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

WEDNESDAY, NOVEMBER 04, 2026 — **7:00 PM MEETING**

CALL TO ORDER
ZOOM VIDEOCONFERENCING/YOUTUBE LIVE
ROLL CALL
PLEDGE TO THE FLAG

REMINDER: JOINT PUBLIC HEARING W/VILLAGE OF MONTICELLO–VPK CAPITAL, LLC, WED., 11/04, 6PM AT VILLAGE HALL

PUBLIC HEARINGS:

1) PROPOSED LOCAL LAW NO. 05 OF 2026 – OVERRIDE TAX LEVY LIMIT

2) 2027 FISCAL-YEAR PRELIMINARY BUDGET

3) PROPOSED LOCAL LAW NO 06 OF 2026 – CREATE NEW CHAPTER 175 ENTITLED "SLEEPING & CAMPING ON PUBLIC PROPERTY"

4) CONSOLIDATED ROCK HILL EMERALD GREEN SEWER DISTRICT –SEWER EXTENSION # 04 – (828 BROADWAY, LLC. - BILLY STOP LOCATED AT 686 WOLF LAKE ROAD, SBL# 52.-1-14.1)

APPROVAL OF PREVIOUS MINUTES: **October 20, 2026 Budget Work-Session**
October 20, 2026 Regular Town Board Meeting

PUBLIC COMMENT

CORRESPONDENCE:

- **NYS Dept. of Taxation and Finance:** Check #11255187, Dated: 10/21/2026 in the amount of $634,575.16 – NYS Gaming Commission for Resorts World Catskill Casino Distribution 2nd Quarter Payment.
- **Mary Paige Lang-Clouse, Library Director, Ethelbert B. Crawford Public Library:** Letter dated 10/26/26 to Supervisor Mace and Town Clerk Calhoun Re: 2027 Approved Library Budget and Trustee Election Results.
- **Town of Mamakating Town Board:** Public Hearing Notice on 11/17/26 at 6PM for Temporary Moratorium on the Approval, Development, Construction and Operation of Data Centers.

AGENDA ITEMS:

1) RESOLUTION TO ENACT: PROPOSED LOCAL LAW #05 OF 2026 - OVERRIDE TAX LEVY LIMIT (ADOPTED AS LOCAL LAW #04 OF 2026)

2) RESOLUTION TO ADOPT FISCAL-YEAR 2027 TOWN BUDGET

3) RESOLUTION TO APPROVE RELEVIES REPORT FOR WATER CHARGES FOR FISCAL-YEAR ENDING 2026

4) RESOLUTION TO ENACT: PROPOSED LOCAL LAW #06 OF 2026 – ADD CHAPTER 175 OF TOWN CODE ENTITLED "SLEEPING & CAMPING ON PUBLIC PROPERTY" (ADOPTED AS LOCAL LAW #05 OF 2026)

5) ACTION: CMS CAMPUS HOLDINGS, INC. – REQUEST FOR SUPPORT AND TAX EQUITY AND FISCAL RESPONSIBILITY ACT (TEFRA) APPROVAL FOR MACHNA SHALVA

6) ROCK HILL AMBULANCE CORPS: DISCUSS MUNICIPAL CERTIFICATE OF NEED

7) APPROVE: PROPOSED EXTENSION NO. 4 OF CONSOLIDATED ROCK HILL EMERALD GREEN SEWER DISTRICT FOR 686 WOLF LAKE ROAD, ROCK HILL (828 BROADWAY, LLC, BILLY STOP PROPERTY), SBL # 52.-1-14.1

A) NEGATIVE DECLARATION RESOLUTION UNDER SEQR
B) RESOLUTION MAKING CERTAIN DETERMINATIONS IN RELATION TO PROPOSED EXTENSION
C) RESOLUTION PRELIMINARILY APPROVING EXTENSION NO. 4 SUBJECT TO PERMISSIVE REFERENDUM

8) MATTHEW GAOR: REQUEST TO EXTEND TEMPORARY SPECIAL USE PERMIT

9) DISCUSSION: REAL PROPERTY TAXATION EXEMPTION FOR ALTERNATIVE VETERANS & VETERANS WITH A PERMANENT & TOTAL DISABILITY (RP-458-a (11))

10) RESOLUTION AUTHORIZING CONSENT TO ASSIGNMENT OF PROFESSIONAL SERVICES CONTRACTS FROM LABERGE GROUP TO ARTHEON, INC. EFFECTIVE 12/01/2026

11) DISCUSS & APPROVE: INTERMUNICIPAL AGREEMENT WITH TOWN OF MAMAKATING PERTAINING TO DOG CONTROL SERVICES AND APPOINTMENT OF VICKI DARNOBID AS DOG CONTROL OFFICER

12) RESOLUTION AUTHORIZING TERMINATION OF EASEMENT BETWEEN GLEASON, TOWN OF THOMPSON AND WOLF LAKE, INC. FOR LOTS 6 & 8 ALONG SOUTH SHORE DRIVE, WURTSBORO (WOLF LAKE), SBL#'S 66.-29-4 & 66.-29-5

13) RESOLUTION TO ESTABLISH BID DATE OPENING ON MONDAY, 11/23/26 AT 2PM – GARBAGE & REFUSE REMOVAL

14) EMERALD GREEN WWTP UPGRADE PROJECT (C3-5378-07-01): RESOLUTION FOR ENGINEERING CONTRACT AMENDMENT NO. 2 WITH DELAWARE ENGINEERING, DPC

15) MELODY LAKE WELLHOUSE WATER SYSTEM IMPROVEMENTS PROJECT ITEMS:

A) APPROVE & AUTHORIZE - RURAL DEVELOPMENT PROJECT - USDA FORM E FOR PAYMENT #15 $55,629.62
B) APPROVE & AUTHORIZE – TAM ENTERPRISES, INC. APPLICATION FOR PAYMENT #10 $55,629.62

16) BILLS OVER $5,000.00

17) BUDGET TRANSFERS & AMENDMENTS

18) ORDER BILLS PAID

OLD BUSINESS
NEW BUSINESS
REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS
PUBLIC COMMENT
ADJOURN

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

PH #1

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 October 06, 2026, a proposed Local Law No. 05 of 2026, entitled "A Local Law to Override the Tax Levy Limit Established in General Municipal Law §3-c".

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 November 04, 2026 at 7:00 P.M., or as soon thereafter as said Public Hearing shall be convened, at which time all persons interested will be heard.

The proposed Local Law seeks to override the tax levy limit of two-percent (2%).

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: October 06, 2026

BY ORDER OF THE TOWN BOARD

TOWN OF THOMPSON

MARILEE J. CALHOUN, TOWN CLERK

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

NEW YORK STATE | **Department of State**
Corporations, State Records & UCC

Local Law Filing

Pursuant to Municipal Home Rule Law §27

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

Proposed No. 05 of the year 20 26

Local Law Title: A Local Law to Override the Tax Levy Limit Established in General Municipal Law

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

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

of _____ 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.)

LOCAL LAW FILING

Town of Thompson

Proposed

Local Law No. 05 of the year 2026

A Local Law to Override the Tax Levy Limit Established in General Municipal Law §3-c

Be it enacted by the Town Board of the

Town of Thompson

1. Legislative Intent. It is the intent of this Local Law to allow the Town of Thompson to adopt a budget for the fiscal year commencing 2027 that requires a Real Property Tax Levy in excess of the "Tax Levy Limit" as defined by General Municipal Law §3-c.

2. Authority. This Local Law is adopted pursuant to subdivision 5 of General Municipal Law §3-c, which expressly authorizes a local government's governing body to override the Property Tax Cap for the coming fiscal year by the adoption of a Local Law approved by a vote of sixty percent (60%) of said governing body.

3. Tax Levy Limit Override. The Town Board of the Town of Thompson, County of Sullivan, is hereby authorized to adopt a budget for the fiscal year commencing 2027 that requires a Real Property Tax Levy in excess of the amount otherwise prescribed in General Municipal Law §3-c.

4. If any clause, sentence, paragraph, subdivision, section or part thereof this Local Law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment, decree or order shall not affect, impair or invalidate the remainder thereof but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part thereof directly involved in the controversy in which such judgment, decree or order shall have been rendered and the remainder of this Local Law shall not be affected thereby and shall remain in full force and effect.

5. This Local Law shall take effect immediately upon filing with the Secretary of State.

LOCAL LAW FILING

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

1. (Final adoption by local legislative body only)

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

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

I hereby certify that the local law annexed, ascribed as local law No. ___ of 20___ of the County/City/Town/Town/Village of _____ was duly passed by the _____ on _____20___ and was (approved) (not approved) (repassed after disapproval) by the _____ on _____ and was deemed duly adopted on _____20___, in accordance with the applicable provisions of law.

3. (Final adoption by referendum)

I hereby certify that the local law annexed hereto, ascribed as local law No. ___ of 20___ of the County/City/Town/Town/Village of _____ was duly passed by the _____ on _____20___ and was (approved) (not approved) (repassed after disapproval) by the _____ on _____. Such local law was submitted to the people by reason of a (mandatory) (permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general) (special) (annual) election held on _____ 20___, in accordance with the applicable provisions of law.

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

I hereby certify that the local law annexed hereto, ascribed as local law No. ___ of 20___ of the County/City/Town/Town/Village of _____ was duly passed by the _____ on _____20___ and was (approved) (not approved) (repassed after disapproval) by the _____ on _____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____20___ in accordance with the applicable provisions of law.

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

LOCAL LAW FILING

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

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

6. (County local law concerning adoption of Charter)

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

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

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph __1__ above.

_____

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

Date: _____, 2026

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

STATE OF NEW YORK
COUNTY OF SULLIVAN

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

Date: _____, 2026

_____

Attorney for Town of Thompson

PH #2

LEGAL NOTICE
PRELIMINARY BUDGET HEARING

NOTICE IS HEREBY GIVEN, that the Preliminary Budget for the Town of Thompson, Sullivan County, New York, of the fiscal year beginning January 01, 2027 will be completed and filed in the Office of the Town Clerk of said Town of Thompson, Town Hall, 4052 State Route 42, Monticello, New York, where it will be available beginning Friday, October 30, 2026 for inspection by any interested person during normal office hours.

FURTHER NOTICE IS HEREBY GIVEN, That the Town Board of the Town of Thompson will meet and review said Preliminary Budget and hold a Public Hearing thereon at the Town Hall, 4052 State Route 42, Monticello, New York at 7:00 P.M., Prevailing Time, on the 4th Day of November, 2026, and at such hearing any person may be heard in favor or against the preliminary budget as compiled, or against any item therein contained.

As a courtesy and convenience, such hearing will also be held remotely by video-conference. The public may participate via video-conference at https://us02web.zoom.us/j/83032452642 - Meeting ID: 830 3245 2642, dial by your location +1 646 558 8656 US (New York). Please be advised that if there is disruption in the ability of the Zoom Video-Conference, said hearings will commence &/or continue to commence in-person without interruption.

AND FURTHER NOTICE IS HEREBY GIVEN, pursuant to Section 108 of the Town Law, that the following are the proposed yearly salaries of the Elected Officers of the Town:

4 Councilpersons, Each	$23,056.61
Total Salaries	$92,226.44
2 Justices of the Peace, Each	$52,871.63
Total Salaries	$105,743.26
Supervisor	$131,751.32
Receiver of Taxes	$44,155.06
Town Clerk	$85,955.40
Highway Superintendent	$131,751.32

Dated: October 20, 2026
By Order of the Town Board
Town of Thompson
Marilee J. Calhoun
Town Clerk

PH #3

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 October 20, 2026, a proposed Local Law No. 6 of 2026, entitled "A Local Law to create a new Chapter 175 of the Town Code entitled "Sleeping and Camping on Public Property".

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 November 04, 2026 at 7:00 P.M., or as soon thereafter as said Public Hearing shall be convened, at which time all persons interested will be heard.

The proposed Local Law seeks to add a new Chapter 175 to the Town Code.

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: October 20, 2026

BY ORDER OF THE TOWN BOARD

TOWN OF THOMPSON

MARILEE J. CALHOUN, TOWN CLERK

NEW YORK STATE | **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. 6 of the year 20 26

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

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

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

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

For Office Use Only

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

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

Town of Thompson

Proposed

Local Law No. 6 of the year 2026

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

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

Chapter 175 - SLEEPING AND CAMPING ON PUBLIC PROPERTY

§ 175-1. Legislative intent.

It is the intent of this Chapter 175 to prohibit camping or sleeping in Town parks, public sidewalks, public streets, alleyways, or any other public right-of-way. Camping or sleeping in these areas creates public health and safety concerns and interferes with the ability of others to use these spaces for their intended purposes. It also places individuals who are camping or sleeping on public property at risk and contributes to conditions that compromise overall community health, sanitation, and safe access for Town residents, workers, and visitors.

§ 175-2. Definitions.

Unless the context requires otherwise, the following definitions apply:

CAMPSITE — Means:

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

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

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

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

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

B. Publicly owned streets;

C. Public parks;

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

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

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

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

H. Drainage culverts and basins.

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

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

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

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

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

§ 175-4. Camping prohibited.

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

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

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

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

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

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

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

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

§ 175-7. Enforcement.

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

§ 175-8. Penalties.

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

§ 175-9. Severability.

If any clause, sentence, paragraph, subdivision, section or part thereof this Local Law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment, decree or order shall not affect, impair or invalidate the remainder thereof but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part thereof directly involved in the controversy in which such judgment, decree or order shall have been rendered and the remainder of this Local Law shall not be affected thereby and shall remain in full force and effect.

§ 175-10. Effective Date.

This Local Law shall take effect immediately upon filing with the Secretary of State.

LOCAL LAW FILING

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

1. (Final adoption by local legislative body only)

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

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

I hereby certify that the local law annexed, ascribed as local law No. ___ of 20___ of the County/City/Town/Town/Village of _____ was duly passed by the _____ on _____20___ and was (approved) (not approved) (repassed after disapproval) by the _____ on _____ and was deemed duly adopted on _____20___, in accordance with the applicable provisions of law.

3. (Final adoption by referendum)

I hereby certify that the local law annexed hereto, ascribed as local law No. ___ of 20___ of the County/City/Town/Town/Village of _____ was duly passed by the _____ on _____20___ and was (approved) (not approved) (repassed after disapproval) by the _____ on _____. Such local law was submitted to the people by reason of a (mandatory) (permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general) (special) (annual) election held on _____ 20___, in accordance with the applicable provisions of law.

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

I hereby certify that the local law annexed hereto, ascribed as local law No. ___ of 20___ of the County/City/Town/Town/Village of _____ was duly passed by the _____ on _____20___ and was (approved) (not approved) (repassed after disapproval) by the _____ on _____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____20___ in accordance with the applicable provisions of law.

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

LOCAL LAW FILING

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

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

6. (County local law concerning adoption of Charter)

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

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

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph __1__ above.

_____

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

Date: _____, 2026

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

STATE OF NEW YORK
COUNTY OF SULLIVAN

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

Date: _____, 2026

_____

Attorney for Town of Thompson

PH
#4

At a regular meeting of the Town Board of the Town of Thompson, Sullivan County, New York, held at the Town Hall, in Monticello, New York, on the 20th day of October, 2026, at 7:00 o'clock P.M., Prevailing Time.

PRESENT:

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

----------X

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

----------X

WHEREAS, a Map, Plan and Report have been duly prepared in such manner and in such detail as has heretofore been determined by the Town Board of the Town of Thompson, Sullivan County, New York, relating to the Extension #4 of the Consolidated Rock Hill-Emerald Green Sewer District within said Town, to serve the area more particularly described in Schedule "A" annexed hereto and made a part hereof, which area is located wholly within the Town of Thompson; and

WHEREAS, said Map, Plan and Report was prepared on behalf of the Town, by MHE Engineering, DPC, dated October 2, 2026, which engineers are duly licensed by the State of New York, and which report and plan are on file in the office of the Town Clerk for public inspection; and

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

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

WHEREAS, the entire amount to be expended for such improvement, including but not limited to, costs of construction, engineering, administrative and legal fees, shall be borne solely and entirely by the said landowners, namely, 828 Broadway, LLC, and

WHEREAS, the annual average cost for a typical single-family residence would be *Seven Hundred Sixty-Two and 90/100 ($762.90) Dollars*, and

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

NOW, THEREFORE, IT IS HEREBY

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

Section 1. That a meeting of the Town Board of the Town of Thompson, Sullivan County, New York, shall be held at the Town Hall, 4052 Route 42, Monticello, New York, in said Town, on the 4th day of November, 2026, at 7:00 o'clock, P.M., Prevailing Time, to consider said Map, Plan and Report, and to hear all persons interested in the subject thereof concerning the same and to take such action thereon as is required by law.

Section 2. That a copy of this Order shall be published in the Sullivan County Democrat, the official newspaper of said Town, and posted on the bulletin board maintained by the Town

Clerk at the Town Hall in accordance with the provisions of Section 209-d of the Town Law, such publication posting to be not less than ten nor more than twenty days before the date designated for the hearing as aforesaid.

Section 3. This order shall take effect immediately.

Motion by: Councilwoman Melinda S. Meddaugh

Seconded by: Councilman Ryan T. Schock

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

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

The order was thereupon declared duly adopted.

* * * * * * *

SCHEDULE A

Consolidated Rock Hill - Emerald Green Sewer District Ext. No. 4 August 2025

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

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

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

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

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

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

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

mc

Minutes of a **Regular Meeting** of the Town Board of the Town of Thompson held at the Town Hall, 4052 State Route 42, Monticello, New York and held remotely via Zoom on **October 20, 2026.**

ROLL CALL:

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

DRAFT

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

REGULAR MEETING – CALL TO ORDER

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

APPROVAL OF MINUTES:

On a motion made by Councilman Schock and seconded by Councilman Pavese the minutes of the October 6th, 2026 Regular Town Board Meeting were approved as presented.

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

PUBLIC COMMENT:

Paul Walsh of the Rock Hill commented on Town Board Member Absenteeism.

CORRESPONDENCE:

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

- **E-Mail and Letter 10/14/26 from David P. Fanslau** Re: Road Condition on Chelsea Lane – Written Notice of Dangerous Condition and Vehicle Damage.

- **Letter dated 10/02/2026 from Chairperson Kathleen Lara, Town of Thompson Planning Board** to Supervisor Mace and Town Board Re: Lead Agency Designation for Adelaar NY, LLC C/o Woodstone Development, LLC Proposed Woodstone at Adelaar Townhomes Project – Site Plan and Subdivision Application.
- **Check #90489158 dated 10/06/2026 from U.S. Treasury payable to Town of Thompson** in the amount of $49,178.36 for E.V. Chargers Reimbursement.

AGENDA ITEMS:

1) ESTABLISH DATE: FOR 2027 FISCAL-YEAR PRELIMINARY BUDGET PUBLIC HEARING – WEDNESDAY, 11/04/2026, 7PM

The Following Resolution Was Duly Adopted: Res. No. 421 of the Year 2026.

Resolved, that a public hearing for the Fiscal-Year 2027 Preliminary Budget hereby be scheduled for Wednesday, November 4th, 2026 at 7:00 PM to be held at the Town Hall, 4052 State Route 42, Monticello, New York. The Town Clerk is hereby directed to advertise same in the official newspaper of the Town once it has been filed.
Motion by: Councilwoman Meddaugh Seconded by: Councilman Schock
Vote: Ayes 5 Mace, Schock, Meddaugh, Pavese, and Benjamin
Nays 0

2) CONSOLIDATED KIAMESHA SEWER DISTRICT (ESTACR, LLC. - 328 FRASER ROAD, SBL# 10.-9-3.1 AND 10.-9-3.2 – AUTHORIZE PREPARATION OF MAP, PLAN, & REPORT

Joel Kohn of JK Expediting Services Corp. submitted a letter dated 09/22/2026 to Supervisor Mace and Town Board requesting consideration of a sewer district extension into the Consolidated Kiamesha Sewer District on behalf of Estacr LLC for 328 Fraser Road, Monticello, SBL#'s 10.-9-3.1 & 10.-9-3.2. Mr. Kohn was present on behalf of his client to discuss the proposed extension request.

The Following Resolution Was Duly Adopted: Res. No. 422 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes Town Attorney Michael B. Mednick to prepare and send a letter to Mr. Joel Kohn of JK Expediting Services Corp, on behalf of Estacr LLC, Property Owner of SBL #'s 10.-9-3.1 and 10.-9-3.2 located at 328 Fraser Road, Monticello advising him of the next steps in the Consolidated Kiamesha Sewer District Extension process.
Motion by: Councilman Pavese Seconded by: Councilman Benjamin
Vote: Ayes 5 Mace, Pavese, Meddaugh, Schock, and Benjamin
Nays 0

3) ACCEPT MAP, PLAN & REPORT AND ESTABLISH DATE FOR PUBLIC HEARING: 11/04/26, 7PM - CONSOLIDATED ROCK HILL EMERALD GREEN

SEWER DISTRICT –SEWER EXTENSION # 04 – (828 BROADWAY, LLC. - BILLY STOP LOCATED AT 686 WOLF LAKE ROAD, SBL# 52.-1-14.1)

A) ACCEPT MAP, PLAN, & REPORT DATED: OCTOBER 02, 2026

The Following Resolution Was Duly Adopted: Res. No. 423 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby accepts the Map, Plan & Report dated 10/02/2026 completed by MHE Engineering, D.P.C. Professional Engineers for the Town in connection with the Consolidated Kiamesha Sewer District Extension No. 4 for 828 Broadway, LLC, SBL # 52.-1-14.1 and to determine Lead Agency designation.

Moved by: Councilwoman Meddaugh Seconded by: Councilman Benjamin

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

B) SET PUBLIC HEARING DATE: 11/04/2026 AT 7PM

The Following Resolution Was Duly Adopted: Res. No. 424 of 2026.

At a regular meeting of the Town Board of the Town of Thompson, Sullivan County, New York, held at the Town Hall, in Monticello, New York, on the 20th day of October, 2026, at 7:00 o'clock P.M., Prevailing Time.

PRESENT:

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

----------X

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

----------X

WHEREAS, a Map, Plan and Report have been duly prepared in such manner and in such detail as has heretofore been determined by the Town Board of the Town of Thompson, Sullivan County, New York, relating to the Extension #4 of the Consolidated Rock Hill-Emerald Green Sewer District within said Town, to serve the area more particularly described in Schedule "A" annexed hereto and made a part hereof, which area is located wholly within the Town of

Thompson; and

WHEREAS, said Map, Plan and Report was prepared on behalf of the Town, by MHE Engineering, DPC, dated October 2, 2026, which engineers are duly licensed by the State of New York, and which report and plan are on file in the office of the Town Clerk for public inspection; and

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

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

WHEREAS, the entire amount to be expended for such improvement, including but not limited to, costs of construction, engineering, administrative and legal fees, shall be borne solely and entirely by the said landowners, namely, 828 Broadway, LLC, and

WHEREAS, the annual average cost for a typical single-family residence would be *Seven Hundred Sixty-Two and 90/100 ($762.90) Dollars*, and

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

NOW, THEREFORE, IT IS HEREBY

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

as follows:

Section 1. That a meeting of the Town Board of the Town of Thompson, Sullivan County, New York, shall be held at the Town Hall, 4052 Route 42, Monticello, New York, in said Town, on the 4th day of November, 2026, at 7:00 o'clock, P.M., Prevailing Time, to consider said Map, Plan and Report, and to hear all persons interested in the subject thereof concerning the same and to take such action thereon as is required by law.

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

Section 3. This order shall take effect immediately.

Motion by: Councilwoman Melinda S. Meddaugh

Seconded by: Councilman Ryan T. Schock

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

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

The order was thereupon declared duly adopted.

* * * * * * *

4) DISCUSS: MELODY LAKE WATER SYSTEM IMPROVEMENTS PROJECT CHANGE ORDERS FOR TIME EXTENSION

APPROVE & AUTHORIZE – WITTCON, INC. CHANGE ORDER NO. 004 & TAM ENTERPRISES CHANGE ORDER NO. 002
The Following Resolution Was Duly Adopted: Res. No. 425 of the Year 2026.

Resolved, that Change Order No. 004 from Wittcon, Inc. for a time extension from 08/17/26 to 03/16/27 and that Change Order No. 002 from TAM Enterprises for a time extension from 08/17/26 to 03/16/27 both hereby be approved with no change in cost and that the Town Supervisor be authorized to execute and accept the Change Orders as presented.
Motion by: Councilman Pavese Seconded by: Councilman Schock
Vote: Ayes 5 Mace, Meddaugh, Pavese, Schock and Benjamin
Nays 0

5) DISCUSS: HARRIS SEWER DISTRICT PUMP STATION & FORCEMAIN REPLACEMENT PROJECT PHASE 1 CHANGE ORDERS TO INCORPORATE UPDATED WAGE RATES

APPROVE & AUTHORIZE – TAM ENTERPRISES CHANGE ORDER NO. 1 & BOYCE EXCAVATING CO., INC. CHANGE ORDER NO. 1
The Following Resolution Was Duly Adopted: Res. No. 426 of the Year 2026.

Resolved, that Change Order No. 1 from TAM Enterprises and that Change Order No. 1 from Boyce Excavating Co., Inc. to incorporate updated wage rates both hereby be approved with no change in cost and that the Town Supervisor be authorized to execute and accept the Change Orders as presented.
Motion by: Councilman Pavese Seconded by: Councilman Schock
Vote: Ayes 5 Mace, Meddaugh, Pavese, Schock and Benjamin
Nays 0

6) EMERALD GREEN WWTP UPGRADE PROJECT – RESOLUTION TO REJECT PHASE 2 BIDS & PROCEED WITH PLAN
The Following Resolution Was Duly Adopted: Res. No. 427 of the Year 2026.

RESOLUTION TO REJECT PHASE 2 BIDS AND PROCEED WITH PLAN FORWARD FOR THE EMERALD GREEN WASTEWATER TREATMENT PLANT UPGRADE PROJECT (NYSEFC PROJECT # C3-5378-07-01)

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

WHEREAS, the Town executed a Project Financing Agreement ("PFA") with the New York Environmental Facilities Corporation ("NYSEFC") on October 3, 2024 to provide project

financing including up to $10.7M in Water Infrastructure Improvement Act ("WIIA"), Bipartisan Infrastructure Law General Supplemental ("BIL-GS" or "ILJA"), and Water Quality Improvement ("WQIP") grants as well as loans, covering project costs including professional/engineering expenses; and

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

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

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

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

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

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

Moved by: Councilwoman Melinda S. Meddaugh

Seconded by: Councilman Richard L. Benjamin, Jr.

Roll Call:

The members of the Town Board voted as follows:

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

Motion Carried: Yes

Dated: 10/20/2026

7) DISCUSS & APPROVE: INTERMUNICIPAL AGREEMENT WITH VILLAGE OF ATERES, TOWN OF FALLSBURG, & TOWN OF THOMPSON PERTAINING TO HIGHWAY SERVICES

The Following Resolution Was Duly Adopted: Res. No. 428 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby approves the Inter-Municipal Agreement (IMA) between the Town of Thompson, Town of Fallsburg and Village of Ateres to provide Highway Services located within the Village of Ateres and authorizes the Town Supervisor to execute said (IMA) subject to changes as approved by the Town Attorney and approval of other municipalities.

Motion by: Councilman Benjamin Seconded by: Councilman Schock

Vote: Ayes 4 Mace, Pavese, Schock, and Benjamin

Nays 1 Meddaugh

8) DISCUSS & APPROVE: INTERMUNICIPAL AGREEMENT WITH TOWN OF MAMAKATING PERTAINING TO DOG CONTROL SERVICES

The Town Dog Control Officer Joanne Gerow will be retiring at the end of this year. The Town is considering an Intermunicipal Agreement for Cooperative Dog Control Services between the Town of Mamakating and the Town of Thompson. There was discussion regarding whether the Mamakating Dog Control Officer would be considered an Independent Contractor or an Employee of the Town and how they would be compensated for their service and time. It was decided that the matter be tabled at this time until said matters be clarified.

The Following Resolution Was Duly Adopted: Res. No. 429 of the Year 2026.

Resolved, that Agenda Item #8 pertaining to the Intermunicipal Agreement with Town of Mamakating for Dog Control Services hereby be tabled.

Moved by: Councilman Schock Seconded by: Councilman Benjamin

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

Nays 0

9) INTRODUCE & SET DATE FOR PUBLIC HEARING 11/04/26: PROPOSED LOCAL LAW – CREATE NEW CHAPTER 175 ENTITLED "SLEEPING & CAMPING ON PUBLIC PROPERTY"

The Following Resolution Was Duly Adopted: Res. No. 430 of the Year 2026.

At a regular meeting of the Town Board of the Town of Thompson held at the Town Hall, 4052 Route 42, Monticello, New York on October 20, 2026

RESOLUTION TO AUTHORIZE A PUBLIC HEARING FOR THE ADOPTION OF A LOCAL LAW

WHEREAS, there has been introduced at a meeting of the Town Board of the Town of Thompson held on October 20, 2026, a proposed Local Law No. 6 of 2026, entitled "A Local Law to create a new Chapter 175 of the Town Code entitled "Sleeping and Camping on Public Property".

NOW, THEREFORE, BE IT RESOLVED, that a Public Hearing be held on said proposed Local Law by the Town Board of the Town of Thompson on November 04, 2026 at 7:00 P.M., or as soon thereafter as said Public Hearing shall be convened, at the Town Hall, 4052 Route 42, Monticello, New York, and at least three (3) days' notice of such Public Hearing be given by the Town Clerk of the Town of Thompson by due posting thereof on the bulletin board of the Town of Thompson and by publishing such Notice at least once in the official newspaper of said Town.

Moved by: Councilman Richard L. Benjamin, Jr.

Seconded by: Councilman Ryan T. Schock

Adopted on Motion October 20, 2026

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

Proposed Local Law No. 6 of the year 2026

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

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

Chapter 175 - SLEEPING AND CAMPING ON PUBLIC PROPERTY

§ 175-1. Legislative intent.

It is the intent of this Chapter 175 to prohibit camping or sleeping in Town parks, public sidewalks, public streets, alleyways, or any other public right-of-way. Camping or sleeping in these areas creates public health and safety concerns and interferes with the ability of others to use these spaces for their intended purposes. It also places individuals who are camping or sleeping on public property at risk and contributes to conditions that compromise overall community health, sanitation, and safe access for Town residents, workers, and visitors.

§ 175-2. Definitions.

Unless the context requires otherwise, the following definitions apply: CAMPSITE - Means:

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

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

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

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

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

B. Publicly owned streets;

C. Public parks;

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

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

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

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

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

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

D. No person may sleep or camp on public sidewalks, streets, alleyways, or other prohibited public places at any time, as a matter of individual and public safety.
E. No person may sleep or camp in any pedestrian or vehicular entrance to public or private property abutting a public sidewalk.
F. In addition to any other remedy provided by law, any person found in violation of this Section may be immediately removed from the premises.

§ 175-4. Camping prohibited.

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

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

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

A. Prior to removing the campsite, the Town shall post a notice 24 hours in advance at the campsite.
B. At the time a twenty-four-hour notice is posted, the Town shall inform a local social services agency of the location of the campsite.

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

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

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

§ 175-7. Enforcement.
This Chapter 175 shall be enforced by any officer of the Sullivan County Sheriff, the Town Code Enforcement Officer, or the New York State Police, or any other police officer authorized as such by the State of New York; for purposes of this Chapter 175, all of the foregoing shall be refe1Ted to as "Enforcement Officers/Departments" in this Chapter 175.

§ 175-8. Penalties.
A violation of this Chapter 175 or any provision thereof shall be deemed an offense punishable by a fine up to $500, or imprisonment up to 15 days, or both.

§ 175-9. Severability.
If any clause, sentence, paragraph, subdivision, section or part thereof this Local Law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment, decree or order shall not affect, impair or invalidate the remainder thereof but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part thereof directly involved in the controversy in which such judgment, decree or order shall have been rendered and the remainder of this Local Law shall not be affected thereby and shall remain in full force and effect.

§ 175-10. Effective Date.

This Local Law shall take effect immediately upon filing with the Secretary of State.

10) WATER & SEWER DEPARTMENT: PURCHASE REQUESTS:
A) 2027 CHEVY 3500 $66,492.93 (ONONDAGA COUNTY BID)
The Following Resolution Was Duly Adopted: Res. No. 431 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the purchase of (1) New 2027 Chevy 3500 4X4 Pickup with Stainless V Plow as budgeted to be used by the Water & Sewer Department from Robert Green Truck Division as follows:

(1) 2027 Chevy 3500 4X4 Pickup with Stainless V Plow including additional options listed, cost is $66,492.93, Purchase off Onondaga County Bid # 0010808.

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

B) 2027 DODGE DURANGO $46,251.46 (ONONDAGA COUNTY BID)

The Following Resolution Was Duly Adopted: Res. No. 432 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the purchase of (1) New 2027 Dodge Durango AWD as budgeted to be used by the Water & Sewer Department from Robert Green Truck Division as follows:

(1) 2027 Dodge Durango AWD including additional options listed, cost is $46,251.46, Purchase off Onondaga County Bid # 0010808.

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

11) WATER & SEWER DEPARTMENT: REVIEW & AWARD BIDS

A) REVIEW & APPROVE BID: SODIUM BI-CARBONATE

Supt. Messenger provided bid results for Sodium Bi-Carbonate. There were (2) bids received as follows: 1) Cochecton Mills, Inc. in the amount of $19.25 per 50 lb. bag and 2) Slack Chemical Co., Inc. in the amount of $21.44 per 50 lb. bag. Supt. Messenger is recommending that the bid be awarded to Cochecton Mills, Inc. in the amount of $19.25 per 50 lb. bag.

The Following Resolution Was Duly Adopted: Res. No. 433 of the Year 2026.

Resolved, that the bid of Cochecton Mills, Inc. for Sodium Bi-Carbonate in the amount of $19.25 per 50 lb. bag be, and the same hereby is, accepted as the successful bidder, and the Town Clerk be and hereby is directed to notify the successful bidders of the award thereof.

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

B) REVIEW & APPROVE BID: PROPANE BID

The Bids for Propane Delivery Service were opened and read on 10/19/2026 at 2:00 PM. There were (3) bids received in as follows:

1) Nolan Bottle Gas Company, Inc.
Total amount $0.399 over Propane Pipeline Selkirk

2) Combined Energy Services (CES)

Total Amount $0.80 over Propane Pipeline Selkirk

3) Mirabito Holdings, Inc. d/b/a Mirabito Energy Products
Total Amount $0.550 over Propane Pipeline Selkirk

The Following Resolution Was Duly Adopted: Res. No. 434 of the Year 2026.

Resolved, that the bid of Nolan Bottle Gas Company, Inc., in the amount of $0.399 over Propane Sideline Selkirk, be, and is hereby accepted for a contract to expire 10/31/2028, and the Town Clerk is hereby directed to notify the successful bidder of the award thereof.
Motion by: Councilman Schock Seconded by: Councilman Benjamin
Vote: Ayes 5 Mace, Pavese, Schock, Meddaugh, and Benjamin
Nays 0

12) DISCUSS & ADOPT: BUILDING DEPARTMENT RESIDENTIAL AND COMMERCIAL FEE SCHEDULE
The Following Resolution Was Duly Adopted: Res. No. 435 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby amends the Building Department Residential Fee Schedule and Commercial Fee Schedule effective October 21st, 2026 as per the attached Fee Schedule Documents.[1]
Moved by: Councilman Schock Seconded by: Councilman Benjamin
Vote: Ayes 5 Mace, Schock, Pavese, Meddaugh and Benjamin
Nays 0

13) HIGHWAY DEPARTMENT:
A) PETITION FOR SPEED LIMIT REDUCTION – WILD TURNPIKE ROAD
The Following Resolution Was Duly Adopted: Res. No. 436 of the Year 2026.

Resolved, that the Town Clerk hereby be authorized to complete and forward the speed zone request TE9a Form recommending a speed zone evaluation for the reduction of the speed zone along Wild Turnpike Road (TH-80) in Rock Hill between Fallsburg Townline and Mamakating Townline to the Sullivan County Department of Public Works for consideration and to be forwarded to the NYS DOT for further determination.
Motion by: Councilman Benjamin Seconded by: Councilman Schock
Vote: Ayes 5 Mace, Pavese, Schock, Meddaugh, and Benjamin
Nays 0

B) DECLARE VARIOUS SURPLUS EQUIPMENT
The Following Resolution Was Duly Adopted: Res. No. 437 of the Year 2026.

Resolved, that the following vehicles, equipment &/or items from the Highway Department hereby be declared surplus and that the Highway Superintendent be

[1] BUILDING DEPARTMENT – RESIDENTIAL FEE SCHEDULE & COMMERCIAL FEE SCHEDULE.

authorized to either sell to neighboring Towns or scrap said vehicles/equipment/items, whichever is best financially. The vehicles/equipment/items are listed as follows:

1) 2020 RAM 1500, Serial # 1C6RR7LTXLS149334.
2) 2003 Sterling/Elgin Sweeper, Serial # 49HAADBV93DL71462.
3) 1989 Mack Vac-All, Serial # VG6M112C9KB068036.
4) 1994 Blaw Knox Paver, Serial # PF200B.
5) 2018 Caterpillar 420F2 Backhoe, Serial # CAT040FJHWC03021.

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

14) DISCUSS: PARTIAL ROAD CLOSURE ALONG RESORTS WORLD DRIVE – REQUESTED BY GARNET HEALTH FOUNDATION – CATSKILLS FOR 5K RUN & WALK EVENT TAKING PLACE ON SATURDAY, 10/23/2027 FROM 9AM TO 11AM

Megan Evans from Garnet Health Foundation – Catskills was on Zoom to discuss the request to utilize Resorts World Drive for a 5K Run/Walk event on Saturday, October 23rd, 2027 from 9AM to 11AM. Action was taken to authorize use as follows:

The Following Resolution Was Duly Adopted: Res. No. 438 of the Year 2026.

Resolved, that the Garnet Health Foundation - Catskills hereby be authorized to utilize Resorts World Drive, a Town Highway, for the purpose of sponsoring/holding a 5K Run/Walk event to be held on Saturday, October 23rd, 2027 commencing 9:00 AM subject to the approval of the Town Highway Superintendent, Law Enforcement Agencies, Emergency Services and Resorts World Catskills.

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

15) PARKS & RECREATION ITEMS:

A) TREE & BENCH DONATION PROGRAM

The Following Resolution Was Duly Adopted: Res. No. 439 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the establishment of a Tree & Bench Donation Program for Parks and Recreation to enhance Thompson Public Open Spaces. The Tree & Bench Donation Program shall be implemented according to the Program Policy and Application Form.

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

B) SULLIVAN COUNTY YOUTH BUREAU – RESOLUTION TO APPROVE GRANT FUNDING CONTRACTS FOR (A)THURSDAY NIGHT LIGHTS, (B)EXCURSIONS AND (C)YOUTH SPORTS PROGRAM, FUNDING AMOUNT TOTALING $13,000.00

Director Weyer reported that three contracts were received from the Youth Bureau for grants she submitted that were awarded. She requires a resolution to authorize the

acceptance, execution and administration of the Youth Bureau grants for Thursday Night Lights, Excursions and Youth Sports Program that were awarded for a total funding amount of $13,000.00.

The Following Resolution Was Duly Adopted: Res. No. 440 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorize acceptance of the 2026-2027 Grant Funding in the amount of $13,000.00 through the County of Sullivan and the Office of Children and Family Services, through the Sullivan County Youth Bureau (Thursday Night Lights - $5,000, Excursions - $4,000 and Youth Sports Program - $4,000) and Further Be It Resolved, that the Town Supervisor hereby be authorized to execute the necessary contracts as presented in order to accept said grant funds and that the Town be authorized to administer the grant program as required.

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

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

The Following Resolution Was Duly Adopted: Res. No. 441 of the Year 2026.

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

Delaware Engineering **$7,777.46 Total Cost**
Invoice # 24-3143-16 – Engineering services through August 2026 for the Emerald Green WWTP Phase 2 Plant Upgrades Project.

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

The Following Resolution Was Duly Adopted: Res. No. 442 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 # 28129 – Engineering Services for Design & Bidding of the Emerald Green Pump Station # 1,2, & 3 Improvement Project, Project # 24-715 – through August 2026.

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

17) BUDGET TRANSFERS & AMENDMENTS

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

Re: Budget Transfers & Amendments - FYE 12/31/25

Date: Board Meeting 10/20/2026

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

1) A Fund - Adjust accounts to actual results so far

2) Melody Lake Water - The debt has now rolled from a BAN to a Bond - need to adjust the budget as such.

3) Route 42 Lighting -

4) Loan from General B Fund to DB Highway Fund to cover expenses until CHIPs funding is received.

The Following Resolution Was Duly Adopted: Res. No. 443 of the Year 2026.

Town Of Thompson

Budget Transfers/Amendments

Town Board Meeting

FYE 12/31/25 Date: 10/20/2026

Account Number	Account Description		Revenue Increase	Revenue Decrease	Appropriation Increase	Appropriation Decrease

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

A000.3089.000	State Aid - Other	Temp Municipal	9,996.00			
		Assistance				
A000.1355.400	Assessor Contractual	Training			3,800.00	
A000.1355.402	Assessor - Outside Appraisals					3,800.00
A000.5182.400	Streetlights - Contractual	Wire Pro & Nodes			5,000.00	
A000.7510.400	Historian - Contractual				15.00	
A000.8510.402	Sullivan 180 Grant Expenses				425.00	
A000.8510.400	Gardens & Traffic Circles					425.00
SWM0.9710.700	Bond Interest				5,585.00	
SWM0.9730.700	BAN Interest					5,585.00
SL12.2401.000	Interest Earnings		700.00			
SL12.5182.400	Rt 42 Lighting - Contractual	Wire Pro & Nodes			700.00	
B000.0391.00	Due From DB Fund	Loan pending CHIPs			200,000.00	
DB00.0630.000	Due to B Fund	Loan pending CHIPs	200,000.00			
		Totals	210,696.00	-	215,525.00	9,810.00

Net Effect To Budget (4,981.00)

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

18) ORDER BILLS PAID
The Following Resolution Was Duly Adopted: Res. No. 444 of the Year 2026.

Resolved, that all regular bills for the course of the month, which have been properly audited be approved for payment. A complete list of the regular bills as identified can be found appended to these minutes as per attached. [2]
Moved by: Councilwoman Meddaugh Seconded by: Councilman Schock
Vote: Ayes 5 Mace, Pavese, Schock, Meddaugh and Benjamin
Nays 0

OLD BUSINESS:
There was no old business reported on.

NEW BUSINESS:
There was no new business reported on.

REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS
Supervisor Mace
- The Planning Board will only have (1) meeting next month due to Veterans Day.

Superintendent Somers
- Treats & Trails Event – Held on Saturday, October 17th, 2026, 3PM-6PM at East Mongaup River Park.

Comptroller DeMarmels
- Is working on the Budget Process.

Attorney Mednick
- Town of Mamakating Dog Control Services (IMA) and Dog Control Officer Concerns – Discussion held.

Director Weyer
- NY BRICKS Round 2 Grants Program announced and opened, which is due by 12/07/2026.
- Geocaching Program has started.

Superintendent Messenger
- Dog Kennel facility is opened and ready for use.

PUBLIC COMMENT
There was no public comment.

[2] ATTACHMENT: ORDER BILLS PAID

ANNOUNCEMENTS, REMINDERS & FOR YOUR INFORMATION

- 11/04/26 at 6PM: Joint Public Hearing with Village of Monticello Board of Trustees at Village Hall – Annexation Request of VPK Capital, LLC for 25 Hay Street, Monticello, SBL # 22.-1-4.
- 11/04/26 at 7PM: Regular Town Board Meeting (Note: Meeting Date & Time Change from Tuesday, 11/03/2026 due to Election Day).
- 11/04/26 at 7PM: Public Hearing – Proposed Local Law No. 05 of 2026 – Override Tax Levy Limit.
- 11/04/26 at 7PM: Public Hearing – 2027 Fiscal-Year Preliminary Budget Hearing.
- 11/04/26 at 7PM: Public Hearing – Proposed Local Law No. 06 of 2026 – Add Chapter 175 of Town Code Entitled "Sleeping and Camping on Public Property".
- 11/17/26 at 7PM: Regular Town Board Meeting.

EXECUTIVE SESSION

On a motion made by Councilwoman Meddaugh and seconded by Councilman Schock the Town Board entered into Executive Session at 7:54 PM with Town Attorney Michael B. Mednick to discuss a personnel matter.

The Zoom Livestream Videoconferencing connection was disconnected.

The Executive Session was held.

The Town Board returned from Executive Session at 7:56 PM, motion by Councilman Benjamin and seconded by Councilwoman Meddaugh.

There was no action taken.

ADJOURNMENT

On a motion made by Councilman Pavese and seconded by Councilwoman Meddaugh the meeting was adjourned at 7:57 PM. All board members voted in favor of adjourning the meeting.

Respectfully Submitted By:

Marilee J. Calhoun

Marilee J. Calhoun, Town Clerk

TOWN OF THOMPSON

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

Residential Fee Schedule

Residential - Duration 1 Year **Pool** – Duration 6 Months **Residential Solar** - Duration 6 Months **Accessory Bldg.** (> 400 sq.ft.) – Duration 6 Months	Application Fee - $100.00 + Permit Fee - $100.00 First $5,000.00 Cost of Construction $7.00 Per $1,000.00 Thereafter. Renewal - $100.00
Demolition – Duration 6 Months	Application Fee - $100.00 + Renewal Fee - $100.00
Accessory Bldg. (<400 sq.ft.) – Duration 6 months **Septic Systems/Tanks** **Wells** **Oil Tank/Mechanical**	Application Fee - $100.00 + Permit Fee - $100.00 Renewal Fee - $100.00
Electrical– Duration 6 Months	Application Fee - $100.00 + Permit Fee - $50.00, Renewal Fee - $100.00
Generator - Duration 6 Months	Application Fee - $100.00 + Permit Fee - $100.00, Renewal Fee - $100.00
ɔgging – Duration 6 Months	Application Fee - $100.00, Renewal Fee - $100.00 $100.00 (Lots or areas 10 acres or more) $50.00 (Lots or areas under 10 acres)

Inspection of work performed prior to the issuance of a permit - $100.00
Failed inspection fee/no show/additional/special inspection - $100.00 per inspection

Construction costs shall be calculated as follows: **$175.00 / sq. ft. Habitable space**
$40.00 / sq. ft. Non-habitable space
$40.00 / sq. ft. Decks
$100.00 / sq. ft. Renovations / Dormers
$60.00 / sq. ft. Porches
$300.00 / Pier Replacement

Municipal Search Fee - $100.00 with an additional $100.00 per hour if necessary

Handicapped ramps and similar accessibility features shall be exempt from all **fees**; however, applications (including plans and specifications) shall be **filed and approved** by the Building Department **prior** to construction to ensure public safety. This exemption shall apply only when a permit is not otherwise required by law (i.e. the installation of equipment, electrical systems, etc.).

There shall be a $100.00 inspection fee and a $100.00 CofO/CofC fee for any permit that has been expired more than six months.

This institution is an equal opportunity provider and employer.

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

Commercial Fee Schedule

Commercial - Duration 1 Year	Application Fee - $100.00 + Permit Fee - $100.00 First $5,000.00 Cost of Construction $7.00 Per $1,000.00 thereafter, Renewal - $100.00
Signs - Duration 6 Months	Application Fee - $100.00 + $1.00 per sq. ft. of sign Renewal - $100.00
Septic Systems – Duration 6 Months **Electrical** **Mechanical** **Tank Removal**	Application Fee $100.00 + Permit Fee - $100.00 Renewal - $100.00
Demolition – Duration 6 Months	Application - $100.00 – No Permit Fee - $100.00 Renewal
Site Work – Duration 1 Year	Application Fee $100.00 + Permit Fee - $250.00, Renewal - $100.00

Inspection of work performed prior to the issuance of a permit - $100.00

Failed inspection fee/additional/special inspection - $100.00 per inspection

Construction costs shall be calculated as follows: **$250.00 / sq. ft. Habitable space**
$85.00 / sq. ft. Non-habitable space
$40.00 / sq. ft. Decks
$125.00 / sq. ft. Renovations

Municipal Search Fee - $100.00 with an additional $100.00 per hour if necessary

Handicapped ramps and similar accessibility features shall be exempt from all **fees**; however, applications (including plans and specifications) shall be **filed and approved** by the Building Department **prior** to construction to ensure public safety. This exemption shall apply only when a permit is not otherwise required by law (i.e. the installation of equipment, electrical systems, etc.).

There shall be a $100.00 inspection fee and a $100.00 CofO/CofC fee for any permit that has been expired more than six months.

This institution is an equal opportunity provider and employer.

Proposed 9.25.26

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 20th day of October 2026 in the amounts respectively specified. Authorization is hereby given and direction is made to pay each of the claimants in the amount as specified upon each claim stated.

Melissa DeMarmels, Comptroller

Scott S. Mace, Supervisor

Town of Thompson
Warrant Report

Fund	Fund Description	Invoice Batch		Manual Checks		Purchase Cards		Total	
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	Paid	Unpaid
A000	GENERAL FUND TOWN WIDE	$122,569.93	$0.00	$0.00	$0.00	$0.00	$0.00	$122,569.93	$0.00
B000	GENERAL TOWN OUTSIDE	$38,334.91	$0.00	$0.00	$0.00	$0.00	$0.00	$38,334.91	$0.00
DA00	HWY#3 / 4 - TOWN WIDE	$65,154.04	$0.00	$0.00	$0.00	$0.00	$0.00	$65,154.04	$0.00
DB00	HWY#1 - TOWN OUTSIDE	$317,435.96	$0.00	$0.00	$0.00	$0.00	$0.00	$317,435.96	$0.00
H000	CAPITAL PROJECTS	$20,452.55	$0.00	$0.00	$0.00	$0.00	$0.00	$20,452.55	$0.00
SL01	ROCK HILL LIGHTING	$1,249.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,249.00	$0.00
SL02	LUCKY LAKE LIGHTING	$255.32	$0.00	$0.00	$0.00	$0.00	$0.00	$255.32	$0.00
SL03	LAKE LOUISE MARIE	$768.27	$0.00	$0.00	$0.00	$0.00	$0.00	$768.27	$0.00
SL04	PATIO HOMES LIGHTING	$512.94	$0.00	$0.00	$0.00	$0.00	$0.00	$512.94	$0.00
SL05	KIAMESHA SHORES LIGHTING	$142.61	$0.00	$0.00	$0.00	$0.00	$0.00	$142.61	$0.00
SL06	EMERALD GREEN LIGHTING	$11,523.93	$0.00	$0.00	$0.00	$0.00	$0.00	$11,523.93	$0.00
SL07	TREASURE LAKE LIGHTING	$64.41	$0.00	$0.00	$0.00	$0.00	$0.00	$64.41	$0.00
SL08	CONGERO ROAD LIGHTING	$115.00	$0.00	$0.00	$0.00	$0.00	$0.00	$115.00	$0.00
SL12	Route 42 N Lighting	$2,645.21	$0.00	$0.00	$0.00	$0.00	$0.00	$2,645.21	$0.00
SSAR	Adelaar Sewer District	$5,617.67	$0.00	$0.00	$0.00	$11,000.00	$0.00	$16,617.67	$0.00
SSHC	Harris Consolidated Sewer District	$5,904.87	$0.00	$0.00	$0.00	$10,500.00	$0.00	$16,404.87	$0.00
SSKC	Kiamesha Consolidated Sewer District	$29,540.77	$0.00	$0.00	$0.00	$73,500.00	$0.00	$103,040.77	$0.00
SSM0	MELODY LAKE SEWER DISTR.	$621.62	$0.00	$0.00	$0.00	$2,000.00	$0.00	$2,621.62	$0.00
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	$14,819.23	$3,996.00	$0.00	$0.00	$56,500.00	$0.00	$71,319.23	$3,996.00
SSS0	SACKETT LAKE SEWER DISTR	$9,248.21	$0.00	$0.00	$0.00	$17,500.00	$0.00	$26,748.21	$0.00
SWA0	ADELAAR RESORT WATER DISTRICT	$861.93	$0.00	$0.00	$0.00	$2,000.00	$0.00	$2,861.93	$0.00
SWC0	COLD SPRING WATER	$613.48	$0.00	$0.00	$0.00	$2,500.00	$0.00	$3,113.48	$0.00
SWD0	DILLON WATER DISTRICT	$301.66	$0.00	$0.00	$0.00	$1,000.00	$0.00	$1,301.66	$0.00
SWK0	KIAMESHA RT42 WATER	$888.47	$0.00	$0.00	$0.00	$1,500.00	$0.00	$2,388.47	$0.00
SWL0	LUCKY LAKE WATER DISTR	$243.35	$0.00	$0.00	$0.00	$1,000.00	$0.00	$1,243.35	$0.00
SWM0	MELODY LAKE WATER	$375.53	$0.00	$0.00	$0.00	$1,000.00	$0.00	$1,375.53	$0.00
T000	TRUST & AGENCY FUND	$2,230.65	$0.00	$0.00	$0.00	$35,418.55	$0.00	$37,649.20	$0.00
Grand Totals		**$652,491.52**	**$3,996.00**	**$0.00**	**$0.00**	**$215,418.55**	**$0.00**	**$867,910.07**	**$3,996.00**

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	$122,569.93	$0.00	$0.00	$0.00	$0.00	$0.00	$122,569.93	$0.00
B000	GENERAL TOWN OUTSIDE	$38,334.91	$0.00	$0.00	$0.00	$0.00	$0.00	$38,334.91	$0.00
DA00	HWY#3 / 4 - TOWN WIDE	$65,154.04	$0.00	$0.00	$0.00	$0.00	$0.00	$65,154.04	$0.00
DB00	HWY#1 - TOWN OUTSIDE	$317,435.96	$0.00	$0.00	$0.00	$0.00	$0.00	$317,435.96	$0.00
H000	CAPITAL PROJECTS	$20,452.55	$0.00	$0.00	$0.00	$0.00	$0.00	$20,452.55	$0.00
SL01	ROCK HILL LIGHTING	$1,249.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,249.00	$0.00
SL02	LUCKY LAKE LIGHTING	$255.32	$0.00	$0.00	$0.00	$0.00	$0.00	$255.32	$0.00
SL03	LAKE LOUISE MARIE	$768.27	$0.00	$0.00	$0.00	$0.00	$0.00	$768.27	$0.00
SL04	PATIO HOMES LIGHTING	$512.94	$0.00	$0.00	$0.00	$0.00	$0.00	$512.94	$0.00
SL05	KIAMESHA SHORES LIGHTING	$142.61	$0.00	$0.00	$0.00	$0.00	$0.00	$142.61	$0.00
SL06	EMERALD GREEN LIGHTING	$11,523.93	$0.00	$0.00	$0.00	$0.00	$0.00	$11,523.93	$0.00
SL07	TREASURE LAKE LIGHTING	$64.41	$0.00	$0.00	$0.00	$0.00	$0.00	$64.41	$0.00
SL08	CONGERO ROAD LIGHTING	$115.00	$0.00	$0.00	$0.00	$0.00	$0.00	$115.00	$0.00
SL12	Route 42 N Lighting	$2,645.21	$0.00	$0.00	$0.00	$0.00	$0.00	$2,645.21	$0.00
SSAR	Adelaar Sewer District	$5,617.67	$0.00	$0.00	$0.00	$11,000.00	$0.00	$16,617.67	$0.00
SSHC	Harris Consolidated Sewer District	$5,904.87	$0.00	$0.00	$0.00	$10,500.00	$0.00	$16,404.87	$0.00
SSKC	Kiamesha Consolidated Sewer District	$29,540.77	$0.00	$0.00	$0.00	$73,500.00	$0.00	$103,040.77	$0.00
SSM0	MELODY LAKE SEWER DISTR.	$621.62	$0.00	$0.00	$0.00	$2,000.00	$0.00	$2,621.62	$0.00
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	$14,819.23	$3,996.00	$0.00	$0.00	$56,500.00	$0.00	$71,319.23	$3,996.00
SSS0	SACKETT LAKE SEWER DISTR	$9,248.21	$0.00	$0.00	$0.00	$17,500.00	$0.00	$26,748.21	$0.00
SWA0	ADELAAR RESORT WATER DISTRICT	$861.93	$0.00	$0.00	$0.00	$2,000.00	$0.00	$2,861.93	$0.00
SWC0	COLD SPRING WATER	$613.48	$0.00	$0.00	$0.00	$2,500.00	$0.00	$3,113.48	$0.00
SWD0	DILLON WATER DISTRICT	$301.66	$0.00	$0.00	$0.00	$1,000.00	$0.00	$1,301.66	$0.00
SWK0	KIAMESHA RT42 WATER	$888.47	$0.00	$0.00	$0.00	$1,500.00	$0.00	$2,388.47	$0.00
SWL0	LUCKY LAKE WATER DISTR	$243.35	$0.00	$0.00	$0.00	$1,000.00	$0.00	$1,243.35	$0.00
SWM0	MELODY LAKE WATER	$375.53	$0.00	$0.00	$0.00	$1,000.00	$0.00	$1,375.53	$0.00
T000	TRUST & AGENCY FUND	$2,230.65	$0.00	$0.00	$0.00	$35,418.55	$0.00	$37,649.20	$0.00
Posted Batch Grand Totals		**$652,491.52**	**$3,996.00**	**$0.00**	**$0.00**	**$215,418.55**	**$0.00**	**$867,910.07**	**$3,996.00**

Report Grand Totals

C1

State of New York

REMITTANCE ADVICE for CHECK NO. 11255187 **A**

NOTICE: To access remittance information on any one of your NYS payments, visit https://esupplier.sfs.ny.gov/

Agency Code and Description	Tele Inquiry No	Voucher No	Payee Reference/Invoice No	Ref/Inv Date	Payment Amount
GAM01 NYS Gaming Commission		00041446	RWC Distrib 2nd Qtr 26-27	10/14/26	634,575.16

GOV'T ENTITIES, VENDORS, NOT-FOR-PROFITS:
Go to http://www.osc.state.ny.us/state-vendors for Electronic Payments information

Non-Negotiable | *Check Total* | $634,575.16

DETACH HERE BEFORE CASHING ⬇ **PLEASE CASH WITHIN 180 DAYS**

02638836

$634,575.16

State of New York

DEPARTMENT OF TAXATION AND FINANCE
DIVISION OF THE TREASURY

OCTOBER 21, 2026 GAM01

Check No. 11255187

29-55
213

A

KNOW YOUR ENDORSER

Pay to the Order of: **THOMPSON TOWN OF**

$634,575.16

Thomas P. DiNapoli
State Comptroller

KeyBank N.A.

Amanda Hiller
Acting Commissioner, Taxation and Finance

⑈11255187⑈ [redacted]

001464 A 11255187 GAM01

STATE OF NEW YORK
DEPARTMENT OF TAXATION AND FINANCE
DIVISION OF THE TREASURY
PO BOX 22119
ALBANY, NEW YORK 12201-2119

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 12207 $ 00(
02 7W
0008041959 OCT 2

THOMPSON TOWN OF
4052 STATE ROUTE 42
MONTICELLO **NY 12701-3221**

Town of Thompson
General Ledger Detail Transaction Report
Fiscal Year 2026

Account Number	Account Description	AM	Journal Date	Type/Num	Reference		Budget Amount	Debit	Credit	Enc/Liq	Act Exp
A000.3016.000	CASINO LICENSING FEE & GAMING REVENUES										
YEAR FORWARD BALANCE											$0.00
Rebuild BY Journal		1	1/1/2026	BY1-1			($1,750,000.00)	$0.00	$0.00	$0.00	
					Mth 1	Total	($1,750,000.00)	$0.00	$0.00	$0.00	$0.00
RW Catskills Quarterly pmt - Host Aid		5	5/8/2026	CR118385	NYS ck# 10984408		$0.00	$0.00	$453,121.13	$0.00	
RW Catskills Quarterly pmt - Hold Harmless		5	5/8/2026	CR118385	NYS ck# 10984408		$0.00	$0.00	$103,828.53	$0.00	
					Mth 5	Total	$0.00	$0.00	$556,949.66	$0.00	($556,949.66)
RW Catskills Quarterly pmt - Host Aid		7	7/30/2026	CR118881	NYS ck#11115205		$0.00	$0.00	$492,555.02	$0.00	
RW Catskills Quarterly pmt - Hold Harmless		7	7/30/2026	CR118881	NYS ck#11115205		$0.00	$0.00	$118,632.59	$0.00	
					Mth 7	Total	$0.00	$0.00	$611,187.61	$0.00	($611,187.61)
RW Catskills Quarterly pmt - Host Aid		10	10/26/2026	CR119369	NYS ck# 11255187		$0.00	$0.00	$511,507.62	$0.00	
RW Catskills Quarterly pmt - Hold Harmless		10	10/26/2026	CR119369	NYS ck# 11255187		$0.00	$0.00	$123,067.54	$0.00	
					Mth 10	Total	$0.00	$0.00	$634,575.16	$0.00	($634,575.16)
YTD Total for A000.3016.000	CASINO LICENSING FEE & GAMING REVENUES						($1,750,000.00)	$0.00	$1,802,712.43	$0.00	($1,802,712.43)
Total for Fund A000							($1,750,000.00)	$0.00	$1,802,712.43	$0.00	($1,802,712.43)
Grand Total							($1,750,000.00)	$0.00	$1,802,712.43	$0.00	($1,802,712.43)

Town of Thompson
General Ledger Detail Transaction Report
Fiscal Year 2025

Account Number	Account Description	AM	Journal Date	Type/Num	Reference		Budget Amount	Debit	Credit	Enc/Liq	Act Exp
A000.3016.000	CASINO LICENSING FEE & GAMING REVENUES										
YEAR FORWARD BALANCE											$0.00
Rebuild BY Journal		1	1/1/2025	BY1-1			($1,750,000.00)	$0.00	$0.00	$0.00	
					Mth 1	Total	($1,750,000.00)	$0.00	$0.00	$0.00	$0.00
RW Catskills Quarterly pmt - Host Aid		5	5/20/2025	CR116285	NYS ck# 10465208		$0.00	$0.00	$494,393.47	$0.00	
RW Catskills Quarterly pmt - Hold Harmless		5	5/20/2025	CR116285	NYS ck# 10465208		$0.00	$0.00	$102,162.61	$0.00	
					Mth 5	Total	$0.00	$0.00	$596,556.08	$0.00	($596,556.08)
RW Catskills Quarterly pmt - Host Aid		8	8/11/2025	CR116782	NYS ck# 10598366		$0.00	$0.00	$492,149.77	$0.00	
RW Catskills Quarterly pmt - Hold Harmless		8	8/11/2025	CR116782	NYS ck# 10598366		$0.00	$0.00	$109,109.77	$0.00	
					Mth 8	Total	$0.00	$0.00	$601,259.54	$0.00	($601,259.54)
RW Catskills Quarterly pmt - Hold Harmless		11	11/3/2025	CR117213	NYS ck# 10720153		$0.00	$0.00	$122,871.69	$0.00	
RW Catskills Quarterly pmt - Host Aid		11	11/3/2025	CR117213	NYS ck# 10720153		$0.00	$0.00	$538,766.98	$0.00	
Budget Transfers & Amendments - Town Board Meeting 11/18/2025		11	11/18/2025	BE117316			($100,000.00)	$0.00	$0.00	$0.00	
					Mth 11	Total	($100,000.00)	$0.00	$661,638.67	$0.00	($661,638.67)
Year End Revenue Accruals		12	12/31/2025	JE118034	RW Catskills 4th Qtr Revenue		$0.00	$0.00	$473,369.81	$0.00	
Year End Revenue Accruals		12	12/31/2025	JE118034	RW Catskills 4th Qtr Hold Harmless Pmt		$0.00	$0.00	$111,573.20	$0.00	
Budget Transfers & Amendments Town Board Meeting 03/17/25		12	12/31/2025	BE118103			($594,395.00)	$0.00	$0.00	$0.00	
					Mth 12	Total	($594,395.00)	$0.00	$584,943.01	$0.00	($584,943.01)
YTD Total for A000.3016.000	CASINO LICENSING FEE & GAMING REVENUES						($2,444,395.00)	$0.00	$2,444,397.30	$0.00	($2,444,397.30)
Total for Fund A000							($2,444,395.00)	$0.00	$2,444,397.30	$0.00	($2,444,397.30)
Grand Total							($2,444,395.00)	$0.00	$2,444,397.30	$0.00	($2,444,397.30)

RECEIVED
OCT 27 2026
TOWN CLERK
TOWN OF THOMPSON

EBCPL
ETHELBERT B. CRAWFORD PUBLIC LIBRARY

October 26, 2026

William J. Reiber, Supervisor
Town of Thompson
4052 State Route 42
Monticello, NY 12701

Dear Mr.Reiber,

Enclosed are the results of the 2026 library budget vote and trustee election held October 14, 2026 for the Ethelbert B. Crawford Public Library District. Lois Berkowitz was re-elected to serve a full 3-year term on the library board. Emily Zier and Ciera Moore were each elected to serve as a trustee filling the remaining 1 year of two 3-year terms.

The legislation which controls the establishment of the Ethelbert B. Crawford Public Library District, Chapter 229 of the laws of 1991, provides for the collection of taxes by the three towns in the library district. This letter will serve as notification of the 2027 library tax levy bearing in mind that after communicating with the Sullivan County Auditor, be advised that these values are subject to change based on final assessed values that are not available until the end of November.
This letter will serve as notification to each town (Bethel, Forestburgh and Thompson) of your estimated 2027 library tax assessment.

The amount to be raised by each town has been computed as follows:

Town	Assessed Valuation	Equalization Rate	Full Value
Bethel	394,400,226	0.3168	1,244,950,208
Forestburgh	189,217,179	0.5	378,434,358
Thompson	1,605,045,320	0.3895	4,120,783,877
Total			5,744,168,443

Town	Share	Total Tax Levy	Tax Levy per Town
Bethel	0.216732887	$ 1,783,771	$ 386,602
Forestburgh	0.065881487	$ 1,783,771	$ 117,517
Thompson	0.717385626	$ 1,783,771	$ 1,279,652
Total	1.00		$ 1,783,771

Please refer to the Tax Pledge and Collection Agreement as you prepare to remit the 2027 library tax levy. It must be remitted by February 28, 2027, as specified therein.

If you need any additional information, please contact me. This letter was copied to your Assessor and Town Clerk.

Sincerely,

Mary Paige Lang-Clouse
Library Director

Director

Mary Paige
Lang –Clouse

Board of Trustees

President
Lois Berkowitz

Vice President
Richard Arnold

Secretary
Rebecca Kemp

Fiscal Officer
Lynne Albuquerque

-Vacancy-

-Vacancy-

-Vacancy-

479 Broadway
Monticello, NY 12701
845-794-4660

E. B. CRAWFORD LIBRARY BUDGET - 2027

RECEIVED
OCT 27 2026
TOWN OF TRUMANSBURG

	2026 Approved	2027 Proposed
PERSONNEL & EMPLOYEE BENEFITS		
Personnel		
Salaries	176,624	184,914
Other Wages	448,085	437,769
Health Insurance Buyout	2,000	2,000
Subtotal	**626,709**	**624,683**
Employee Benefits		
Social Security & Medicaid	42,500	43,500
Workers Compensation	5,250	5,250
Unemployment Insurance	6,000	6,000
Disability Insurance	2,000	3,000
Paid Family Leave	500	1,000
Health Insurance & FSA	188,000	241,500
NYS Retirement System	90,500	102,900
Subtotal	**334,750**	**403,150**
Total Personnel & Employee Benefits	**961,459**	**1,027,833**
LIBRARY MATERIALS		
Books	30,000	31,500
Virtual Content:		
E-Books	17,500	22,500
Database Subscriptions & Candid FD	4,250	4,250
Periodicals	4,000	3,500
Programming & Supplies	25,750	27,250
Audio-Visual Materials:		
DVDs & Books on CD	3,000	3,000
Total Library Materials	**84,500**	**92,000**
BUILDING OPERATION & MAINTENANCE		
Fuel Oil & Utilities	29,500	46,150
Custodial Service	35,000	38,000
Custodial Supplies	750	500
Insurance	15,000	16,500
Repairs & Maintenance - Grounds & Building	40,000	57,500
Grounds Maintenance	37,500	44,000
Total Building Operation & Maintenance	**157,750**	**202,650**
OFFICE & LIBRARY		
Office & Library Supplies	15,000	18,000
Telephone	1,100	1,200
Postage & Freight	1,250	1,000
Computer & Computer Software	17,500	15,000
Annual Election	1,500	1,500
Professional Fees:		
Attorney	16,500	18,150
Accountant	10,500	11,550
Payroll Processing Fees	5,500	6,050
Security Service	100,000	110,000
Education & Training	3,750	3,750
Dues & Memberships	3,000	3,000
Repairs & Maintenance - Office Equipment	6,000	2,000
Automation Related	45,000	50,000
Total Office & Library	**226,600**	**241,200**
OTHER EXPENSES		
Advertising & Community Outreach	3,000	2,500
Local History Room	3,000	3,000
Interest & Bank Charges	250	250
Trust Fees & Public Fund Capital Expenditures	1,500	1,500
RCLS Fee	3,000	3,000
Judgments & Claims	6,000	6,000
Town Waste Fee	-	
Total Other Expenses	**16,750**	**16,250**
TOTAL EXPENSES	**1,447,059**	**1,579,933**
Annual Debt Service	351,738	353,338
GRAND TOTAL	**1,798,797**	**1,933,271**

RECEIVED
OCT 27 2026
TOWN CLERK
TOWN OF THOMPSON

ETHELBERT B. CRAWFORD LIBRARY DISTRICT

October 14th, 2026

CANVASS OF VOTES

Proposition I -- 2027 Budget

YES 65

NO 12

Trustees

Emily Zier 61

Ciera Moore 69

Lois Berkowitz 68

Signed: Karen P. Crumley

Chairman of the Election

Marilee Calhoun

From: Jennifer Hano - MTC <jhano@rcls.org>
Sent: Monday, October 26, 2026 5:16 PM
To: Supervisor
Cc: Mary Paige Lang-Clouse - MTC; Marilee Calhoun; Assessor
Subject: Results of 2027 EBCPL Budget Vote
Attachments: 2027 Approved Budget alongside 2026.pdf; Library Election Results 2026.pdf; Thompson - EBCPL Tax Levy Ltr Oct262026.pdf

RECEIVED
OCT 27 2026
TOWN CLERK
TOWN OF THOMPSON

Hello!

The EBCPL 2027 Budget Passed! Please see the attached for details.

Kindly,

Jennifer Hano
she/her/hers
Library Assistant

Ethelbert B. Crawford Public Library
479 Broadway, Monticello, NY 12701
ebcpl.org
845-794-4660 ext. 6
jhano@rcls.org

From: Jennifer Hano - MTC
Sent: Wednesday, October 22, 2025 2:26 PM
To: supervisor@thompsonny.gov <supervisor@thompsonny.gov>
Cc: Mary Paige Lang-Clouse - MTC <langclouse@rcls.org>; marilee@thompsonny.gov <marilee@thompsonny.gov>; assessor@thompsonny.gov <assessor@thompsonny.gov>
Subject: Results of 2026 EBCPL Budget Vote

Hello!

The EBCPL 2026 Budget Passed! Please see the attached for details.

Kindly,

Jennifer Hano
she/her/hers
Library Assistant

Ethelbert B. Crawford Public Library
479 Broadway, Monticello, NY 12701
ebcpl.org
845-794-4660 ext. 6

jhano@rcls.org

RECEIVED
OCT 28 2026
TOWN CLERK
TOWN OF THOMPSON

TOWN OF MAMAKATING
NOTICE OF HEARING
INTRODUCTORY LOCAL LAW

PUBLIC NOTICE is hereby given that there has been introduced before the Town Board of the Town of Mamakating, New York, on October 20, 2026, a local law entitled, "Temporary Moratorium on the Approval, Development, Construction and Operation of Data Centers," which local law would temporarily prohibit the review and approval by any Town of Mamakating board, officer or employee of applications for approval, construction or operation of a data center, as defined in the local law, while the Town evaluates potential impacts associated with data centers and considers the potential adoption of regulations. The moratorium would be in effect for a period of twelve (12) months following the effective date of the local law and may be extended by one (1) additional period of up to six (6) months by resolution of the Town Board upon a finding of need for such extension. If the use of a facility is limited to a single entity and such facility does not have an individual or combined aggregate energy consumption greater than 24 MWh per day, the Town Zoning Board of Appeals may grant an exemption from the moratorium local law, subject to compliance with all other applicable laws and regulations. A complete copy of the Introductory Local Law is available for inspection at the Clerk's Office.

NOW, THEREFORE, pursuant to Section 20 of the Municipal Home Rule Law, the Town Board of the Town of Mamakating, New York, will hold a public hearing on the aforesaid Local Law at the Town Hall, 2948 Route 209, Wurtsboro, New York, on November 17, 2026, at 6:00 P.M., at which time all persons interested therein shall be heard.

The Town of Mamakating will make every effort to assure that the hearing is accessible to persons with disabilities. Anyone requiring special assistance and/or reasonable accommodations should contact the Town Clerk.

Dated: October 20, 2026

BY ORDER OF THE TOWN BOARD OF THE
TOWN OF MAMAKATING

KAREN L. BARCLAY, TOWN CLERK

RECEIVED
OCT 28 2026
TOWN CLERK
TOWN OF THOMPSON

AT #1

At a regular meeting of the Town Board of the Town of Thompson held at the Town Hall, 4052 Route 42, Monticello, New York on November 04, 2026

RESOLUTION TO ENACT LOCAL LAW NO. 04 of 2026

WHEREAS, proposed Local Law No. 05 of the year 2026 entitled, "A Local Law to Override the Tax Levy Limit Established in General Municipal Law §3-c" was introduced to the Town Board at a meeting held October 06, 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. 04 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 November 04, 2026

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

#2

2) RESOLUTION TO ADOPT FISCAL-YEAR 2027 TOWN BUDGET
The Following Resolution Was Duly Adopted: Res. of the Year 2026.

Resolved, that the 2027 Fiscal-Year Preliminary Budget as filed in the Town Clerk's Office is hereby adopted as presented as the 2027 Fiscal-Year Final Budget. A copy of the Adopted Budget is hereby appended to these minutes.[1]
Motion by: Councilman Seconded by: Councilman
Vote: Ayes 5 Mace, Pavese, Schock, Meddaugh, and Benjamin
Nays 0

[1] ATTACHMENT: 2027 FISCAL YEAR ADOPTED BUDGET.

#4

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 November 04, 2026

RESOLUTION TO ENACT LOCAL LAW NO. 5 of 2026

WHEREAS, proposed Local Law No. 6 of the year 2026 entitled, "A Local Law to create a new Chapter 175 to the Town Code entitled "Sleeping and Camping on Public Property" was introduced to the Town Board at a meeting held October 20, 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. ____ 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 November 04, 2026

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



#5

To the Town Supervisor and Members of the Thompson Town Board:

Re: Request for Support and TEFRA Approval for Machna Shalva

Dear Supervisor and Board Members:

We respectfully request the Town's support in completing and signing the TEFRA approval documents needed to obtain more favorable financing for our camp property and its planned improvements.

First and foremost, this project addresses a growing need among Thompson residents. Over the past 15 years, the Town has experienced substantial residential growth, without a corresponding increase in local summer camp opportunities. Families who live, work, and pay taxes here need quality summer programs close to home. Our goal is to help meet that need by providing a safe, well-maintained local camp, with overnight accommodations as an especially important part of the program. We anticipate serving approximately 600 students, including many from families in Thompson and the surrounding area.

We purchased an active, beautiful camp and closed on the transaction shortly after Labor Day. The property is well maintained, and our commitment is to preserve it, build on its strengths, and make its facilities more useful to the community. Our purchase represents a substantial investment in the camp's continued operation and long-term future.

The purchase price was significantly greater than the $15 million loan we received, reflecting a substantial financial commitment beyond the borrowed funds. We now plan to invest additional money in construction, renovations, and improvements to meet the needs of the families we serve.

Our plans include renovations to existing cabins, new classrooms and staff accommodations, and other improvements to enhance the facilities while preserving the property's existing character. Preliminary estimates project approximately $8 million or more in additional improvements over the coming years. Responsible financing will help us carry out this work while maintaining the camp's quality and ensuring that financial pressures do not compromise its future upkeep.



This investment will also benefit the local economy. All Country Services, our general contractor, has identified local contractors and suppliers for the project, including Fallsburg Lumber, Supreme Lumber, Wagner Masonry, Woodbourne Lawn & Garden, ROSE Electric, DMC Excavation, Schmitt Plumbing, and Thompson Sanitation, among others. The work will create opportunities across excavation, concrete, framing, electrical, plumbing, landscaping, and other trades.

The contractor projects approximately 30 on-site workers per day over the three-year construction period. In addition to direct spending on labor and materials, these workers will support local restaurants, stores, and other businesses. These benefits will extend to the working families and businesses that contribute to Thompson's tax base.

More favorable financing will allow us to direct more resources toward the camp's facilities, maintenance, and summer programming. Lower financing costs will help each dollar accomplish more for the property, the children we serve, and the surrounding community.

We have already demonstrated our commitment through this substantial purchase, and we are prepared to continue investing. We respectfully ask the Town to help us move forward with the requested TEFRA approval so that we can preserve this beautiful camp, improve its usefulness to local families, and secure its future as a lasting community asset.

Thank you for your consideration and support.

Respectfully,

Rabbi Y. Steinmetz
Machna Shalva

#7A

**********X

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

NEGATIVE DECLARATION UNDER SEQR

**********X

1. The Town Board of the Town of Thompson, by Resolution duly adopted at a regular meeting thereof, held on the 20th day of October, 2026, did determine that Extension No. 4 of the Consolidated Rock Hill-Emerald Green Sewer District in the Town of Thompson, will not have a significant effect on the environment.

2. Lead agency for such project is the Town Board of the Town of Thompson, whose address is 4052 Route 42, Monticello, New York 12701, the designation of which was accomplished by Resolution duly adopted at a regular meeting of the Town Board held on the 20th day of October, 2026.

3. The person to contact for further information is Supervisor Scott Mace, whose address is 4052 Route 42, Monticello, New York 12701, telephone number 845-794-2500.

4. The proposed extension of the Consolidated Rock Hill-Emerald Green Sewer District enables 828 Broadway, LLC (T/O Thompson Tax Map Parcel # 52-1-14.1 to become part of the said district and to use the facilities of the Consolidated Rock Hill-Emerald Green Sewer Treatment Plant for the disposal of its sewage, the cost thereof being borne solely by the said property owners.

5. The basis for the negative declaration is as follows: that the administration and operation and maintenance of the sewer facilities and the use thereof by 828 Broadway, LLC (T/O Thompson Tax Map Parcel # 52-1-14.1) will not violate any of the criteria for determining environmental significance as set forth in Part 617 of the Regulations.

Dated: Monticello, New York
November 04, 2026

TOWN OF THOMPSON
Town Hall
4052 Route 42
Monticello, New York 12701

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
Extension No. ____ of the Consolidated Rock Hill-Emerald Green Sewer District

Project Location (describe, and attach a location map):
Town of Thompson

Brief Description of Proposed Action:
Allow 828 Broadway LLC (T/O Thompson #52-1-14.1) to become part of the Consolidated Rock Hill-Emerald Green Sewer District

Name of Applicant or Sponsor:	Telephone: (845) 794-5200
Town of Thompson	E-Mail: supervisor@townofthompson.com

Address:
4052 Route 42

City/PO:	State:	Zip Code:
Monticello	NY	12701

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☐	☑
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	☐	☐

3.a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☐	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☐	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO ☐	YES ☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO ☐	YES ☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO ☐	YES ☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO ☐	YES ☐	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO ☐	YES ☐	
b. Is the proposed action located in an archeological sensitive area?	☐	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO ☐	YES ☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☐	☐	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☐	YES ☐	
16. Is the project site located in the 100 year flood plain?	NO ☐	YES ☐	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	NO ☐	YES ☐	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES _____	☐	☐	

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	☐	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☐	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☐	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: _____ Date: _____

Signature: _____

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☑	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☑	☐
3. Will the proposed action impair the character or quality of the existing community?	☑	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☑	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☑	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☑	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☑	☐
b. public / private wastewater treatment utilities?	☑	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☑	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☑	☐

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Town of Thompson	October 2026
Name of Lead Agency	Date
Scott Mace	Supervisor
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

#7B

At a regular meeting of the Town Board of the Town of Thompson, Sullivan County, New York, held at the Town Hall in Monticello, New York, in the said Town, on the 4th day of November, 2026, at 7:00 o'clock P.M., Prevailing Time.

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

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

ABSENT: None

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

RESOLUTION DATED NOVEMBER 04, 2026.

A RESOLUTION MAKING CERTAIN DETERMINATIONS IN RELATION TO PROPOSED EXTENSION NO. 4 OF THE CONSOLIDATED ROCK HILL-EMERALD GREEN SEWER DISTRICT, IN THE TOWN OF THOMPSON, SULLIVAN COUNTY, NEW YORK.

WHEREAS, the Town Board of the Town of Thompson, Sullivan County, New York, has heretofore duly caused a general Map, Plan and Report to be prepared and filed in the office of the Town Clerk of said Town in relation to the proposed Extension No. 4 of the Consolidated Rock Hill-Emerald Green Sewer District in said Town; and

WHEREAS, an Order was duly adopted by said Town Board on October 2026, reciting a description of the boundaries of said proposed district, the improvements proposed, the maximum amount proposed to be expended for said improvements, the proposed method of financing to be employed, the fact that said map, plan and report were on file in the Town Clerk's Office for public inspection and specifying the 4th day of November, 2026, at 7:00 o'clock P.M., Prevailing Time, at the Town Hall, 4052 Route 42, Monticello, New York, in said Town as the time when and the place where said Town Board would meet for the purpose of holding a Public Hearing to hear all persons interested in the subject thereof concerning the same; and

WHEREAS, such Order was duly published and posted in the manner and within the time prescribed by Section 209-d of the Town Law, and proof of said publication and posting has been duly presented to said Town Board; and

WHEREAS, said Public Hearing was duly held at the time and place set forth in said Order, as aforesaid, at which all persons desiring to be heard were duly heard; and

WHEREAS, said Town Board has duly considered said Map, Plan and Report and the evidence given at said Public Hearing; NOW, THEREFORE, BE IT

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

Section 1. Upon the evidence given at the aforesaid Public Hearing, it is hereby found and determined as follows:

a) The notice of the aforesaid Public Hearing was published and posted as required by law and is otherwise sufficient;

b) All the property and property owners within said proposed district are benefitted thereby;

c) All the property and property owners benefitted are included within the limits of said proposed district;

d) The establishment of said proposed district is in the public interest;

e) That the average annual cost for a typical single-family residence would be *Seven Hundred Sixty-Two and 90/100 ($762.90) Dollars*; and

f) That the requirements of the State Environmental Quality Review Act have been complied with.

Section 2. This Resolution shall take effect immediately.

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

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

The resolution was thereupon declared duly adopted.

* * * * * * * *

STATE OF NEW YORK)
COUNTY OF SULLIVAN) SS.:

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

That I have compared the annexed extract of the minutes of the meeting of the Town Board of said Town, including the resolution contained therein, held on the 4th day of November, 2026, with the original thereof on file in my office, and that the same is a true and correct transcript therefrom and of the whole of said original so far as the same relates to the subject matters therein referred to.

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

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

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

Newspaper and/or other news media	**Date given**
Sullivan County Democrat	
WSUL Radio	
WVOS Radio	

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

Designated Location(s) of posted notice	**Date of Posting**
Town Hall	
Village Hall	
Sullivan County Courthouse	

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

_____
Marilee J. Calhoun, Town Clerk

(CORPORATE SEAL)

#7C

At a regular meeting of the Town Board of the Town of Thompson, Sullivan County, New York, held at the Town Hall in Monticello, New York, in the said Town on the 4th day of November, 2026, at 7:00 o'clock P.M., Prevailing Time.

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

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

ABSENT: None

The following resolution was moved and seconded, to wit,

RESOLUTION DATED NOVEMBER 04, 2026

A RESOLUTION APPROVING EXTENSION NO. 4 OF THE CONSOLIDATED ROCK HILL-EMERALD GREEN SEWER DISTRICT IN THE TOWN OF THOMPSON, SULLIVAN COUNTY, NEW YORK, AND FURTHER APPROVING THE CONSTRUCTION OF THE IMPROVEMENTS PROPOSED THEREFOR.

WHEREAS, the Town Board of the Town of Thompson, Sullivan County, New York, has heretofore duly caused a general Map, Plan and Report to be prepared and filed with the Town Board of said Town in relation to Extension No. 4 of the Consolidated Rock Hill-Emerald Green Sewer District in said Town; and

WHEREAS, an Order was duly adopted by said Town Board on October 20, 2026, reciting a description of the boundaries of the said proposed district, the improvements proposed, the maximum amount proposed to be expended for said improvements, the proposed method of financing to be employed, the fact that said Map, Plan and Report were on file in the Town Clerk=s Office for public inspection, and specifying November 04, 2026 at 7:00 o'clock P.M., Prevailing Time, at the Town Hall, 4052 Route 42, Monticello, New York, in said Town, as the time when and the place where said Town Board would meet for the purpose of holding a Public Hearing to hear all persons interested in the subject thereof concerning the same; and

WHEREAS, such Order was duly published and posted in the manner and within the time prescribed by Section 209-d of the Town Law and proof of said publication and posting has been duly presented to said Town Board; and

WHEREAS, said Public Hearing was duly held at the time and place set forth in said Order as aforesaid, at which all persons desiring to be heard were duly heard; and

WHEREAS, following said Public Hearing and based upon the evidence given thereat, said Town Board duly adopted a Resolution determining in the affirmative all of the questions set forth in subdivision 1 of Section 209-e of the Town Law; and

WHEREAS, it is now desired to adopt a further Resolution pursuant to subdivision 2(b) of Section 209-e of the Town Law approving the establishment of said district and the construction of the improvements proposed therefor; NOW, THEREFORE, BE IT

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

Section 1. Extension No. 4 of the Consolidated Rock Hill-Emerald Green Sewer District in the Town of Thompson, Sullivan County, New York, to be bounded and described as hereinafter set forth, is hereby approved and authorized. The improvement proposed for said Consolidated Sewer District as extended, consisting of providing a means by which 828 Broadway, LLC (T/O Thompson Tax Map Parcel # 52-1-14.1) may obtain sewer service by becoming part of the said Consolidated Rock Hill-Emerald Green Sewer District, is likewise approved and authorized. The entire amount to be expended for such improvement, including, but not limited to costs of construction, engineering, administrative and legal fees, shall be borne solely and entirely by the said landowners, namely 828 Broadway, LLC. Annual charges shall be on a user consumption basis or such other method as the Town Board of the Town of Thompson shall determine by Resolution.

Section 2. Said District shall be bounded and described as more particularly set forth in Schedule A annexed hereto and made a part hereof.

Section 3. After the adoption of this Resolution, the Town Clerk is hereby directed to file certified copies of this Resolution, in accordance with and where required by law.

Section 4. This Resolution is adopted subject to a permissive referendum.

Motion by:

Seconded by:

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

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

The resolution was thereupon declared duly adopted.

STATE OF NEW YORK)
COUNTY OF SULLIVAN) SS.:

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

That I have compared the annexed extract of the minutes of the meeting of the Town Board of said Town, including the Resolution contained therein, held on the 4th day of November, 2026, with the original thereof on file in my office, and that the same is a true and correct transcript therefrom and of the whole of said original so far as the same relates to the subject matters therein referred to.

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

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

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

Newspaper and/or other news media	**Date given**
Sullivan County Democrat	
WSUL Radio	
WVOS Radio	

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

Designated Location(s) of posted notice	**Date of Posting**
Town Hall	
Village Hall	
Sullivan County Courthouse	

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

_____
Marilee J. Calhoun, Town Clerk

(CORPORATE SEAL)

SCHEDULE A

Consolidated Rock Hill - Emerald Green Sewer District Ext. No. 4 August 2025

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

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

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

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

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

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

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

#8

Motion by: Councilman John A. Pavese

Seconded by: Councilman Scott S. Mace

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

SCHEDULE "A"

ATTACHMENT 3

DESCRIPTION OF DISTRICT EXTENSION

Rock Hill/Emerald Green Sewer District Ext. No. 1 August 2022

Beginning at a point, being the northwest corner of Tax map parcel 52.-1-17.18 and the northeast corner of tax map parcel 52.-1-17.17, said corner also being on the southern boundary of Old Sackett Road; Thence

1. Southwesterly, 800 feet more or less, along the eastern boundary of tax map parcel 52.-1-17.17, to a point, being the southwestern corner of tax map parcel 52.-1-17.18; thence
2. Southeasterly, 252.3 feet more or less along the northern boundary of tax map parcel 64.-1-1.1 a point; thence
3. Southerly, 183 feet more or less, along the boundary of tax map parcel 64.-1-1.1 to a point, said point being the southeasterly corner of tax map parcel 52.-1-17.18; thence
4. Northerly, 887.3 feet more or less, along the westerly boundary of tax map parcel 52.-1-17.19, to a point, said point being the northeasterly corner of tax map parcel 52.-1-17.18 and being located on the southern boundary of Old Sackett Road; thence
5. westerly, 162.3 feet more or less, along the southern boundary of Old Sackett Road, also being the nothern boundary of tax map parcel 52.-1-17.18, to a point, being the northwestern corner of tax map parcel 52.-1-17.18 and also being the point of beginning.

7) MATTHEW GAOR: REQUEST TO EXTEND TEMPORARY SPECIAL USE PERMIT FOR RECREATION VEHICLE/ CAMPER TRAILER – 31 WHITTAKER ROAD, MONTICELLO, NY, SBL # 3.-1-3

Mr. Matthew Gaor, property owner was present on behalf of his request to renew his special use permit for temporary use of a recreation vehicle/camper trailer on his property located at 31 Whittaker Road, Monticello, NY, SBL # 3.-1-3. Discussion was held regarding his request and action was taken as follows:

The Following Resolution Was Duly Adopted: Res. No. 422 of the Year 2022.

Resolved, that Mr. Matthew Gaor hereby be authorized to have (1) Recreational Vehicle/Camper on a temporary/seasonal basis until December 31, 2024 on his property located at 31 Whittaker Road, Monticello, NY, SBL # 3.-1-3 and that the Town of Thompson Building Department hereby be authorized to issue a special use permit and certificate of compliance for such seasonal use subject to adoption of revised Zoning Regulations and said authorization shall not be transferrable if said property is sold to another owner.

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

8) BEDIK COMMUNICATIONS, INC.: DISCUSS PROPOSAL FOR TELEPHONE SYSTEM UPGRADE – ESTIMATED COST $4,090.00 + LABOR

The Following Resolution Was Duly Adopted: Res. No. 423 of the Year 2022.

Resolved, that the proposal of Bedik Communications, Inc. in the amount of $4,090.00 + additional cost of labor for an upgrade to our current existing telephone system hereby be approved.

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

9) PARKS & RECREATION DEPARTMENT ITEMS:

A) **PURCHASE REQUEST: 2023 JOHN DEERE GATOR XUV835M OFF NYS LANDSCAPING GROUNDS PC69683 (PG XN CG 22) BID LIST FOR $21,455.23 – PURCHASE IN PLACE OF PRIOR APPROVAL GRANTED 03/01/2022 AS PER RESOLUTION NO. 129 OF 2022 FOR PRICE DIFFERENCE OF $1,565.76**

The Following Resolution Was Duly Adopted: Res. No. 424 of the Year 2022.

Resolved that purchase request of Superintendent Glenn Somers for (1) 2023 John Deere Gator XUV835M, Quote ID # 27915828 for a total cost of $21,455.23 off the NYS Landscaping Grounds Contract PC69683 (PG XN CG 22) for the Parks & Recreation Department hereby be approved.

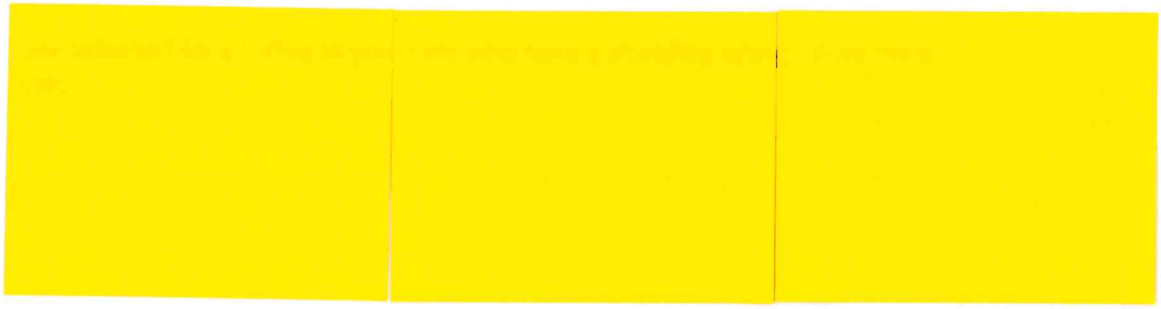
Moved by: Councilman Pavese Seconded by: Councilwoman Meddaugh
Vote: Ayes 4 Rieber, Pavese, Meddaugh and Mace
Nays 0
Absent 1 Schock

#9

The veteran needs to prove that they are permanently and totally disabled (P&T) and be eligible for an exemption under RPTL §458-a (Also, no cold war vets may apply!).
FYI: A veteran doesn't need to have a 100% disability rating, they need to be permanently and totally disabled. That language will be on their VA Benefits summary printout.
If they don't have the letter they can come to the Veteran's Office here at the county for guidance.

There are other ways to prove Permanent and Total but this is usually the best way for a veteran to do it since their personal medical information is not on this particular letter.

Permanent and Total means that the disability that was received during service is not likely to improve during the veteran's life which is why the disability rating can be less than 100%.



Department of Taxation and Finance
Office of Real Property Tax Services

Application for Alternative Veterans and Veterans with a Permanent and Total Disability Exemptions from Real Property Taxation

RP-458-a
(9/26)

For assistance in completing this form, see Form RP-458-a-I, *Instructions for Form RP-458-a.*

1. Name(s) of owner(s)			
2. Mailing address of owner(s) *(number and street or PO Box)*		3. Location of property *(street address)*	
City, village, or post office State ZIP code		City, town, or village State ZIP code	
Daytime contact number	Evening contact number	Date of purchase of real property *(mmddyyyy)*	
Email address		Tax map number of section/block/lot: Property identification *(see tax bill or assessment roll)*	
Name(s) of any non owner spouse(s):			
Address(es) of primary residence(s), if different from above:			

4. Is the owner a veteran who serves or served in the active military, naval, or air service of the United States? ... Yes ☐ No ☐
   If *No*, indicate the relationship of the owner to the veteran who rendered such service: _____
   If *Yes*, is the veteran also the unremarried surviving spouse of a veteran? ..... Yes ☐ No ☐

5. Indicate the branch of veteran's service and dates of active service: _____
   Attach written evidence.

6. Was the veteran discharged or released from active service under honorable conditions? ..... Yes ☐ No ☐
   If *Yes*, attach written evidence, and skip to line 7.
   6a. If *No*, is the veteran a military service member who reenlisted after fulfilling their initial commitment, who currently remains in the active military, naval, or air service of the United States, and who has been in service for at least 10 years? ..... Yes ☐ No ☐
   If *Yes*, attach written evidence of both the current enlistment and length of service, and skip to line 7.
   6b. If *No*, did the veteran receive a letter from the New York State Division of Veterans' Services stating that the veteran now meets the character discharge criteria for all of the benefits and services listed in the Restoration of Honor Act? ..... Yes ☐ No ☐
   If *Yes*, attach a copy of the letter.

7. Did the veteran serve in a combat zone or combat theater? ..... Yes ☐ No ☐
   If *Yes*, indicate where the veteran served and the dates of that service. _____
   Attach written evidence.

8 Is the veteran considered by the United States Department of Veterans Affairs to be permanently and totally disabled as a result of military service?..... Yes ☐ No ☐
   If *Yes*, attach written evidence from the United States Department of Veterans Affairs.

9. Did the veteran receive a compensation rating from the United States Department of Veterans Affairs or from the United States Department of Defense as a result of a service-connected disability? ..... Yes ☐ No ☐
   9a. If *Yes*, what is, or was, the veteran's compensation rating? _____
   Attach written evidence showing the date the rate was established.
   Mark an ***X*** in the box if the rating is permanent: ..... ☐
   9b. If *No*, did the veteran die in service of a service-connected disability or in the line of duty while serving during wartime? ..... Yes ☐ No ☐
   If *Yes*, attach written evidence.

10. Is the property the primary residence of the veteran? ..... Yes ☐ No ☐

If *Yes*, skip to line 11.

If *No*, is the veteran absent from the property due to medical reasons or institutionalization? ..... Yes ☐ No ☐

If *Yes*, explain: _____

_____

If *No*, is the property the primary residence of the unremarried surviving spouse of the veteran, or the Gold Star parent of the veteran? ..... Yes ☐ No ☐

If *Yes*, skip to line 11.

If *No*, is the unremarried surviving spouse of the veteran, or the Gold Star parent of the veteran the owner of the property and absent from the property due to medical reasons or institutionalization? .... Yes ☐ No ☐

If *Yes*, explain: _____

11. Is the property used exclusively for residential purposes? ..... Yes ☐ No ☐

If *No*, describe the non residential use of this property and state what percentage of the property is used for such purposes:

_____

12. Date *(mmddyyyy)* the title to this property was acquired and attach a copy of the deed. .....

13. Has the owner(s) ever received, or is the owner(s) now receiving, a veterans exemption based on eligible funds on property in New York State? ..... Yes ☐ No ☐

If *No*, skip to *Certification*.

13a. If *Yes*, enter the amount of eligible funds used in the purchase. ..... $

13b. Does that eligible funds exemption cover the same property listed on page 1? ..... Yes ☐ No ☐

If *Yes*, skip to line 13d.

13c. If *No*, enter the location of this property in New York State, then skip to *Certification*:

Physical address *(number and street)*		
Village	City/town	School district

13d. If *Yes*, are you submitting this application only because you are seeking a school tax exemption? (Mark an ***X*** in the *Yes* box if you want to apply for a new school tax exemption without having any changes made to your existing eligible funds exemption; mark an ***X*** in the *No* box if you want your existing eligible funds exemption to be replaced with the alternative veterans exemption.) ..... Yes ☐ No ☐

Certification

I (we) hereby certify that all statements made on this application are true and correct to the best of my (our) knowledge and belief and I (we) understand that any willful false statement made herein will subject me (us) to the penalties prescribed in the Penal Law.

All owners must sign this application

Signature	Date *(mmddyyyy)*	Signature	Date *(mmddyyyy)*
Signature	Date *(mmddyyyy)*	Signature	Date *(mmddyyyy)*

For Assessor's Use Only

Alternative veterans exemption (RP-458-a)	**Assessment**	**Period of war, active service, or expeditionary medal recipient** (15% or ceiling max.) approved ☐ Yes ☐ No	**Combat zone service (including expeditionary medal)** (10% or ceiling max.) approved ☐ Yes ☐ No	**Service connected disability rating** _____ (× 50% or ceiling max.) approved ☐ Yes ☐ No	**Service connected permanent and total disability** (full exemption) approved ☐ Yes ☐ No	**Total**
Village						
Town/City						
County						
School district						

Name of assessor *(please print)*	
Signature of assessor	Date

#10

RESOLUTION NO. _____
AUTHORIZING CONSENT TO ASSIGNMENT OF PROFESSIONAL SERVICES CONTRACTS FROM LABERGE GROUP TO ARTHEON, INC.

At the Official Meeting of the Town Board of the Town of Thompson (Municipality), State of New York, held on November 4th, 2026, the following resolution was made by _____ and was subsequently seconded by_____.

WHEREAS, Laberge Group provides professional services to the Municipality under one or more existing agreements, together with all amendments, work orders, and purchase orders executed thereunder (Contracts); and

WHEREAS, Artheon, Inc. (Artheon), a New York corporation, is the parent company of Laberge Group, and Laberge Group is combining its operations into Artheon; and

WHEREAS, Artheon holds New York State Certificate of Authorization No. 0023939; and

WHEREAS, by letter dated October 16th, 2026, Laberge Group and Artheon requested the written consent of the Municipality to the assignment of the Contracts listed in Schedule 1 of that letter from Laberge Group to Artheon (Consent to Assignment); and

WHEREAS, under the Consent to Assignment, Artheon will assume all obligations of Laberge Group under the Contracts, and the terms and conditions of the Contracts, including scope of services, compensation, and schedule, will remain in full force and effect without amendment; and

WHEREAS, the project teams and points of contact currently serving the Municipality will remain the same; and

WHEREAS, the Board has determined that consenting to the assignment of the Contracts is in the best interest of the Municipality; and

THEREFORE BE IT RESOLVED, the Board consents to the assignment of the Contracts from Laberge Group to Artheon, and the Town Supervisor is authorized to sign the Consent to Assignment and any related documents necessary to complete the assignment on behalf of the Municipality, and to return the signed Consent to Assignment to Artheon.

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

Marilee Calhoun

From: Supervisor
Sent: Wednesday, October 28, 2026 8:49 AM
To: Marilee Calhoun
Subject: FW: Laberge Group Contract Assignment to Artheon
Attachments: Town of Thompson.pdf; Sample Contract Assignment Resolution.doc

Good morning,
Can you amend the resolution so it applies to Thompson, forward to Michael for review, then we can put on agenda

All the Best,
Scott Mace
Town of Thompson Supervisor
4052 State Route 42 N
Monticello, NY 12701
845-794-2500 x306
Email: supervisor@thompsonny.gov
Town of Thompson is an equal opportunity provider and employer

From: Allen, Nicole T. <nallen@labergegroup.com>
Sent: Tuesday, October 27, 2026 1:14 PM
To: Supervisor <supervisor@thompsonny.gov>
Cc: Erbacher, Megan A. <MErbacher@labergegroup.com>
Subject: Laberge Group Contract Assignment to Artheon

Dear Supervisor,
As you know, Laberge Group is merging with Artheon. As part of this transition, we are requesting the Town's consent to assign Laberge Group's agreements with the Town to Artheon.

You will find in the attached PDF a packet of information regarding both companies including:

1. A cover letter from myself and Andy Paluri, the President of Artheon.
2. An assignment consent letter with a schedule of contracts from myself and Andy Paluri.
3. A draft resolution form for your consideration (also provided in MSWord format for editing).
4. Artheon's certificate of authorization to practice engineering in New York State.
5. Artheon's W-9 form.
6. Artheon's proof of insurance form.

Please review the information and execute the assignment consent letter on the bottom left. Please return it to me via email or mail, whichever is more convenient for you. You will also receive a copy of this information by mail.

As always, should you have any questions, please feel free to contact me.

Thank you

Nicole T. Allen - A.I.C.P.

Director of Planning & Community Development

(518) 458-7112 x175

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October 16, 2026

VIA EMAIL & MAIL

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

Re: New Opportunities with Laberge Group

Dear Supervisor Mace:

We are pleased to share exciting news about the future of our organization and what it means for you. This fall, Laberge Group will begin combining our operations with our new parent company, Artheon, Inc. (Artheon). This combination allows Laberge Group to expand the capabilities we can provide with a deeper pool of resources and expanded technical expertise, while providing the level of service you are accustomed to.

What This Means for You

- Your projects, teams, and points of contact will remain the same.
- The quality and responsiveness you expect will continue without disruption.
- By December 1, 2026, you will notice updates to employee email addresses. Please note that existing Laberge Group email addresses will remain active and continue to send and receive messages.
- Laberge Group will remain a legal entity during this interim period as we complete contractual transitions.

Entity Information

Laberge Group
NY Certificate of Authorization No.: 0021396
EIN: 13-5532148

Artheon, Inc.
NY Certificate of Authorization No.: 0023939
EIN:11-2049537

Our Mission

At Artheon, our mission remains steadfast:

> *Deliver transformative infrastructure solutions that strengthen communities, drive sustainable growth, and accelerate our people's careers — combining local knowledge with national expertise.*

We would like to move our contracts to Artheon over the following months, with a target completion date of December 1, 2026. Attached please find a "Consent to Assignment" letter for your review and execution after any required authorization. Attached is a sample resolution for the Board's use in authorizing this consent.

Thank you for your continued trust and partnership. We are proud to carry forward the legacy of Laberge Group into this next chapter as Artheon — built on legacy, driven by purpose.

Very Truly Yours,

ARTHEON

Anand Paluri, P.E.
President/CEO

Nicole T. Allen, A.I.C.P.
Director of Planning & Community Development

Encs.
NTA: mae

Laberge Group

Celebrating 60 YEARS OF EXCELLENCE EST 1964

ENGINEERING • ARCHITECTURE • SURVEYING • PLANNING

October 16, 2026
VIA EMAIL & MAIL

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

Re: Consent to Assignment of Contracts with Artheon Inc.

Dear Supervisor Mace:

We are pleased to announce that Laberge Group will be transitioning and combining our firm into (the "**Transaction**") Artheon, Inc., a New York corporation ("**Artheon**"). Pursuant to the Transaction, we are requesting your consent of assignment for the contracts listed on Schedule 1 (together with all Amendments, Work Orders and Purchase Orders executed thereunder, the "**Contracts**") to transfer to Artheon (the "**Assignment**").

By countersigning this letter, you (i) give your consent to the assignment of the Contracts (ii) waive any notice requirements in connection with the Assignment and agree that you will not exercise any termination or other rights you may have under the Contracts that arise solely by virtue of the Transaction, or Assignment of the Contracts, and (iii) acknowledge and agree that the Agreement will continue in full force as currently in effect following the consummation of the Transaction.

Please note that except as expressly set forth herein, your consent and this letter will not amend, modify or otherwise affect the terms and conditions of the Contracts as the Contracts will remain in full force and effect with Artheon assuming the obligations to perform it pursuant to its terms.

If the foregoing is acceptable to you, please have the appropriate authorized person sign this letter below and return it as soon as possible to the following address with a .pdf copy via email to the attention of:

Nicole T. Allen, A.I.C.P. nallen@labergegroup.com
Artheon Inc. c/o Laberge Group
4 Computer Drive W
Albany, NY 12205

We thank you in advance for your cooperation and kindly request your prompt response. Should you have any questions or require further information, please feel free to contact the Artheon representative coordinating this consent process, Jon Raybould, Vice President of Business Operations or Neelima Choudary at jon.raybould@artheon.com or neelima.choudary@artheon.com.

AGREED AND ACCEPTED:
Town of Thompson

By: _____
Printed Name: _____
Title: _____
Date: _____

Very Truly Yours,
ARTHEON

Nicole T. Allen, A.I.C.P.
Director of Planning & Community Development

Anand Paluri, P.E.
President/CEO

Schedule 1

The Contracts

This assignment is intended to apply to all open contracts between the parties, including but not limited to the contracts listed below:

1. SFC FOR PROFESSIONAL PLANNING REVIEW SERVICES by and between TOWN OF THOMPSON and Artheon Inc. (Laberge Group Project No. 2026045).

#11

INTERMUNICIPAL AGREEMENT FOR COOPERATIVE DOG CONTROL BETWEEN THE TOWN OF MAMAKATING AND THE TOWN OF THOMPSON

THIS AGREEMENT is made this _____ day of _____, 2026, by and between:

The **TOWN OF MAMAKATING**, a municipal corporation of the State of New York, with its principal offices located at 2948 Route 209, Wurtsboro, New York 12790 (hereinafter referred to as **"Mamakating"**), and

The **TOWN OF THOMPSON**, a municipal corporation of the State of New York, with its principal offices located at 4052 Route 42, Monticello, New York 12701 (hereinafter referred to as **"Thompson"**).

WITNESSETH:

WHEREAS, pursuant to New York State Agriculture and Markets Law Article 7, each municipality is mandated to provide dog control officer (DCO) services and maintain a holding facility or kennel; and

WHEREAS, Article 5-G of the New York State General Municipal Law authorizes municipalities to enter into cooperative agreements to share performance of their respective functions, powers, and duties on a cooperative or contract basis; and

WHEREAS, Mamakating currently employs a qualified Dog Control Officer, Victoria Petrelli Darnobid, and owns an animal control truck, but does not possess a kennel facility; and

WHEREAS, Thompson owns a functional kennel facility and further desires to utilize the services of Victoria Petrelli Darnobid to cover the Town of Thompson following the upcoming retirement of its current DCO, Joanne Gerow; and

WHEREAS, both towns find it mutually beneficial and cost-effective to share equipment and facilities through an in-kind trade without exchanging baseline rental or usage fees;

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties agree as follows:

1. DCO Employment and Concurrent Appointment

- Primary Employment Status: Victoria Petrelli Darnobid shall remain an employee of Mamakating for all primary payroll, benefits, and employment administrative functions relating to her service within Mamakating.
- Concurrent Appointment & Jurisdictional Authority: Victoria Petrelli Darnobid shall hold a concurrent appointment as a Dog Control Officer for the Town of Thompson. This ensures full legal jurisdiction to enforce New York State Agriculture and Markets Law and local ordinances within both municipal boundaries.

- Separate Salaries: Each town shall independently and separately compensate Victoria Petrelli Darnobid. Mamakating shall pay her directly for her services in Mamakating, and Thompson shall pay her directly as a separate salary for her services in Thompson. Neither town shall be responsible for the payroll, withholding, or benefits related to the salary paid by the other town.

2. 2026 Transition Phase and Field Onboarding

- Training and Compensation Split: For the remainder of the 2026 calendar year, the remaining unearned portion of Thompson's DCO salary budget shall be divided equally (a 50/50 split) between the retiring Thompson DCO, Joanne Gerow, and the incoming DCO, Victoria Petrelli Darnobid, to compensate for active onboarding, operational transition, and field training within the Town of Thompson.
- Formal Resignation: Joanne Gerow shall remain in office to assist with this cooperative transition phase through December 31, 2026, and shall formally resign from the position of Thompson DCO effective January 1, 2027. On January 1, 2027, Victoria Petrelli Darnobid shall assume full sole operational duties for the Town of Thompson.

3. In-Kind Equipment & Facility Sharing (Zero-Dollar Swap)

- Mamakating Truck Access: Mamakating shall permit the DCO to utilize its animal control truck to perform services within the Town of Thompson. This asset access is provided to Thompson for zero dollars ($0) in recognition of the facility exchange detailed below.
- Thompson Kennel Access: Thompson shall permit the DCO to utilize its municipal kennel facility to house dogs seized from both the Town of Thompson and the Town of Mamakating. This facility access is provided to Mamakating for zero dollars ($0) in recognition of the vehicle exchange detailed above.

4. Expense Allocation, Maintenance, and Supplies

- Vehicle Operating Expenses (Mamakating): Mamakating shall retain full ownership of the dog control truck and shall be solely responsible for all associated operating costs, including fuel/gas, routine maintenance, repairs, and commercial auto liability insurance.
- Kennel Operating & Provisioning Expenses (Thompson): Thompson shall retain full ownership of the kennel facility and shall be solely responsible for building maintenance, utilities, structural repairs, property insurance, and the complete purchase and provision of all dog food required to feed any impounded animals housed at the kennel, regardless of the town from which the dog was seized.
- Separation of Field Equipment: Each town shall purchase and maintain its own separate field equipment, tools, and office supplies required by the DCO for day-to-day work within their respective jurisdictions.
- Medical and Variable Costs: Specific emergency veterinary care for an impounded dog, euthanasia expenses and applicable surrender fees shall be billed directly to and paid by the specific town from which that individual dog was originally seized.

5. Term and Termination

- Term: This agreement shall formally commence on November 3, 2026. Annual DCO appointment will be made at Thompson Reorganization meeting. This agreement may be renewed annually for successive one-year terms by mutual written resolutions passed by both Town Boards.
- Termination: Either town may terminate this Agreement, with or without cause, by providing ninety (90) days advance written notice to the other municipality.

6. Indemnification and Insurance

- Indemnification: Each party agrees to defend, indemnify, and hold harmless the other party, its officers, and employees from any claims, suits, or liability arising directly out of the indemnifying party's negligent acts or omissions under this Agreement.
- Insurance: Both municipalities shall maintain appropriate general liability, professional liability, and property insurance to cover their respective assets and personnel involved in this shared operations framework.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first written above.

TOWN OF MAMAKATING	TOWN OF THOMPSON
_____	_____
Town Supervisor	Town Supervisor
Authorized by Resolution dated:	Authorized by Resolution dated:
_____	_____

#12

Marilee Calhoun

From: Mednick Law Office <michael@michaelmednick.com>
Sent: Thursday, October 29, 2026 10:44 AM
To: Marilee Calhoun; Supervisor
Cc: Highwaysuper
Subject: Re: Gleason - Wolf Lake
Attachments: TERMINATION OF EASEMENT Gleason.docx

Hi Scott:

This is a termination of an easement for property owner in Wolf lake for a drainage easement that we do not use nor have access to. Seems when they created these lots a long, long time ago, DOH required they include a note on the map to create a possible drainage easement should it be needed to protect the property owners, and the lake. No easement was ever filed on this property, the only evidence of such is on the subdivision map. Furthermore per Hayden there is no connection from this easement area to the town road for drainage. No pipes no culvert etc. not even sure it is our easement.

Getting to the point, owner of the 2 lots is trying to build, but the title company will not give title with this "easement' open and they are requesting a termination of same. Hayden brought it to me, and after a lot of back and forth, if it is ok with the board, attached is a proposed termination of easement agreement which will allow us to sign to terminate the easement to the extent we are able to terminate same (the attached agreement is being modified to add that language to the extent we are able.)

If we can add this tio the next agenda to discuss and potentially resolve that would be great I believe Hayden will be recommending that we do this as we don't have or utilize anything for drainage at the location and this was there since the 1940's. Thanks.....Michael

TERMINATION OF EASEMENT

Termination of Easement by and between James S. Gleason and Kathy E. Gleason (hereinafter referred to as Gleason) with addresses at 75 Audubon Avenue, Binghamton, New York 13903, The Town of Thomson (hereinafter referred to as The Town) with offices at 4052 Route 42, Monticello, New York 12701 and Wolf Lake Inc. (hereinafter referred to as Wolf Lake) with offices at 239 Wolf Lake Road, Wurtsboro, New York 12790.

WHEREAS, Gleason is the owner of premises described as Lots 6 and 8 on the subdivision map for Wolf Lake, Inc. Subdivision, recorded January 20, 1947 ("Premises"); and

WHEREAS, a Drainage Easement is shown on the subdivision map as a note that refers to lots 6 and 8: and

WHEREAS, The Town has a road named South Shore Drive located on the north side of the Premises abutting the property owned by Gleason; and

WHEREAS, The Town agrees, to the extent that it is able, to the termination while to the best of their knowledge they are not aware that they have any rights under the Easement; and

WHEREAS, Wolf Lake agrees, to the extent that it is able, to the termination while to the best of their knowledge they are not aware that they have any rights under the Easement; and

WHEREAS, the Easement has never been utilized by any of the Parties herein: and

WHEREAS, all the parties agree to the termination of any drainage easement that exists regarding the Premises, to the extent they are able;

NOW, THEREFORE, in consideration of the payment of one dollar and other good and valuable consideration, the receipt of which is acknowledged the parties agree as follows:

1. The parties agree that the Easement will hereby be terminated and forever discharged

2. The parties hereby release each other from any and all obligations and responsibilities contained in the Easement.

_____
James S. Gleason

_____
Kathy E. Gleason

The Town of Thomson

By:_____

Wolf Lake Inc.

By:_____

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

On the ___ day of _____, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared **James S. Gleason**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

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

On the ___ day of _____, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared **Kathy E. Gleason**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

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

On the ___ day of _____, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

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

On the ___ day of _____, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

#13

LEGAL NOTICE
NOTICE TO BIDDERS

NOTICE IS HEREBY GIVEN, that the Town Board of the Town of Thompson will receive bids in accordance with specifications prepared therefore which may be obtained without charge at the Office of the Town Clerk of the Town of Thompson, Town Hall, 4052 State Route 42, Monticello, New York for the following items:

1. **Garbage & Refuse Removal at Town of Thompson Town Hall**
2. **Garbage & Refuse Removal at Kiamesha Wastewater Treatment Plant**
3. **Garbage & Refuse Removal at Town of Thompson East Mongaup River Park**
4. **Garbage & Refuse Removal at Town of Thompson Lake Ida Park**

Said bids shall be mailed or delivered so that they shall be received at the office of the said Town Clerk on or before 2:00 o'clock P.M., Prevailing Time on Monday, November 23, 2026 at which date and hour all bids shall be publicly opened and read.

By Order of the Town Board
4052 State Route 42, Monticello, New York
Dated: November 04, 2026
Marilee J. Calhoun
Town Clerk

The Following Resolution Was Duly Adopted: Res. No. 108 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby approves and authorizes Supervisor Mace to execute and enter into the contract/agreement between the Town of Thompson and YMCA of Middletown and Monticello for the Summer Youth Day Camp Program 2026 Season. Further Be It Resolved, that a copy of the fully executed contract will be filed in the Office of the Town Clerk.
Moved by: Councilwoman Meddaugh Seconded by: Councilman Schock
Vote: Ayes 5 Mace, Pavese, Meddaugh, Schock and Mace
Nays 0

Supervisor Mace recused himself from the matter listed below and left the room due to his family's involvement. The meeting was turned over Deputy Supervisor Meddaugh to address the next agenda item.

2) DISCUSS AND APPROVE: GARBAGE BID EXTENSION THROUGH 12/31/2026

The Following Resolution Was Duly Adopted: Res. No. 109 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorize the Bid Extension for Garbage Refuse Removal for (1) Additional Year with the same terms and conditions as specified in the Bid Specifications and that said Bid shall be Extended to Thompson Sanitation Corp. as per mutual agreement of both Bidder and Town effective until 12/31/2026.
Moved by: Councilman Benjamin Seconded by: Councilman Schock
Vote: Ayes 4 Pavese, Schock, Meddaugh and Benjamin
Nays 0
Recused 1 Mace

Supervisor Mace returned to the meeting. Supervisor Mace continued the meeting with Agenda Item # 3.

3) APPROVE PRELIMINARY ENGINEERING & CONCEPTUAL DESIGN FOR ROUTE 42 WATER DISTRICT NOT TO EXCEED $15,000.00
Supervisor Mace said that MHE Engineering is ready to get started on the Preliminary Engineering and Conceptual Design for the Route 42 Water District and they need funds to initiate the process.

The Following Resolution Was Duly Adopted: Res. No. 110 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby approves the Preliminary Engineering and Conceptual Design for Route 42 Water District at a cost not to exceed $15,000.00.
Moved by: Councilman Benjamin Seconded by: Councilman Schock
Vote: Ayes 5 Mace, Pavese, Schock, Meddaugh and Benjamin
Nays 0

#14

Marilee Calhoun

From: Dave Ohman <dohman@delawareengineering.com>
Sent: Thursday, October 29, 2026 1:38 PM
To: Supervisor
Cc: Marilee Calhoun; Comptroller; Mike Messenger; Michael; Helen Budrock; John Peterson; Robert Chiappisi; Cory Dame; Karla Nunamann; Cheryl DeCarr; Jill Weyer
Subject: RE: Thompson (T) WWTP Upgrade Project Update for November 4 2026 TB Mtg
Attachments: DEDPC Thompson TBMtg Handout 11-04-26.pdf; EmeraldGreenWWTP Eng Contract Amendment 2 Resolution 10-29-26 DRAFT.pdf; EmeraldGreenWWTP Eng Contract Amendment 2 Resolution 10-29-26 DRAFT.docx

Hi Scott and all,

Attached is our project update for the November 4 meeting.

Recommended Agenda Items include:

- Emerald Green WWTP Upgrade – Resolution for Engineering Contract Amendment No. 2

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

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

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

Best to you and all,

DELAWARE ENGINEERING, D.P.C.

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

DELAWARE ENGINEERING, D.P.C.

55 South Main Street
Oneonta, New York 13820

Tel: 607.432.8073/Fax: 607.432.0432
DelawareEngineering.com

Town of Thompson
November 4, 2026 Town Board Meeting
WWTP Upgrade Projects – Summary Report

1. KIAMESHA LAKE WWTP

- The construction contract execution process is underway for the General, Electrical, HVAC and Plumbing contracts.
- Project construction completion is scheduled for 18 months after Notice to Proceed which should take place in early November 2026 as contracts are executed. Formal schedules pending from the prime contractors. Possible – November 2026 to May 2028.
- Based on the October 2, 2026 Teams meeting with the Town team, NYSDEC and NYSEFC a formal request to NYSDEC to modify the SPDES Schedule of Compliance (SOC) for construction will be sometime in 2027 once construction is well underway. Updates will be provided to NYSDEC via periodic Interim Progress Reports (next one December 2026)

2. EMERALD GREEN WWTP

- Basis of Design Report, Plans & Specs were submitted to NYSEFC in December 2025. Final comments received in February 2026. Final comment response was sent to NYSEFC on July 2, 2026. Minor comments received on September 30, 2026 from NYSEFC on BOD report and directive to update the Federal wage schedule and replace NYSEFC std terms with the most recent in the Phase 2 bid documents. These changes will be made and response sent to NYSEFC.
- The construction contract award and execution process is underway for the Phase 1 (UV and filter upgrades) General, Electrical, HVAC and Plumbing contracts.
- Phase 1 construction Notice to Proceed for all prime contracts anticipated to occur the first week of November 2026 (pending receipt of all acceptable contractor documents) – per the contract, construction completion in 12 months – formal schedules pending from prime contractors (November/December 2027 possible completion)
- Phase 2 work is proceeding per the recommended plan forward and the October 20, 2026 resolution. All bidders were notified on October 22 that all Phase 2 bids have been rejected.
- DE's contract amendment to assist the Town with the moving the recommended plan forward will be provided to the Town under separate cover on or before October 30, 2026 – for consideration at the November 4 meeting. A draft resolution has been attached for Town consideration/use.

3. SACKETT LAKE WWTP

- DE prepared a Preliminary Engineering Report (PER) in May 2025 and submitted to NYSEFC for listing in the FFY 2026 IUP. Response to EFC PER comments went out on May 1, 2026. Changes included a revised schedule that moved funding applications and related work into next year as other NYSEFC funded projects move into construction. Final minor EFC comments received on 5/12/2026. Response to NYSEFC PER comments and revised PER were sent to NYSEFC on 08/11/26.
- Current SPDES Schedule of Compliance (SOC) design completion date is April 2026, so a compliance schedule modification is required to push that date, and subsequent dates, back.
- Based on the October 2, 2026 Teams meeting regarding the SOC and project status with the Town team, NYSDEC and NYSEFC the plan forward includes:
    - Provide an updated anticipated project schedule based on the May 2026 PER schedule and submit

along with Interim Progress Reports – the next is due in January 2027. Submit formal schedule modification at some point in the future.

- Town can proceed to submit funding applications for NYSEFC (WIIA and CWSRF) funding in 2027 even though funding sought could be beyond the fiscal year.
- Develop a revised project budget for use with 2027 financing applications - 202b and Bond Resolution proceedings necessary to be performed in advance of submitting applications

- Plan to wrap up SEQR in 2026 so that the Town can proceed with the 202b process and a bond resolution (required for financing and grant applications).
- Contract for engineering services for the plan forward work through construction to be submitted to the town soon.

Attachments:

- Emerald Green WWTP Upgrade – Engineering Contract Amendment No. 2 Resolution

DEDPC Thompson TBMtg Handout 11-04-26.docx

RESOLUTION APPROVING
AMENDMENT No. 2 TO THE PROFESSIONAL SERVICES AGREEMENT ASSOCIATED WITH THE EMERALD GREEN WASTEWATER TREATMENT PLANT UPGRADE PROJECT
(NYSEFC PROJECT # C3-5378-07-01)

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

WHEREAS, the Town executed a Professional Services Agreement with Delaware Engineering, DPC ("DEDPC") for design through bidding for Phase 1 (dated May 3, 2021) and for Phase 2 (dated May 9, 2024), and Amendment No.1 for Construction Phase services (dated September 1, 2026); and

WHEREAS, the Town executed a Project Financing Agreement ("PFA") with the New York Environmental Facilities Corporation ("NYSEFC") on October 3, 2024 to provide project financing including up to $10M in Water Infrastructure Improvement Act ("WIIA") and Bipartisan Infrastructure Law General Supplemental ("BIL-GS") grants as well as loans, covering project costs including professional/engineering expenses related to the aforementioned contracts and amendment with a contingency to address project needs; and

WHEREAS, based on the bids received on August 6, 2026 for both Phase 1 and 2, the current project budget and financing plan are not sufficient to complete the project as planned; and

WHEREAS, Phase 1 construction contracts are being awarded and the Phase 2 upgrade work is necessary to address SPDES compliance and needs to proceed; and

WHEREAS, based on Town review, and meetings with NYSDEC and NYSEFC, it was agreed, and the Town resolved on October 20, 2026, to proceed with the recommended plan forward which includes the town rejecting all Phase 2 bids received on August 6, 2026 and proceed to move forward with modifying the overall project budget, increasing the maximum funding limit via the 202b and Bond resolution process, with rebidding in early 2027 when 202b process is complete. A formal request to NYSDEC to modify the SPDES Schedule of Compliance (SOC) for construction will also be made once construction is well underway for both phases; and

WHEREAS, this plan will require more services for engineering and bond counsel which are anticipated to be eligible for funding with by the NYSEFC financing contingency item; and

WHEREAS, the scope of the contract Amendment No. 2 (dated October 29, 2026) provides the professional engineering services required to continue to move the project plan forward; and

WHEREAS, this contract amendment needs to be in place and approved by NYSEFC in order for the Town to eligible to receive reimbursement for these services,

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

related documents required by NYSEFC.

Moved by:

Seconded by:

Roll call:

The members of the Town Board voted as follows:

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

Motion Carried: Yes/No

DELAWARE ENGINEERING, D.P.C.

55 South Main Street
Oneonta, New York 13820

Tel: 607.432.8073/Fax: 607.432.0432
DelawareEngineering.com

October 30, 2026

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

Re: Emerald Green WWTP Phases 1 and 2 Upgrades
CWSRF Project No. : C3-5378-07-01

Sub: Professional Services Contract - Amendment No. 2
Budget Adjustment and Rebid Services

Dear Scott:

Enclosed for Town review is our contract amendment to provide additional professional services to assist the Town to increase the project budget and rebid the Phase 2 construction contracts. This amendment is needed because total bid prices for construction contracts received at the August 6, 2026 bid opening exceeded the Town's available financing for the project. Phase 1 bids are being awarded and construction will be proceeding. However, the overall project budget needs to be increased so that necessary Phase 2 work – necessary for SPDES compliance - can move forward.

Following consultation with the Town, NYSEFC and NYSDEC on October 2, 2026, it was agreed that the most prudent approach would be for the Town to reject all Phase 2 bids and proceed to move forward with modifying the overall project budget, increasing the maximum funding limit via the 202b and Bond Resolution process, with rebidding in early 2027 when 202b process is complete. The formal request to modify the SPDES Schedule of Compliance (SOC) would be submitted once actual Phase 2 construction is well underway and an end date can be reasonably determined (NYSDEC only wants to modify the permit once).

At the October 20, 2026 meeting, Town Board considered this approach and resolved to move ahead with the recommended plan which necessitates additional work for engineering and bond counsel. This amendment provides the engineering services associated with the recommended plan.

We have worked with the Town to secure up to $10.7M in grants (WIIA, BIL and WQIP) and $5.3M loans for the upgrade. The Town closed on the current Project Financing Agreement (PFA) with NYS Environmental Facilities Corporation (NYSEFC) in October 2024. Costs associated with this amendment are eligible for reimbursement by NYSEFC from the contingency item associated with Project Finance Agreement (PFA) for Project No. C3-5378-07-01. A modification to the current PFA will be sought as part of the planned work.

All work associated with the professional services detailed in the previous contracts and this amendment, are anticipated to be financed through the NYSEFC's *Clean Water State Revolving Fund* (CWSRF) program and, as

such, this agreement includes the NYSEFC required contract provisions. (See Attachment E – Non-Construction Contract).

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 of the Town Board resolution and endorse the signature page and send a scanned copy back to our Oneonta office.

SCOPE AND FEE SUMMARY

We propose to complete the professional services associated with this amendment for a not-to-exceed cost of **$75,000.**

Costs associated with this amendment are anticipated to be eligible for reimbursement by NYSEFC from the contingency item associated with Project Finance Agreement (PFA) for Project No. C3-5378-07-01. See current Exhibit C ESTIMATED PROJECT COSTS table (Attachment A).

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). We submitted our MWBE Utilization Plan for the original contract and received waiver approval (July 2025). We will continue to follow NYSEFC requirements.

There are no subcontract opportunities for the work of this amendment so no tasks or budgets have been included in this amendment.

We will forward this amendment to NYSEFC following Town execution of this contract amendment for MWBE compliance review.

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

Engineering:		
Task 8 – Financing Support Services		$35,000
Task 9 – Revise Contract Documents and Rebid Services		$35,000
Task 10 – Regulatory Compliance Support Services		$5,000
	Subtotal – Engineering	$75,000
Subcontracts		
• None		$0
	Subtotal Subcontracts	$0
	Contract Amendment No. 2 Total – Professional Services	**$75,000**

Task Numbers 1-6 and 7 (Subcontracts) are associated with the previous contracts and amendments. Tasks for this amendment will be added to the current invoice so that all Emerald Green WWTP Upgrade services are on included in the same invoice.

I. ASSUMPTIONS

This contract is based on the following assumptions:

- The professional services described herein, will be based on the upgrade plan included in the current NYSEFC-approved contract documents for Phase 2. No technical/process changes are planned to be made that would affect SPDES compliance or previously completed SEQR.
- Costs associated with this amendment are anticipated to be eligible for reimbursement by NYSEFC from the contingency item associated with Project Finance Agreement (PFA) for Project No. C3-5378-07-01. See current Exhibit C ESTIMATED PROJECT COSTS table (see Attachment A).
- In order to comply with NYSEFC Program Requirements for Non-Construction Contracts, Delaware will also need to follow up with NYSEFC's MWBE compliance office to revise the already approved (January 2025) MWBE Utilization Plan or request a new waiver. We will continue to follow the NYSEFC program requirements to seek as much M/WBE participation as is cost effective and technically feasible, while ensuring that quality is maintained and implementation of the project is unimpeded. **For this amendment, no subcontracting opportunities exist and no subcontract subtasks or budgets have been included.**
- NYSDEC SPDES Schedules of Compliance (SOCs) exist for both phases of the upgrades to the facility. A modification is needed to revise SOC dates for both phases for construction and beyond.
- The construction work was planned to occur at the same time for both Phase 1 and 2. However, due to the bid results, work will need to proceed in phases in order to progress some of the work while financing is resolved. As such, the anticipated 18-month concurrent construction completion (Phase 1 – 12 months and Phase 2- 18 months) will extend beyond current estimates.

  Therefore, construction phase services (for on-site observation and engineering during construction) to extend work beyond 18 months of construction will be needed. This can be addressed in an amendment for additional services and submitted for Town consideration prior to 18 months and at a time when a reasonable end date as well as a cost of additional services can be predicted.
- Delaware will continue to coordinate with WWTP and other Town staff. We will prepare for and, if desired by the Town, attend monthly Town Board meetings to apprise the Town of project activities.
- Contract budgets for individual tasks can be adjusted as needed to cover actual costs without any contract amendment, as long as the overall professional services total is maintained.
- The Town will retain bond counsel to prepare required bond documentation, resolutions and legal notices for the proposed project and budget increase.
- The Town will schedule and hold a public hearing in consideration of the Map, Plan & Report and the public benefit of the proposed project in accordance with Town Law 202b procedures and to consider the appropriation of funds to complete the upgrade project through the issuance of municipal bonds.
- The Town will ensure that all required legal notices appear in the Town's paper of record within the time frames prescribed by NYS law

- The estimated rate impacts of the planned improvements based on current PFA and potential funding appear to exceed the Office of State Comptroller (OSC) 2026 published Town sewer district threshold of $1,010, necessitating submission of information to OSC. However, new OSC Statewide average rates will become available in January/February 2027 and sewer affordability rate could be higher than 2026. If so, the OSC application may not be required.
- The Town will provide Delaware with all documentation required for project financing and the Office of State Comptroller (OSC).
- NYSEFC wants actual bid results to proceed to close on the revised PFA
- NYSEFC needs OSC determination prior to closing on the PFA
- The revised project budget to use for the financing increase will be based on the August 2026 bids plus soft costs (including required revisions thereto to deal with the increased financing need and project delay) and a 25% contingency per NYSEFC guidance for design (not bid); total estimated project budget of up to $28.8M.
- Based on the 10/2/26 meeting, it was agreed that the SPDES modification request to modify the Schedule of Compliance (SOC) would be submitted once actual Phase 2 construction is well underway and an end date can be reasonably determined (NYSDEC only wants to modify the permit once).
- NYSDEC Interim progress reports, required every 9 months, will provide updates relative to construction progress.
- The anticipated schedule for the work is depicted in Appendix E. This schedule is based on successful completion of the 202b process including a revised bond resolution for an increased budget. Phase 2 will proceed to bidding following adoption of the revised bond resolution. Bids will need to be held for up to 120 days in order for the NYSEFC project finance agreement to be approved. Extensions to hold bids beyond that time will be included as bid alternates. Bid award will be contingent upon successful execution of the revised PFA unless otherwise agreed to with NYSEFC. Notice to proceed will be issued following PFA approval unless otherwise agreed to with NYSEFC.

II. SCOPE OF SERVICES

The current design phase contract (May 2024) and construction phase contract amendment executed in September 202included the following tasks:

Task 1- Design
Task 2 – Bidding
Task 3 – Engineering During Construction
Task 4 – On-Site Observation Services
Task 5 – Record Drawings
Task 6 – NYSEFC Contract Compliance/Subcontractor Coordination
Task 7 – Construction Phase Subcontracts

The tasks included in this contract amendment are as follows:

- Task 8 – Financing Support Services
- Task 9 – Revise Contract Documents and Rebid Services
- Task 10 – Regulatory Compliance Support Services

A description of the work for each of these tasks follows:

Task 8 – Financing Support Services:

1. Prepare an updated project budget. Review with the Town and agree on an estimated maximum project cost for use in the Map Plan & Report (MPR) and bond resolution (BR).
2. Prepare an update to the January 24, 2024 amended Map, Plan, & Report in accordance with Town Law 202B to reflect the anticipated increase in project costs. The MPR will include revisions to the maximum amount to be expended, the cost to a typical property owner (rate impact) and other revisions as needed.
3. Review revised MPR with the Town and Bond Counsel and, if required, make up to one round of changes. Provide digital copy of final MPR to the Town and Bond Counsel.
4. Prepare Power Point presentation and supporting material for the 202B public hearing and attend the hearing.
5. Coordinate with the Town's Bond Counsel and provide technical support for the public hearing and 202B proceedings.
6. Work related to NYSEFC including:
   - Communications, meetings, etc., with the Town and NYSEFC staff regarding proposed modifications to the Project Financing Agreement (PFA) and/or MWBE Utilization Plan including:
   - Provide a copy of this engineering contract amendment to NYSEFC for review and approval.
   - Coordinate with the MWBE staff to address MWBE compliance (anticipated to be approved with no further subcontracts).
   - Prepare an initial (pre-bid) Request to Modify the NYSEFC Agreement (PFA) including a letter on Town letterhead and the NYSEFC form and review with the Town. Forward to NYSEFC for review.
   - Prepare a post-bid Request to Modify the agreement, including any NYSEFC comments from the initial request, including a letter and a revised NYSEFC form with costs based on the bids. Review with the Town and forward to NYSEFC.
7. Work with the Town on Office of State Comptroller (OSC) items including:
   - Obtain financial information from the Town and Bond Counsel
   - Communications, meetings, etc., with the Town, its Bond Counsel and the Office of the State Comptroller (OSC) regarding debt issuance approval in the event the anticipated annual cost to a typical property owner will exceed the Town sewer district threshold published by OSC at the time. This includes preparation of all documents necessary to comply with Part 85 of the Comptroller's regulations including but not limited to:
     i. A description of the proposed improvements and a statement setting forth the maximum cost of the proposed improvements;
     ii. A statement explaining the factors which the governing board considered in making its determination that the proposed improvements are in the public interest.
     iii. A statement describing the proposed manner of financing the cost of the improvements;

iv. A statement detailing the manner in which it is proposed to raise the costs of debt service and operation and maintenance;

v. A statement of the average full valuation of the taxable real property of the town, an itemized statement of any outstanding indebtedness, the current tax rates and assessments applicable to the taxable real property which will bear the cost of the proposed improvements, and other required financial information;

vi. Opinion of Legal Counsel required by section 85.3(b).

- Review the application package with the Town
- Forward the complete application package to OSC.

Attachment F includes a draft of the schedule for items associated with Adoption of Municipal Board Resolutions as well as an overall anticipated schedule for this contract amendment of work.

Site Visits:

- To Town Hall – for 202b Public Hearing

Deliverables:

- Updated Map, Plan and Report.
- PowerPoint presentation and/or collateral material for 202B public hearing.
- Project Financing Agreement modification requests with NYSEFC.
- OSC application for rate increase (if needed).

Subcontract work associated with this task:

- None

Task 9 – Revise Contract Documents and Rebid Services

Revise Contract Documents:

1. Revise approved contract documents to make minor changes – no significant process or technical changes - including but not limited related to the bid date, bid opening ,etc.; change the sludge building work to a bid alternate and refine wording to allow flexibility for bidding and award consideration in an effort to bring the project in within the project budget and the pending revised PFA.
2. Prepare a summary list of changes.
3. Communications, meetings, etc., with the Town, NYSEFC and NYSDEC associated with the change in scope of work.
4. Submit via email digital versions of the revised contract documents – and list of changes - to NYSEFC for review and approval, and advise NYSEFC to provide the documents to NYSDEC, if required.

Rebid Work

1. Once agency approvals are received (or if acceptable to NYSEFC – while NYSEFC review of minor changes is underway) the contract documents will be made available through *debiddocuments.com*, an online document distribution and bidding service. Additionally, up to two (2) paper sets of contract documents,

along with a 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. Since a pre-bid meeting was already done for the August 2026 bids, no pre-bid meeting will be held. Prospective bidders can arrange a site visit with the Town WWTP Supervisor if desired.
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 with a letter package summarizing the bid review and recommendations regarding award for each 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 three (3) "execution" copies of the Contract Documents for each of the prime contracts (one copy each for the Town, each prime contractor, and Engineers NYSEFC file) 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 and Agreement.
11. Coordinate execution of the execution copies with the Town and each prime contractor
12. Assemble final hard copy and make digital copies of all of executed contracts.
13. Forward one hard copy and digital copy to the Town and each prime. Provide digital copy of executed contracts to NYSEFC, if requested.
14. Coordinate with WWTP staff and Town and attend monthly Town Board meetings to apprise the Board of project activities, if needed.

Site Visits:

- To Town Hall
    - for Bid Opening
    - 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
- Three (3) Execution copies for each of the prime contracts, one each to Contractor, Town, & Engineer (for NYSEFC file) – one hard copy and one digital copy
- Digital execution copy of contracts for each prime contract to NYSEFC, if requested

Subcontract work associated with this task:

- None

Task 10 –Regulatory Compliance Support Services

Services to assist the Town with NYSDEC and SPDES permit issues include:

1. Prepare Interim Progress Reports (IPRs), every 9 months, including a letter, updates, a project schedule and attachments based on information provided by the Town (next one due April 2027), review with the Town and email to NYSFEC, et al.
2. Communications and meetings and associated work with the Town and NYSDEC staff regarding proposed modifications to the Schedule of Compliance associated with the SPDES permit.
3. Coordinate with Town to provide the letter to NYSDEC requesting a formal SPDES modification to revised the Schedule of Compliance once a date can be established for completion of construction for both phases
4. Prepare updated fact sheet and update project web site (if required) to comply with enhanced public participation requirements for Potential Environmental Justice Areas per Commissioner Policy-29 (CP-29).

Site Visits:

- To Town Hall – none planned

Deliverables:

- NYSDEC Interim Progress Report (April 2027)
- Formal SPDES Modification request letter package
- EJ fact sheet update (if needed)

Subcontract work associated with this task:

- None

Subcontracts:

There are no opportunities for subcontracting for this amendment work.

III. SUMMARY OF COSTS

Delaware Engineering will complete the above-listed professional services associated with Amendment 2 for a not to exceed cost of **$75,000.**

Costs associated with this amendment are anticipated to be eligible for reimbursement by NYSEFC from the contingency item associated with Project Finance Agreement (PFA) for Project No. C3-5378-07-01. See current Exhibit C ESTIMATED PROJECT COSTS table (see Attachment A).

A breakdown of all contract costs including Amendment No. 2 is as follows:

Contract	Tasks	Scope of Services	Fee
May 2024 Design	1 &2	Design and Permitting Services and Bidding	$606,240
Amendment 1 (Sept 2026)	3 thru 7	Construction Phase Services	$$933,737[1]
Amendment 2	8	Financing Support Services	$35,000
	9	Revise Contract Documents and Rebid Services	$35,000
	10	Regulatory Compliance Support Services	$5,000
		Subtotal Professional Services – Amendment 2	**$75,000**
		Total Professional Services – including Amendment 2	$1,614,977

[1] Contract amendment #1 for construction phase services (Phases 1 and 2) was approved by the Town Board on September 1, 2026.

IV. 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 B to this contract. Compensation shall commence for services provided from contract signing until completion of the work.

Total contract compensation associated with this amendment shall not exceed **$75,000** unless prior authorization is received from the Client.

Contract budgets for individual tasks can be adjusted as needed to cover actual costs without any contract amendment, as long as the overall professional services total is maintained.

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

Following execution of the contract, the invoice will be revised to include the above-listed tasks and budget with subtotals for the design, construction phase and Amendment No. 2 items.

V. 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.

Anticipated Additional Services:
The construction work was planned to occur at the same time for both Phase 1 and 2. However, due to the bid results, work will need to proceed in phases in order to progress some of the work while financing is resolved. As such, the anticipated 18-month concurrent construction completion (Phase 1 – 12 months and Phase 2- 18 months) will extend beyond current estimates.
The duration of construction is impacted by many factors while are not fully under the control of the engineer (e.g., contractor related delays, etc.). In addition, construction phase services are based on time and these services are necessary in order to satisfy NYSEFC project approval requirements.

Therefore, construction phase services (for on-site observation and engineering during construction) to extend work beyond 18 months of construction will be needed. This can be addressed in an amendment for additional services and submitted for Town consideration prior to 18 months and at a time when a reasonable end date as well as a cost of additional services can be predicted.

VI. STANDARD CONTRACT TERMS AND CONDITIONS

The standard terms and conditions contained in Attachment C apply to this contract and are the same as those included in recent previous Town contracts.

VII. *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: October 30, 2026

ATTACHMENTS

Attachment A – October 3, 2024 PFA Items (i.e., Exhibit C – ESTIMATED PROJECT COST, etc.)
Attachment B – Rate Schedule (2026)
Attachment C – Standard Terms and Conditions
Attachment D – NYSEFC Program Requirements and Bid Packet for Non-Construction Contracts (Mandatory State Financial Assistance Terms and Conditions for Contracts Funded with New York State Financial Assistance Only Effective October 1, 2025)
Attachment E – DEDPC's MWBE Utilization Plan (approved January 2025)
Attachment F - Draft Schedule for Adoption of Municipal Bond Resolutions and Anticipated Contract Amendment Schedule

Thompson (T) EG WWTP Amendment 2 10-30-26.docx
Enclosures

Draft Schedule for Adoption of Municipal Bond Resolutions

(APPLIES TO TOWNS ONLY)

Project Name: Emerald Green WWTP Upgrade **CWSRF/DWSRF Project #:** C3-5378-07-01

Town: Town of Thompson **County:** Sullivan

Target Date	Action	Responsible Party
11/17/26	Establish maximum cost; engage Bond Counsel to draft resolutions & legal notices (Town Board meeting)	Town Board
11/24/26	Submit Updated Map Plan & Report to Town Clerk	Engineer
12/1/26	Adopt **Order Calling a Public Hearing**[1](Town Board meeting)	Town Board
12/2/26	Send Legal Notice to Sullivan County Democrat	Town Clerk
12/4/26	Publish & post **Notice of Public Hearing**[1] *(at least 10 days but not more than 20 days prior to the date of the hearing)*	SC Democrat
12/15/26	Hold 202B public hearing (Town Board meeting)	Town Board
12/15/26	Adopt **Public Interest Order Subject to Permissive Referendum**(Town Board meeting) [2]	Town Board
12/16/26	Send Legal Notice to Sullivan County Democrat	Town Clerk
12/18/26	Publish and post **Legal Notice**[1] *(within 10 days of adoption)*	Town Clerk
1/15/27	Public Referendum Period Expires *(30 days from date of adoption)*[2]	N/A
1/19/27	Adopt updated **Bond Resolution** (Town Board meeting)	Town Clerk
1/22/27	Publish and post **Notice of Estoppel**[1]	Town Clerk
Feb/Mar 2027	Prepare and submit debt issuance application to NYS Comptroller's Office (if needed)[3]	Engineer & Bond Counsel

Send the following documents to Delaware Engineering for transmittal to EFC:

- ☐ District formation or extension documents (if applicable)
- ☐ Certified copy of **Order Calling a Public Hearing**
- ☐ Signed Affidavit of Posting (Public Hearing Notice)
- ☐ Printer's affidavit of publication (Public Hearing Notice)
- ☐ Certified copy of **Public Interest Order**
- ☐ Signed Affidavit of Posting (Notice of Adoption)
- ☐ Printer's Affidavit of Publication (Notice of Adoption)
- ☐ Printer's Affidavit of Publication (Notice of Estoppel)

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[1] These documents are typically prepared by the municipality's bond counsel

[2] The 30-day permissive referendum period is not required for projects that are subject to a consent order.

[3] NYS Comptroller's approval is required when the annual cost of the improvements (debt service and O&M) to a typical single family home exceeds the statewide average as computed by the Comptroller. The following average annual estimated costs are in effect through December 31, 2026: Sewer ($1,010); Water ($1,218). New costs will be released in early 2027 which may be higher and eliminate the need for an OSC application.

#15A

FORM E

RURAL DEVELOPMENT (RD) PROJECT BUDGET/COST CERTIFICATION

Project Name: Melody Lake | **Date:** 10/19/26 | **Report No.:** 15 | **Actual:** x | **Estimate:**

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

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

ITEM	APPROVED BUDGET	MODIFIED BUDGET	PREVIOUS EXPENDITURES	EXPENDITURES THIS PERIOD	EXPENDITURES TO DATE	BALANCE REMAINING
A. ADMINISTRATIVE						
2. Bonding	$15,812.00	$15,812.00			$0.00	$15,812.00
4. Fiscal Coordination	$6,500.00	$6,500.00	$6,500.00		$6,500.00	$0.00
7. Single Audits	$4,000.00	$4,000.00			$0.00	$4,000.00
Total A. Administrative	**$26,312.00**	**$26,312.00**	**$6,500.00**	**$0.00**	**$6,500.00**	**$19,812.00**
B. TECHNICAL SVCS.						
1. Engineering						
a. Preliminary Design Phase	$35,039.06	$35,039.06	$35,039.06		$35,039.06	$0.00
b. Final Design Phase	$32,102.48	$32,102.48	$32,102.48		$32,102.48	$0.00
c. Bidding Phase Services	$6,666.50	$6,666.50	$6,666.50		$6,666.50	$0.00
d. Construction Phase	$46,191.96	$46,191.96	$44,533.40		$44,533.40	$1,658.56
e. Resident Inspection	$50,000.00	$50,000.00	$4,083.55		$4,083.55	$45,916.45
f. Well MHI	$60,000.00	$28,167.99	$28,167.99		$28,167.99	$0.00
Total B. Technical Svcs.	**$230,000.00**	**$198,167.99**	**$150,592.98**	**$0.00**	**$150,592.98**	**$47,575.01**
C. CONSTRUCTION						
1. Construction Contracts						
a. Witton GC	$755,000.00	**$810,426.93**	$734,999.86		$734,999.86	$75,427.07
b. TAM EC	$259,841.00	$259,841.00	$179,557.04	$55,629.62	$235,186.66	$24,654.34
Total C. Construction	**$1,014,841.00**	**$1,070,267.93**	**$914,556.90**	**$55,629.62**	**$970,186.52**	**$100,081.41**
D. CONTINGENCY						
1. Contingency	$86,555.42	$62,960.50				
Total D. Contingency	**$86,555.42**	**$62,960.50**				**$62,960.50**
TOTAL PROJECT COST	**$1,357,708.42**	**$1,357,708.42**	**$1,071,649.88**	**$55,629.62**	**$1,127,279.50**	**$230,428.92**

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

Matthew J Sick

Applicant Title

Engineer/ Architect

Reviewed By _____

10/19/2026

Date Reviewed _____

(revised 11/2008)

#15B

Contractor's Application for Payment

Owner:	Town of Thompson	**Owner's Project No.:**	
Engineer:	MHE Engineering, D.P.C.	**Engineer's Project No.:**	22-723
Contractor:	TAM Enterprises Inc	**Contractor's Project No.:**	2501
Project:	Melody Lake Water System Improvements		
Contract:	Electrical Construction		
Application No.:	10	**Application Date:**	9/30/2026
Application Period:	From 07/01/2026	to	9/30/2026

1. Original Contract Price	$	259,841.00
2. Net change by Change Orders	$	-
3. Current Contract Price (Line 1 + Line 2)	$	259,841.00
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	$	247,564.91
5. Retainage		
a. 5% X $ 247,564.91 Work Completed =	$	12,378.25
b. X $ - Stored Materials =	$	-
c. Total Retainage (Line 5.a + Line 5.b)	$	12,378.25
6. Amount eligible to date (Line 4 - Line 5.c)	$	235,186.66
7. Less previous payments (Line 6 from prior application)	$	179,557.04
8. Amount due this application	$	55,629.62
9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5.c)	$	24,654.34

Contractor's Certification

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

Contractor: TAM Enterprises Inc

Signature: [signature] **Date:** 10/7/26

Recommended by Engineer	**Approved by Owner**
By: Matthew J Sick	**By:**
Title: Associate	**Title:**
Date: 10/7/26	**Date:**
Approved by Funding Agency	
By:	**By:**
Title:	**Title:**
Date:	**Date:**

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Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	Town of Thompson
Engineer:	MHE Engineering, D.P.C.
Contractor:	TAM Enterprises Inc
Project:	Melody Lake Water System Improvements
Contract:	Electrical Construction

Owner's Project No.:	
Engineer's Project No.:	22-723
Contractor's Project No.:	2501

Application No.: 10 Application Period: From 07/01/2026 to 09/30/26 Application Date: 09/30/26

A	B	C	D	E	F	G	H	I
			Work Completed					
Item No.	Description	Scheduled Value ($)	(D + E) From Previous Application ($)	This Period ($)	Materials Currently Stored (not in D or E) ($)	Work Completed and Materials Stored to Date (D + E + F) ($)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) ($)
	Original Contract							
1	Bonds and Insurances	9,032.00	9,032.00	-		9,032.00	100%	-
2	Submittals	8,500.00	8,500.00	-		8,500.00	100%	-
3	Mobilization	9,000.00	9,000.00	-		9,000.00	100%	-
4	Demolishion	13,680.00	6,840.00	6,840.00		13,680.00	100%	-
5	Temporary Power	14,820.00	14,820.00	-		14,820.00	100%	-
6	Wells 1 & 3 Conduit and connections	19,750.00	14,812.50	4,937.50		19,750.00	100%	-
7	New Service Connection	22,252.00	22,252.00			22,252.00	100%	-
8	Exterior lot light	14,890.00	14,890.00	-		14,890.00	100%	-
9	Lightning protection and Grounding	12,530.00	12,530.00	-		12,530.00	100%	-
10	Interior wiring	28,350.00	28,350.00	-		28,350.00	100%	-
11	Main Control Panel	93,560.00	46,780.00	46,780.00		93,560.00	100%	-
12	Demobilization	3,477.00				-	0%	3,477.00
13	Contingency	10,000.00	1,200.91			1,200.91	12%	8,799.09
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
	Original Contract Totals	$ 259,841.00	$ 189,007.41	$ 58,557.50	$ -	$ 247,564.91	95%	$ 12,276.09

EJCDC C-620 Contractor's Application for Payment
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Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	Town of Thompson	Owner's Project No.:	
Engineer:	MHE Engineering, D.P.C.	Engineer's Project No.:	22-723
Contractor:	TAM Enterprises Inc	Contractor's Project No.:	2501
Project:	Melody Lake Water System Improvements		
Contract:	Electrical Construction		

Application No.: 10 Application Period: From 07/01/2026 to 09/30/26 Application Date: 09/30/26

A	B	C	D	E	F	G	H	I
			Work Completed					
Item No.	Description	Scheduled Value ($)	(D + E) From Previous Application ($)	This Period ($)	Materials Currently Stored (not in D or E) ($)	Work Completed and Materials Stored to Date (D + E + F) ($)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) ($)
	Change Orders							
CO#1	Contigency: Disconnects at Well head $1,200.91 (Billed Req#7					-		-
						-		-
						-		-
						-		-
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						-		-
						-		-
						-		-
	Change Order Totals	$ -	$ -	$ -	$ -	$ -		$ -
	Original Contract and Change Orders							
	Project Totals	$ 259,841.00	$ 189,007.41	$ 58,557.50	$ -	$ 247,564.91	95%	$ 12,276.09

EJCDC C-620 Contractor's Application for Payment
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#16

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

Bills Over $5,000.00

Venor: SLACK CHEMICAL

Description: SternPAC

Amount: $5,024.00

Sole Source.

SLACK
ISO 9001:2015

CHEMICAL COMPANY Incorporated

465 South Clinton St., P.O. Box 30
Carthage, NY 13619-0030 USA
Federal I.D. # 15-0503203

Customer Number	
4778	
Invoice Date	Invoice Number
9/24/2026	508685
Due Date	BL Number
10/24/2026	507861

Phone: (315) 493-0430 Fax: (315) 493-3931

INVOICE

Sold To:

Thompson Town
128 Rock Ridge Dr
Only 1 product per invoice
Monticello, NY 12701
EMAIL INVOICES
Tel. No. 845-794-5280 , Fax No. 845-794-2777

Ship To:

Emerald Green Sewer
158 Lake Louise Marie Rd
Rock Hill, NY 12775

Ship Date	Ship Via	Payment Terms	Purchase Order Number	SLS
9/24/2026	Slack RH	NET 30	Email Keith	075

QTY Shipped	Packaging	Total Quantity	Product	Unit Price	Amount
12	55 G DRUM-SP	660 G	SternPAC	6.1500 / G	4,059.00
			Merchandise SubTotal		4,059.00
			Delivery Charge		125.00
			Total Container Deposit		780.00
			Pallets Shipped: 3		60.00
			Total Invoice		5,024.00
			Tax Exempt: 14-6002141		

FW

Please Remit Payment To: **Slack Chemical Company, Inc. · P.O. Box 30 · Carthage, NY · 13619**

All past due invoices are subject to FINANCE CHARGE of 1.5% per month (ANNUAL PERCENTAGE RATE OF 18%)

#16

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

Bills Over $5,000.00

Venor: Ross Valve Manufacturing Co.

Description: Parts for PRV

Amount: $ 7,098.56

Sole Source / Emergency Repair

Invoice

Page	1/1
Invoice	IN01061175
Date	10/14/2026

www.rossvalve.com

Ross Valve Manufacturing Co
PO BOX 595
Troy NY 12181

(518) 274-0961

Bill To:

Thompson, NY Town of
128 Rock Ridge Drive
Monticello NY 12701

Ship To:

Thompson, NY Town of
128 Rock Ridge Drive
Monticello NY 12701

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Ship Date	Order No.	Master No.
ADELAAR WATER	12924	RS1	UPS	0%0/NET30	10/14/2026	OR01063189	97,892

Ordered	Shipped	B/O	Item Number	Description	Unit Price	Ext. Price
6.00	6.00	0.00	019-600-004-001	Needle Valve Stem, Coarse Thread, Stainless Steel	$ 279.00	$ 1,674.00
2.00	2.00	0.00	800-040-060-232	Kit, 6", 4", Flat, Poly, 2" Valve Serial Number L16122 & L16311 4" Body 3" Flange 6" Expanded Top Model 50WR	$ 816.00	$ 1,632.00
2.00	2.00	0.00	800-080-071-237	Kit, 12", 7-5/8", Flat, Poly, 2.5" Valve Serial Number L16101 & L16311 8" 50WR 250lb Flange with 12" Expanded Top	$ 1,801.00	$ 3,602.00
1.00	1.00	0.00	TERMS FOB	Terms: FOB Factory - Price listed is your NET COST EX-Works Factory at Troy, NY where Freight is prepaid + added to the invoice - Shipment is via UPS/LTL Truck Ground Service	$ 0.00	$ 0.00

Subtotal	$ 6,908.00
Deposit	$ 0.00
Misc	$ 0.00
Tax	$ 0.00
Shipping & Handling	$ 190.56
Trade Discount	$ 0.00
Total	**$ 7,098.56**

All Valves certified NFS 61 and NSF 372
We accept American Express, Mastercard & Visa.
All discrepancies must be reported within 15 days.

No retainage allowed.

Please remit in US funds.

All costs of collection shall be the responsibility of the purchaser.

SoleSource
emergency repair

FYI

Sullivan COUNTY CATSKILLS
Mountains of Opportunities

Stephen Walsh
Director
Stephen.Walsh@sullivanny.gov

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Sheldon Dillon
Clerk
Sheldon.Dillon@sullivanny.gov

COUNTY OF SULLIVAN
VETERANS SERVICE AGENCY
SULLIVAN COUNTY GOVERNMENT CENTER
100 NORTH STREET
PO BOX 5012
Monticello, NY 12701
Phone: 845-807-0233
Fax: 845-807-0240

Joseph J. Putnam
Senior Veterans Service Officer
Joseph.Putnam@sullivanny.gov

Zackery Jones
Veterans Service Officer
Zackery.Jones@sullivanny.gov

For Immediate Release
October 29, 2026

Veterans Day to Be Observed in Monticello

Monticello, NY – The Sullivan County Veterans Service Agency will have a special ceremony in honor of Veterans Day at **10:30 am on Wednesday, November 11, 2026** inside the Legislative Hearing Room at the Sullivan County Government Center, 100 North Street, Monticello.

The public is cordially invited to attend this special ceremony.

"Please join us in taking the time to honor the brave men and women who have served our nation with courage, dedication, and selfless sacrifice. Veterans Day is an opportunity to reflect on the freedoms we enjoy, recognize the sacrifices made by our veterans and their families, and express our heartfelt gratitude to all who have worn the uniform of our Armed Forces. We invite the community to come together in remembrance, appreciation, and support of those who have served and continue to serve our great nation," offered Veterans Service Agency Director Stephen Walsh.

For additional information, please contact the Sullivan County Veterans Service Agency at 845-807-0233.

SULLIVAN COUNTY IS AN AFFIRMATIVE ACTION, EQUAL OPPORTUNITY EMPLOYER

FYI

Sullivan
COUNTY CATSKILLS
Mountains of Opportunities

Stephen Walsh
Director
Stephen.Walsh@sullivanny.gov

April A. Barschow
Administrative Assistant
April.Barschow@sullivanny.gov

Sheldon Dillon
Clerk
Sheldon.Dillon@sullivanny.gov

COUNTY OF SULLIVAN
VETERANS SERVICE AGENCY
SULLIVAN COUNTY GOVERNMENT CENTER
100 NORTH STREET
PO BOX 5012
Monticello, NY 12701
Phone: 845-807-0233
Fax: 845-807-0240

Joseph J. Putnam
Senior Veterans Service Officer
Joseph.Putnam@sullivanny.gov

Zackery Jones
Veterans Service Officer
Zackery.Jones@sullivanny.gov

For Immediate Release:
October 29, 2026

Sullivan County Veterans Day Events 2026

Saturday, November 7

MONTICELLO: 9:00 am – The Landfield Avenue Synagogue, 18 Landfield Avenue in Monticello, invites all to attend Veterans Shabbat. Services will be veteran-oriented, and you need not be Jewish to attend. This will be followed by Kiddush (Luncheon).

WOODBOURNE: 1:00 pm – The 26th Annual Veterans Day Parade hosted by the Woodbourne Fire Department #1 at 355 Fire House Road, Woodbourne. Line up at 12:00 pm, parade kicks off at 1:00 pm. Ceremony to follow with refreshments.

Wednesday, November 11

BETHEL: 11:00 am – Sgt. Andrew Brucher-Bailey-Richman VFW Post 5499 will be conducting Veterans Day Services at the Veterans Park (Bethel Town Square) on Route 55 in Kauneonga Lake. Guest Speakers will be 100th District Assembly Member Paula E. Kay and Town of Bethel Supervisor, Daniel Sturm. All Veterans and the public are invited. Please arrive by 10:45 a.m.

ELDRED: 11:00 am – The Tusten-Highland-Lumberland VFW Post 6427 and the Sylvan-Liebla American Legion Post 1363 will hold a Veterans Day service at Heroes Park in Eldred, in honor of all veterans. Following the service, refreshments will be served, and they will have their annual raffle drawing.

GRAHAMSVILLE: 11:00 am – The Grahamsville Rural Cemetery will host a Flag-Raising Ceremony, followed by a ceremony at the Neversink Town Hall, both on Route 55 in Grahamsville.

LIBERTY: 5:00 pm until sold out – Spaghetti and meatball dinner at the Liberty Elks Lodge # 1545 located on Darbee Lane, Liberty. Veterans eat free, all others pay a $17 charge.

LONG EDDY: 11:00 am – The Allan Milk Memorial VFW Post 7276 and Auxiliary invite all area Veterans, their families, and the public to their Veterans Day Service and luncheon being held at the St. Patrick's Church, Long Eddy.

MONTICELLO: 10:30 am – Veterans Day Ceremony will be held in the Legislative Hearing Room at the Sullivan County Government Center, 100 North Street, Monticello. Representation from New York State Police Troop F Color Guard Detail. Troop 101 Scouts of America Honor Guard will be in attendance; public invited to attend.

SUMMITVILLE: 9:00 am – Summitville Firehouse, 3978 State Route 209, Summitville, will host a service conducted by Edward M. Maier VFW Post 4947.

WURTSBORO: 11:00 am – service hosted by American Legion Post 1266 at the Veterans Park in Wurtsboro at the intersection of Sullivan and 3rd Street.

NOTE: This list reflects all the ceremonies the County of Sullivan has been told about as of October 29, 2026.