY	QTY	RATE	AMOUNT
Supply:P-MM0311 27" VYLON PIPE PER SECTION (40.5")	6	680.00	4,080.00
Supply:P-MM0316 RE-BAR RINGS (40) IN A BUNDLE	3	1,282.00	3,846.00

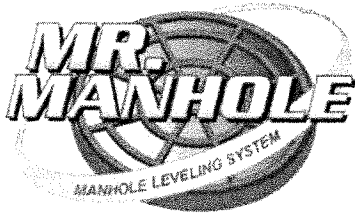
--- Customer PO: SS-EG

Ways to pay

BANK

SUBTOTAL	7,926.00
TAX	0.00
SHIPPING	685.00
TOTAL	8,611.00
BALANCE DUE	\$8,611.00

[View and pay](#)



CRITEX LLC.
125 S Canal St
Delphos, OH 45833

Packing Slip

DATE	ORDER #
5/18/2026	ES-4364

BILL TO

Keith Rieber
Town of Thompson
128 Rock Ridge Drive
Monticello, NY 12701
USA

SHIP TO

Keith Rieber
Town of Thompson
128 Rock Ridge Drive
Monticello, NY 12701
USA

krieber@thompsonny.gov
845-794-5280 X104

Item	Description	Shipped
P-MM0311	27" VYLON PIPE PER SECTION (40.5")	6
P-MM0316	RE-BAR RINGS (40) IN A BUNDLE	3

Purchase Order: SS-EG

Shipped Via:

Tracking Number:

Received By: _____

Date: _____