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TOWN OF THOMPSON
-Regular Meeting Agenda-

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

TUESDAY, NOVEMBER 17, 2026 **7:00 PM MEETING**

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

APPROVAL OF PREVIOUS MINUTES: **October 20, 2026 Budget Work-Session**
November 04, 2026 Joint Public Hearing w/Village
November 04, 2026 Town Board Meeting

PUBLIC COMMENT

CORRESPONDENCE:

- **Jennifer M. Flad, Executive Director, Sullivan County IDA:** Letter dated 11/10/26 to Supervisor Mace Re: Notice of Public Hearing on Proposed Financial Assistance for RG Liberty, LLC and Robert Green Truck Division, Inc. – Kroeger Road, Monticello, NY 12701, SBL # 32.-2-6 & 8.3, Hearing to be held 11/23/26 at 9:15 AM in the Sullivan County Legislative Committee Room at the Sullivan County Government Center.
- **NYSEG (Avangrid, Inc.):** Received Check # 0001188020 dated 11/03/26, payable to Town of Thompson in the amount of $40,800.00 for EV Make Ready Chargers Refund.

AGENDA ITEMS:

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

2) INTRODUCE PROPOSED LOCAL LAW #07 OF 2026 AND ESTABLISH DATE FOR A PUBLIC HEARING – AMEND CHAPTER 216 OF THE TOWN CODE TO ADD REAL PROPERTY TAXATION EXEMPTION FOR ALTERNATIVE VETERANS & VETERANS WITH A PERMANENT & TOTAL DISABILITY (RP-458-a (11))

3) APPROVE: PROPOSED EXTENSION NO. 3 OF CONSOLIDATED HARRIS SEWER DISTRICT FOR DISTRICT FOR 190 COLD SPRING ROAD (KA ANNEX, LLC., KOZY ACRES), SBL # 29.-1-21
A) FINAL ORDER EXPANDING THE CONSOLIDATED HARRIS SEWER DISTRICT

4) DISCUSS & APPROVE: TRANSFER OF PAPER ROADWAY PARCEL # 52.G-1-96 LOCATED IN EMERALD GREEN FROM SULLIVAN COUNTY TO TOWN OF THOMPSON (ESTIMATED COST OF $305.00 FOR FILING & RECORDING FEES)

5) EMERALD GREEN WWTP UPGRADE PROJECT PHASE 1 (C3-5378-07-01): RESOLUTION TO ENGAGE BOND COUNSEL AND PROCEED WITH REVISING THE MAP, PLAN & REPORT BY DELAWARE ENGINEERING, DPC

6) EMERALD GREEN SEWER DISTRICT PUMP STATION IMPROVEMENTS PROJECT: REVIEW LETTER OF RECOMMENDATION FROM MHE ENGINEERING, DPC TO AWARD BIDS FOR THE GENERAL CONSTRUCTION & ELECTRICAL CONTRACTS

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

8) BUILDING DEPARTMENT:

- **A) REVIEW & APPROVE: AGREEMENT BETWEEN MUNICOLLAB, INC. AND THE TOWN OF THOMPSON FOR NEW SOFTWARE PROGRAM, EFFECTIVE 01/01/2027**
- **B) REVIEW & APPROVE: MEMORANDUM OF UNDERSTANDING BETWEEN MUNICOLLAB, INC. AND THE TOWN OF THOMPSON FOR SERVICES PERFORMED PRIOR TO TERM OF AGREEMENT ON 01/01/2027**
- **C) RESOLUTION TO APPROVE BUILDING RELEVIES FOR DEMOLITION & CLEAN-UP FEES**

9) WATER & SEWER DEPARTMENT:

- **A) ESTABLISH DATE FOR BID OPENING FOR LABORATORY TESTING SERVICES – BIDS TO BE OPENED ON THURSDAY, DECEMBER 10, 2026 AT 2PM**

10) BILLS OVER $5,000.00

11) BUDGET TRANSFERS & AMENDMENTS

12) 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.

Minutes of a **Budget Work-Session** of the Town Board of the Town of Thompson held at the Town Hall, 4052 State Route 42, Monticello, New York and held on **October 20, 2026.**

ROLL CALL:

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

DRAFT

Also Present: Marilee J. Calhoun, Town Clerk
Melissa DeMarmels, Town Comptroller
Jill M. Weyer, Director of Community Development
James L. Carnell, Jr., Director of Buildings, Planning, & Zoning
Glenn Somers, Parks & Recreation Superintendent
Brad Bastone, Parks & Recreation Assistant
Hayden Carnell, Highway Superintendent
Heather Berg, Receiver of Taxes

BUDGET WORK-SESSION – CALL TO ORDER

Supervisor Mace opened the Budget Work-Session at 5:05 PM to continue discussing and reviewing the 2027 Fiscal-Year Tentative Budget. Notice of the Budget Work-Session was published in the Sullivan County Democrat on 10/09/2026 with the same being posted on the bulletin board at the Town Hall and on the Town Website on 10/08/2026.

BUDGET DISCUSSION

Comptroller Melissa DeMarmels explained the adjustments that have been made to the Tentative Budget since the September 29th Work-Session. The tax cap percentage was discussed. The proposed tax levy limit is currently below the required amount. The Town Board continued to discuss and review Department Budgets as follows:

1) Parks & Recreation Department – Superintendent Glenn Somers & Brad Bastone

2) YMCA Day Camp Program – Superintendent Glenn Somers

3) Rock Hill Ambulance District – Requested significant increase.

4) Building, Planning & Zoning Department – Director James L. Carnell, Jr.

5) Planning Board & ZBA Chairperson Compensation – Director James L. Carnell, Jr.

6) Tax Collector's Budget – Heather Berg, Receiver of Taxes

7) Lighting Districts – Director Jill Weyer & Brad Bastone

8) Email Conversion & Town Website Changes – Director Jill Weyer

9) Assessor's Office – Discussed proposed budget request & possible changes in future.

10) Elected Officials and Employee Salaries – Standard 3%

11) Village of Ateres – Highway Services (Proposed IMA)

MEETING ADJOURNED

On a motion made by Councilwoman Meddaugh and seconded by Councilman Benjamin the work-session was adjourned at 6:53 PM. All board members voted in favor of adjourning the work-session.

Respectfully Submitted By:

Marilee J. Calhoun

Marilee J. Calhoun, Town Clerk

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 **November 04, 2026.**

ROLL CALL:

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

DRAFT

Also Present: Kelly M. Murran, Deputy 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
James L. Carnell, Jr., Director of Buildings, Planning, & Zoning
Anthony Rein, Assessor

Present Via Zoom: Marilee J. Calhoun, Town Clerk
Michael G. Messenger, Water & Sewer Superintendent

REGULAR MEETING – CALL TO ORDER

Supervisor Mace opened the meeting at 7:04 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.

1) PUBLIC HEARING: PROPOSED LOCAL LAW #05 OF 2026 - OVERRIDE TAX LEVY LIMIT

Supervisor Mace opened the Public Hearing at 7:05 PM.
Deputy Town Clerk, Kelly M. Murran read the legal public notice and stated that she had an original affidavit of publication. Notice of said hearing was duly published in the Sullivan County Democrat on October 09, 2026 with same being posted at the Town Hall on October 07, 2026 and Town Website on October 08, 2026.

TOWN OF THOMPSON
NOTICE OF PUBLIC HEARING
ON PROPOSED LOCAL LAW

NOTICE IS HEREBY GIVEN that there has been duly introduced at a meeting of the Town Board of the Town of Thompson, New York, held on October 06th, 2026, a proposed Local Law No. 5 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 04th, 2025 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 06th, 2026

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

Supervisor Mace explained the purpose of the proposed local law. He stated that the Town does not expect to exceed the tax levy limit. This local law is being proposed as a precaution should the budget come in over the limit after relevies and chargebacks are imposed by the County.

Supervisor Mace asked if the Town Board had any comments. The Board had no comments.

Supervisor Mace asked if anyone from the public would like to be heard on this matter. There was no public comment made.

After an opportunity for all persons to be heard Supervisor Mace entertained a motion that the public hearing be closed.

A motion to close the Public Hearing at 7:09 PM was made by Councilman Schock and seconded by Councilwoman Meddaugh.

2) PUBLIC HEARING: 2027 FISCAL-YEAR PRELIMINARY BUDGET

Supervisor Mace opened the Public Hearing at 7:10 PM.
Deputy Town Clerk, Kelly M. Murran read the legal public notice and stated that she had an original affidavit of publication. Notice of said hearing was duly published in the Sullivan County Democrat on October 27, 2026 with same being posted at the Town Hall and Town Website on October 22, 2026.

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 Monday, November 03, 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

Supervisor Mace provided a brief explanation regarding the Preliminary Budget. He stated that the Dog Control Budget was revised due to a new part time employee. A copy of the Budget will be posted on the Town Website once adopted.

Supervisor Mace asked if the Town Board had any comments. The Board had no comments.

Supervisor Mace asked if anyone from the public would like to be heard on this matter. There was no public comment made.

After an opportunity for all persons to be heard Supervisor Mace entertained a motion that the public hearing be closed.

A motion to close the Public Hearing at 7:13 PM was made by Councilman Pavese and seconded by Councilman Benjamin.

The Town Board thanked Comptroller Melissa DeMarmels, Budget Officer for all of her hard work and assistance with the budget.

3) PUBLIC HEARING: 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)

Supervisor Mace opened the Public Hearing at 7:14 PM.
Deputy Town Clerk, Kelly M. Murran read the legal public notice and stated that she had an original affidavit of publication. Notice of said hearing was duly published in the Sullivan County Democrat on October 27, 2026 with same being posted at the Town Hall on October 22, 2026 and website on October 26, 2026.

TOWN OF THOMPSON
NOTICE OF PUBLIC HEARING
ON PROPOSED LOCAL LAW

NOTICE IS HEREBY GIVEN that there has been duly introduced at a meeting of the Town Board of the Town of Thompson, New York, held on 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

Supervisor Mace said that there is sleeping and camping happening and occurring on Public Property. Supervisor Mace asked if the Town Board had any comments.

Councilman Pavese said the public notice that was read said town property, but the local law said public property. Town Attorney Mednick said that it would not be a problem.

Supervisor Mace asked if anyone from the public would like to be heard on this matter. There were no public comments made.

After an opportunity for all persons to be heard Supervisor Mace entertained a motion that the public hearing be closed.

A motion to close the Public Hearing at 7:16 PM was made by Councilman Schock and seconded by Councilwoman Meddaugh.

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)

Supervisor Mace opened the Public Hearing at 7:17 PM.
Deputy Town Clerk, Kelly M. Murran read the legal public notice and stated that she had an original affidavit of publication. Notice of said hearing was duly published in the Sullivan County Democrat on October 23, 2026 with same being posted at the Town Hall and Town Website on October 22, 2026.

Supervisor Mace explained the purpose of the proposed sewer extension.

Supervisor Mace asked if the Board had any comments. No comments were made.

Supervisor Mace asked if anyone from the public would like to be heard on this matter. There was no public comment made.

After an opportunity for all persons to be heard Supervisor Mace entertained a motion that the public hearing be closed.

A motion to close the Public Hearing at 7:22 PM was made by Councilman Benjamin and seconded by Councilman Schock.

APPROVAL OF MINUTES:

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

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

PUBLIC COMMENT:

There was no public comment given.

CORRESPONDENCE:

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

- **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)
The Following Resolution Was Duly Adopted: Res. No. 445 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 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: Councilwoman Melinda S. Meddaugh
Seconded by: Councilman Richard L. Benjamin, Jr.

Adopted on Motion November 04, 2026

Supervisor SCOTT S. MACE	Yes [X] No [ ]
Councilman JOHN A. PAVESE	Yes [X] No [ ]
Councilwoman MELINDA S. MEDDAUGH	Yes [X] No [ ]

Councilman RYAN T. SCHOCK Yes [X] No [ ]
Councilman RICHARD L. BENJAMIN, JR. Yes [X] No [ ]

2) RESOLUTION TO ADOPT FISCAL-YEAR 2027 TOWN BUDGET
The Following Resolution Was Duly Adopted: Res. No. 446 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 Benjamin Seconded by: Councilman Schock
Vote: Ayes 5 Mace, Pavese, Schock, Meddaugh, and Benjamin
Nays 0

3) RESOLUTION TO APPROVE RELEVIES REPORT FOR WATER CHARGES FOR FISCAL-YEAR ENDING 2026
The Following Resolution Was Duly Adopted: Res. No. 447 of the Year 2026.

Resolved, that all the attached water charge re-levies for the fiscal year ending 2026 hereby be approved. A complete list of all re-levies totaling $17,719.50 can be found appended to these minutes.[2]
Motion by: Councilwoman Meddaugh Seconded by: Councilman Schock
Vote: Ayes 5 Mace, Pavese, Schock, Meddaugh, and Benjamin
Nays 0

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)
The Following Resolution Was Duly Adopted: Res. No. 448 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 November 04, 2026

RESOLUTION TO ENACT LOCAL LAW NO. 05 of 2026

WHEREAS, proposed Local Law No. 06 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

[1] ATTACHMENT: 2027 FISCAL YEAR ADOPTED BUDGET.
[2] ATTACHMENT: WATER RE-LEVIES

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. 05 for the year 2026, Town of Thompson, State of New York, which Local Law is annexed hereto and made a part hereof.

Moved by: Councilwoman Melinda S. Meddaugh
Seconded by: Councilman Ryan T. Schock

Adopted on Motion November 04, 2026

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

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

The Following Resolution Was Duly Adopted: Res. No. 449 of the Year 2026.

Resolved, that Agenda Item #5 pertaining to CMS Holdings, Inc. – Request for Support and Tax Equity and Fiscal Responsibility Act (TEFRA) for Machna Shalva hereby be tabled.

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

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

Mr. Tony Carlucci, New Supervisor of the Rock Hill Ambulance Corps. was present to explain that the Certificate of Need (CON) is a permit required before expanding their ambulance services. He explained the need and reason for the request for the Municipality to consider applying for the CON. The Town would hold the CON, but the RH Ambulance Corps. would provide the service and handle all billing, paperwork etc. Supervisor Mace said by approving the Certificate of Need, it would move the Rock Hill Ambulance Corps. higher up on the list to be called, making for a quicker response time. Attorney Mednick briefly explained the process to apply.

The Following Resolution Was Duly Adopted: Res. No. 450 of the Year 2026.

RESOLUTION OF THE TOWN OF THOMPSON

Whereas, under the provisions of Article 30 of N.Y.S. Public Health Law 3008(7)(a), towns are permitted to establish and operate a transporting basic life support ambulance service; and

Whereas, the Town of Thompson, a municipal corporation in Sullivan County, New York, has determined that it is in the best interest of the health, safety and welfare of the Town and the Town's residents to obtain municipal operating authority for ambulance services and to then contract for the operation of the transporting, Basic Life Support service pursuant to General Municipal Law § 122-b; and

Whereas, the Town Board has determined that all property, property owners and interested persons within the town will be benefited by the establishment and operation and/or contracting of a basic life support ambulance service;

It is hereby resolved that:

The Town of Thompson, County of Sullivan, State of New York, finding need for basic life support, transporting ambulance services in the Town of Thompson, declares that the town establish, contract for and/or operate a transporting, Basic Life Support ambulance service under contract with Rock Hill Volunteer Ambulance Corps, for operation within the town's boundaries of such basic life support ambulance service; and it is further resolved, that

The boundaries of the service shall encompass the entire town;

The Supervisor (or their designee) of the Town of Thompson shall be empowered to take all steps necessary to obtain ambulance operating authority for a transporting Basic Life Support service, including forwarding this resolution to the New York State Department of Health, Bureau of Emergency Medical Services, and to take all steps necessary to negotiate an agreement with Rock Hill Volunteer Ambulance Corps; and

This service shall take effect immediately upon approval by the state.

Motion by: Councilman Ryan T. Schock
Seconded by: Councilwoman Melinda S. Meddaugh

The members of the Town Board voted as follows:

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

Motion Carried: Yes

Adopted on Motion: 11/04/2026

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
The Following Resolution Was Duly Adopted: Res. No. 451 of the Year 2026.

**********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.
**********X

NEGATIVE DECLARATION UNDER SEQR

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.

Motion by: Councilman Richard L. Benjamin, Jr.
Seconded by: Councilwoman Melinda S. Meddaugh

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

Dated: Monticello, New York
November 04, 2026

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

B) RESOLUTION MAKING CERTAIN DETERMINATIONS IN RELATION TO PROPOSED EXTENSION

The Following Resolution Was Duly Adopted: Res. No. 452 of the Year 2026.

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.

Motion by: Councilman John A. Pavese
Seconded by: Councilman Richard L. Benjamin, Jr.

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.

* * * * * * * *

C) RESOLUTION PRELIMINARILY APPROVING EXTENSION NO. 4 SUBJECT TO PERMISSIVE REFERENDUM
The Following Resolution Was Duly Adopted: Res. No. 453 of the Year 2026.

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: Councilman Richard L. Benjamin, Jr.

Seconded by: Councilman Ryan T. Schock

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.

SCHEDULE A

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) MATTHEW GAOR: REQUEST TO EXTEND TEMPORARY SPECIAL USE PERMIT

Mr. Matthew Gaor, property owner was present on behalf of his request to renew his permit for temporary use of a recreation vehicle/camper trailer on his property located at 31 Whittaker Road, Monticello, NY, SBL # 3.-1-3. The Building Department has had no issues with the property.

The Following Resolution Was Duly Adopted: Res. No. 454 of the Year 2026.

Resolved, that Mr. Matthew Gaor hereby be authorized to have (1) Recreational Vehicle/Camper on a temporary/seasonal basis until December 31, 2028 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 renew the permit and certificate of compliance for such seasonal use and said authorization shall not be transferrable if said property be sold or transferred to another owner.
Motion by: Councilwoman Meddaugh Seconded by: Councilman Benjamin
Vote: Ayes 5 Mace, Pavese, Meddaugh, Schock and Benjamin
Nays 0

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

A discussion was held regarding a request to consider offering the Real Property Tax Exemption for Alternative Veterans and Veterans with a Permanent and Total Disability. Supervisor Mace said that there is a total of (68) properties currently in the Town with exemption and only (2) property owners would meet the criteria for this exemption. Attorney Mednick advised that this would require a local law and if approved this year it would apply to next year's tax roll. Attorney Michael B. Mednick was directed to prepare a proposed local law pertaining to the Real Property Taxation Exemption for Alternative Veterans & Veterans with a Permanent & Total Disability (RP-458-a (11)). He will prepare the proposed local law to be introduced at the next Town Board meeting. There was no action taken at this time.

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

The Following Resolution Was Duly Adopted: Res. No. 455 of the Year 2026.

Resolved, that Agenda Item #10 pertaining to the Assignment of Professional Services Contracts from Laberge Group to Artheon, Inc. hereby be tabled.

Moved by: Councilman Benjamin Seconded by: Councilman Pavese

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

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

The Following Resolution Was Duly Adopted: Res. 456 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 and the Town of Mamakating for Dog Control Services and authorizes the Town Supervisor to execute said (IMA) as presented effective 11/03/2026.

Motion by: Councilwoman Meddaugh Seconded by: Councilman Pavese

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

The Following Resolution Was Duly Adopted: Res. 457 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby appoints Victoria Petrelli Darnobid to the position of Dog Control Officer effective November 3rd, 2026 to serve in addition to Dog Control Officer Joanne Gerow for the remainder of the year 2026 and the salary shall be split between the two Dog Control Officers from November 3rd, 2026 through the end of the year.

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

12) RESOLUTION AUTHORIZING TERMINATION OF EASEMENT BETWEEN JAMES S. GLEASON & KATHY E. 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

The Following Resolution Was Duly Adopted: Res. 458 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby approves the Termination of Easement between James S. Gleason & Kathy E. Gleason, Town of Thompson, and Wolf Lake, Inc. for Lots 6 and 8 along South Shore Drive, Wurtsboro (Wolf Lake), SBL #'s 66.-29-4 and 66.-29-5 and authorizes the Town Supervisor to execute said Termination of Easement.

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

13) RESOLUTION TO ESTABLISH BID DATE OPENING ON MONDAY, 11/23/2026 AT 2PM – GARBAGE & REFUSE REMOVAL

The Following Resolution Was Duly Adopted: Res. 459 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson advertise for bids for Garbage, Recycling, and Refuse Removal Services, in accordance with specifications prepared therefore, said bids to be opened on Monday, November 23rd, 2026, at 2:00 o'clock P.M., Prevailing Time, at the Town Hall, 4052 Route 42 North, Monticello, New York, and the Town Clerk be, and he hereby is directed to advertise for bids in the official newspaper of the Town.

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

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

The Following Resolution Was Duly Adopted: Res. 460 of the Year 2026.

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: Councilwoman Melinda S. Meddaugh
Seconded by: Councilman Ryan T. Schock

Roll call:

The members of the Town Board voted as follows:

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

Motion Carried: Yes

15) MELODY LAKE WELLHOUSE WATER SYSTEM IMPROVEMENTS PROJECT ITEMS:

A) APPROVE & AUTHORIZE - RURAL DEVELOPMENT PROJECT - USDA FORM E FOR PAYMENT #15 $55,629.62

The Following Resolution Was Duly Adopted: Res. No. 461 of the Year 2026.

Resolved, that the application for Payment #15 in the amount of $55,629.62 with Rural Development Project – USDA Form E for the Melody Lake Wellhouse Water System Improvements Project hereby be approved and the Town Supervisor hereby be authorized to execute said application for payment.

Moved by: Councilman Pavese Seconded by: Councilman Schock

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

B) APPROVE & AUTHORIZE – TAM ENTERPRISES, INC. APPLICATION FOR PAYMENT #10 $55,629.62

The Following Resolution Was Duly Adopted: Res. No. 462 of the Year 2026.

Resolved, that application #10 in the amount of $55,629.62 with TAM Enterprises, Inc. for the Melody Lake Wellhouse Water System Improvements Project hereby be approved and the Town Supervisor hereby be authorized to execute said application for payment.

Moved by: Councilman Benjamin Seconded by: Councilman Schock

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

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

The Following Resolution Was Duly Adopted: Res. No. 463 of the Year 2026.

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

Slack Chemical **$5,024.00 Total Cost**
Invoice # 508685 – Purchase of 660 Gallons of SternPac for the Emerald Green Sewer Wastewater Treatment Facility.
(Procurement: Sole source procurement.)

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

The Following Resolution Was Duly Adopted: Res. No. 464 of the Year 2026.

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

Ross Valve Manufacturing Co. **$7,098.56 Total Cost**
Invoice # IN01061175 – Parts for PRV (Pressure Reducing Valve) for Adelaar Water District.
(Sole Source/Emergency Repair)

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

17) BUDGET TRANSFERS & AMENDMENTS
There were no Budget Transfers and Amendments.

18) ORDER BILLS PAID
The Following Resolution Was Duly Adopted: Res. No. 465 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. [3]
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:

1) APPROVE ANNEXATION REQUEST INTO VILLAGE OF MONTICELLO – VPK CAPITAL LLC PROPERTY, SBL# 22.-1-4 (25 HAY STREET, MONTICELLO)

A) LEAD AGENCY DESIGNATION & NEGATIVE DECLARATION RESOLUTION UNDER SEQR
The Following Resolution Was Duly Adopted: Res. No. 466A of the Year 2026.

[3] ATTACHMENT: ORDER BILLS PAID

A motion was made to declare Lead Agency and for a Negative Declaration Resolution as follows:

**********X

In the Matter of the proposed Annexation of Town of Thompson Section 22, Block 1, Lot 4 (25 Hay Street) into the Village of Monticello)	**NEGATIVE DECLARATION UNDER SEQR**

**********X

1. The Town Board of the Town of Thompson, by Resolution duly adopted at a Joint Meeting with the Village of Monticello, held on the 4th day of November 2026, did determine that the proposed Annexation of Town of Thompson Section 22, Block 1, Lot 4 (25 Hay Street, Monticello, NY) into the Village of Monticello, 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 4th day of November, 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 Annexation of Town of Thompson Section 22, Block 1, Lot enables said parcel to become part of the Village of Monticello and shall be governed by any and all rules and regulations pertaining to land uses under Village Law and Village of Monticello Code.

5. The basis for the negative declaration is as follows: that the Annexation of this parcel into the Village of Monticello will not violate any of the criteria for determining environmental significance as set forth in Part 617 of the Regulations in accordance with SEQR for the proposed Annexation, and determines that an Environmental Impact Statement is not required.

Motion by: Councilman Ryan T. Schock
Seconded by: Councilman John A. Pavese

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

Dated: Monticello, New York
November 04, 2026

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

B) RESOLUTION APPROVING ANNEXATION PETITION OF PROPERTY OWNED BY VPK CAPITAL LLC, SBL #22.-1-4 (25 HAY STREET, MONTICELLO)

The Following Resolution Was Duly Adopted: Res. No. 466B of the Year 2026.

RESOLUTION TO APPROVE ANNEXATION OF TOWN OF THOMPSON SECTION 22, BLOCK 1, LOT 4 (25 HAY STREET, MONTICELLO, NY) INTO THE VILLAGE OF MONTICELLO

This **Annexation Resolution,** adopted by the Town of Thompson is as set forth below:

WHEREAS, VPK Capital LLC, the owner of the property which is hereinafter described, submitted a Petition to the Town Board of the Town of Thompson and the Village Board of the Village of Monticello pursuant to Article 17 of the General Municipal Law of the State of New York, requesting that the territory which is now located in the Town of Thompson, Sullivan County, New York be annexed to the Village of Monticello; and

WHEREAS, the territory which is the subject of the Petition of the Petitioner is known as Town of Thompson Section 22, Block 1, Lot 4 and is designated as 25 Hay Street, Monticello, New York 12701 (the "Territory"); and

WHEREAS, the Petitioner is the sole owner of the Territory proposed to be annexed from the Town of Thompson to the Village of Monticello; and

WHEREAS, the Territory to be annexed consists of vacant land, there being no residences or structures of any kind thereon; and

WHEREAS, the Village of Monticello and the Town of Thompson have determined that the Petitioner is the sole owner of the Territory proposed to be annexed and that the Petition has been duly signed by the Petitioner; and

WHEREAS, a Joint Public Hearing was held by the Town Board of the Town of Thompson and the Village Board of the Village of Monticello on November 4, 2026, at which time the annexation Petition was discussed and members of the public were allowed to comment and ask questions; and

WHEREAS, the Joint Public Hearing was closed on November 4, 2026; and

WHEREAS, the Town Board of the Town of Thompson has determined that the annexation by the Village of Monticello of the Territory proposed to be annexed is in the overall best interest of the Village of Monticello, the Town of Thompson, and the applicable school district, fire district and all other districts for which the Territory is situate; and

WHEREAS, the Town Board of the Town of Thompson has determined that this proposed annexation has no significant environmental impact on the property and a Negative Declaration was unanimously approved by the Town Board of the Town of Thompson on November 4, 2026; and

WHEREAS, the Town Board of the Town of Thompson hereby makes these findings and a determination in accordance with §711 of the General Municipal Law of the State of New York that the proposed annexation shall allow for development of the parcel of land subject to the Petition in a more efficient manner than if the parcel and that the parcel subject to the Petition will be afforded the opportunity to obtain Village water and sewer services.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Thompson that the proposed annexation of the Territory to the Village of Monticello is hereby:

RESOLVED, that the Petitioner's Petition substantially complies in form and content with Article 17 of the General Municipal Law, and it is further

RESOLVED, that the proposed annexation described in said Petition is hereby deemed to be in the overall public interest, and it is further

RESOLVED, that the proposed annexation as described in said Petition is hereby approved by the Town Board of the Town of Thompson.

Moved by: Councilman Ryan T. Schock
Seconded by: Councilman John A. Pavese

The Members voted on the foregoing Resolution via Roll Call Vote as follows:

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 [ ]

REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS

Supervisor Mace

- Todd Sonnenschein of SonT Construction, Inc. agreed to constructing the 2nd Pavilion at Lake Ida Park at bid price awarded. Construction will start in the Spring of 2027.
- Steven Schwartz expressed interest in applying for a Bench Donation for the purchase of a new bench.

Councilwoman Meddaugh

- Stated she will not attend the November 17, 2026 Town Board Meeting.

Superintendent Somers

- Playground for Lake Ida Park has been received and will start installation in the spring.
- Donated pumpkins left-over from Treat and Trails event to the Cooke Elementary School and Sullivan County HeadStart. They thanked the Town and were very appreciative.

Superintendent Messenger

- Emerald Green Pump Emergency Purchase – Superintendent Messenger reported that Flygt Pump, 10-inch Model 3153.095 with 623 Impeller at Emerald Green failed. It is more cost effective to replace than repair.

The Following Resolution Was Duly Adopted: Res. No. 467 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the Emergency Purchase of a Flygt Pump, 10-inch Model 3153.095 with 623 Impeller from Fleet Pump & Service Group, Inc. at a cost of $38,849.00 including shipping.
Motion by: Councilman Benjamin Seconded by: Councilman Schock
Vote: Ayes 5 Mace, Pavese, Meddaugh, Schock and Benjamin
Nays 0

Comptroller DeMarmels

- Thanked everyone for helping getting the 2027 Budget completed. She will finalize the adopted budget to file with Sullivan County.

Attorney Mednick

- Irrevocable Offer of Dedication for the Lakeview Estates Sewer Pump Station and return of Performance Bond.

The Following Resolution Was Duly Adopted: Res. No. 468 of the Year 2026.

Resolved, that pursuant to prior acceptance of the Irrevocable Offer of Dedication approved on October 6th, 2026 for the Lakeview Estates Sewer Pump Station the Town Board of the Town of Thompson hereby authorizes the Town Supervisor to execute the

Irrevocable Offer of Dedication and all necessary documentation required for the Deed transfer of the property to be accepted.
Motion by: Councilman Benjamin Seconded by: Councilman Schock
Vote: Ayes 5 Mace, Pavese, Meddaugh, Schock and Benjamin
Nays 0

The Following Resolution Was Duly Adopted: Res. No. 469 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the return of a Site Work Performance Bond in the amount of $52,166.63 to Lakeview Estates of Monticello, LLC subject to receipt and approval of the transfer documents for the Sewer Pump Station property.

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

Director Carnell

- The Planning Board will only have (1) meeting this month due to Veterans Day. It is scheduled to be held on Wednesday, November 18th, 2026, 7PM at RHFD.

Director Weyer

- NYS EFC new Grant funding application available for clean Water & Sewer Services on new housing projects.

Assessor Rein

- All is well in the Assessor's Office.

PUBLIC COMMENT
There was no public comment.

ANNOUNCEMENTS, REMINDERS & FOR YOUR INFORMATION

- 11/17/26 at 7PM: Regular Town Board Meeting.

ADJOURNMENT
On a motion made by Councilman Benjamin and seconded by Councilman Schock the meeting was adjourned at 7:58 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
Warrant Report

Town of Thompson
Warrant Report

I hereby certify that the vouchers listed on the attached abstracts of prepaid and claims payable have been duly audited and are presented for payment to the Town Board of the Town of Thompson at the regular meeting there of, held on the 4th day of November 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

B000	GENERAL TOWN OUTSIDE	$31,576.74	$0.00	$0.00	$0.00	$200,000.00	$0.00	$231,576.74	$0.00
DA00	HWY#3 / 4 - TOWN WIDE	$142,827.54	$0.00	$0.00	$0.00	$0.00	$0.00	$142,827.54	$0.00
DB00	HWY#1 - TOWN OUTSIDE	$8,313.40	$0.00	$0.00	$0.00	$0.00	$0.00	$8,313.40	$0.00
H000	CAPITAL PROJECTS	$0.00	$55,629.62	$0.00	$0.00	$0.00	$0.00	$0.00	$55,629.62
RD00	ADELAAR ROAD IMPROVMENT DISTRICT	$2,824.24	$0.00	$0.00	$0.00	$0.00	$0.00	$2,824.24	$0.00
SL01	ROCK HILL LIGHTING	$3,050.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,050.00	$0.00
SL04	PATIO HOMES LIGHTING	$500.00	$0.00	$0.00	$0.00	$0.00	$0.00	$500.00	$0.00
SL06	EMERALD GREEN LIGHTING	$10,850.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10,850.00	$0.00
SRH0	ROCK HILL AMBULANCE DIST	$11,250.00	$0.00	$0.00	$0.00	$0.00	$0.00	$11,250.00	$0.00
SSAR	Adelaar Sewer District	$7,118.25	$0.00	$0.00	$0.00	$6,000.00	$583,372.22	$13,118.25	$583,372.22
SSHC	Harris Consolidated Sewer District	$6,527.81	$0.00	$0.00	$0.00	$6,000.00	$0.00	$12,527.81	$0.00
SSKC	Kiamesha Consolidated Sewer District	$63,065.76	$0.00	$0.00	$0.00	$29,500.00	$0.00	$92,565.76	$0.00
SSM0	MELODY LAKE SEWER DISTR.	$1,537.76	$0.00	$0.00	$0.00	$1,000.00	$0.00	$2,537.76	$0.00
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	$25,255.53	$0.00	$0.00	$0.00	$15,000.00	$0.00	$40,255.53	$0.00
SSS0	SACKETT LAKE SEWER DISTR	$9,882.33	$0.00	$0.00	$0.00	$9,500.00	$0.00	$19,382.33	$0.00
SWA0	ADELAAR RESORT WATER DISTRICT	$8,319.16	$0.00	$0.00	$0.00	$500.00	$0.00	$8,819.16	$0.00
SWC0	COLD SPRING WATER	$344.09	$0.00	$0.00	$0.00	$1,000.00	$0.00	$1,344.09	$0.00
SWD0	DILLON WATER DISTRICT	$163.22	$0.00	$0.00	$0.00	$0.00	$0.00	$163.22	$0.00
SWK0	KIAMESHA RT42 WATER	$59.90	$0.00	$0.00	$0.00	$1,000.00	$0.00	$1,059.90	$0.00
SWL0	LUCKY LAKE WATER DISTR	$206.13	$0.00	$0.00	$0.00	$0.00	$0.00	$206.13	$0.00
SWM0	MELODY LAKE WATER	$668.83	$0.00	$0.00	$0.00	$500.00	$0.00	$1,168.83	$0.00
T000	TRUST & AGENCY FUND	$3,088.61	$0.00	$0.00	$0.00	$17,942.73	$0.00	$21,031.34	$0.00
Grand Totals		**$490,354.00**	**$55,629.62**	**$0.00**	**$0.00**	**$287,942.73**	**$583,372.22**	**$778,296.73**	**$639,001.84**



Town of Thompson
Warrant Report

Unposted Batch Totals

Fund	Fund Description	Invoice Batch	Manual Checks	Purchase Cards	Total
SSAR	Adelaar Sewer District	$0.00	$0.00	$583,372.22	$583,372.22
SSKC	Kiamesha Consolidated Sewer District	$0.00	$0.00	$0.00	$0.00
Unposted Batch Grand Totals		**$0.00**	**$0.00**	**$583,372.22**	**$583,372.22**

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	$152,924.70	$0.00	$0.00	$0.00	$0.00	$0.00	$152,924.70	$0.00
B000	GENERAL TOWN OUTSIDE	$31,576.74	$0.00	$0.00	$0.00	$200,000.00	$0.00	$231,576.74	$0.00
DA00	HWY#3 / 4 - TOWN WIDE	$142,827.54	$0.00	$0.00	$0.00	$0.00	$0.00	$142,827.54	$0.00
DB00	HWY#1 - TOWN OUTSIDE	$8,313.40	$0.00	$0.00	$0.00	$0.00	$0.00	$8,313.40	$0.00
RD00	ADELAAR ROAD IMPROVMENT DISTRICT	$2,824.24	$0.00	$0.00	$0.00	$0.00	$0.00	$2,824.24	$0.00
SL01	ROCK HILL LIGHTING	$3,050.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,050.00	$0.00
SL04	PATIO HOMES LIGHTING	$500.00	$0.00	$0.00	$0.00	$0.00	$0.00	$500.00	$0.00
SL06	EMERALD GREEN LIGHTING	$10,850.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10,850.00	$0.00
SRH0	ROCK HILL AMBULANCE DIST	$11,250.00	$0.00	$0.00	$0.00	$0.00	$0.00	$11,250.00	$0.00
SSAR	Adelaar Sewer District	$7,118.25	$0.00	$0.00	$0.00	$6,000.00	$0.00	$13,118.25	$0.00
SSHC	Harris Consolidated Sewer District	$6,527.81	$0.00	$0.00	$0.00	$6,000.00	$0.00	$12,527.81	$0.00
SSKC	Kiamesha Consolidated Sewer District	$63,065.76	$0.00	$0.00	$0.00	$29,500.00	$0.00	$92,565.76	$0.00
SSM0	MELODY LAKE SEWER DISTR.	$1,537.76	$0.00	$0.00	$0.00	$1,000.00	$0.00	$2,537.76	$0.00
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	$25,255.53	$0.00	$0.00	$0.00	$15,000.00	$0.00	$40,255.53	$0.00
SSS0	SACKETT LAKE SEWER DISTR	$9,882.33	$0.00	$0.00	$0.00	$9,500.00	$0.00	$19,382.33	$0.00
SWA0	ADELAAR RESORT WATER DISTRICT	$8,319.16	$0.00	$0.00	$0.00	$500.00	$0.00	$8,819.16	$0.00
SWC0	COLD SPRING WATER	$344.09	$0.00	$0.00	$0.00	$1,000.00	$0.00	$1,344.09	$0.00
SWD0	DILLON WATER DISTRICT	$163.22	$0.00	$0.00	$0.00	$0.00	$0.00	$163.22	$0.00
SWK0	KIAMESHA RT42 WATER	$59.90	$0.00	$0.00	$0.00	$1,000.00	$0.00	$1,059.90	$0.00
SWL0	LUCKY LAKE WATER DISTR	$206.13	$0.00	$0.00	$0.00	$0.00	$0.00	$206.13	$0.00
SWM0	MELODY LAKE WATER	$668.83	$0.00	$0.00	$0.00	$500.00	$0.00	$1,168.83	$0.00
T000	TRUST & AGENCY FUND	$3,088.61	$0.00	$0.00	$0.00	$17,942.73	$0.00	$21,031.34	$0.00
Posted Batch Grand Totals		**$490,354.00**	**$0.00**	**$0.00**	**$0.00**	**$287,942.73**	**$0.00**	**$778,296.73**	**$0.00**

Report Grand Totals

Fund	Fund Description	Invoice Batch		Manual Checks		Purchase Cards		Total	
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	Paid	Unpaid
A000	GENERAL FUND TOWN WIDE	$152,924.70	$0.00	$0.00	$0.00	$0.00	$0.00	$152,924.70	$0.00

C1

Marilee Calhoun

From: Jennifer Flad <jflad@sullivanida.com>
Sent: Tuesday, November 10, 2026 2:06 PM
To: Potosek, Joshua A.; Supervisor; Matthew Evans
Cc: Marilee Calhoun; Assessor; Karen Schaefer; McBride, Natalie M.; anna-marie.novello@sullivanny.gov; Ann-Marie Foss; ETerwilliger@k12mcsd.net; hjersey@k12mcsd.net
Subject: IDA Notice of Public Hearing
Attachments: Robt Green PH Notice & Cover Letter 11-10-26.pdf

Good Afternoon,

Attached please find a cover letter and notice of IDA public hearing related to the proposed RG Liberty, LLC and Robert Green Truck Division, Inc. project. Hard copies will follow via certified mail as indicated in the attached letter.

If you have any questions, please do not hesitate to contact me.

Thank you,

Jennifer M. Flad
Executive Director
County of Sullivan Industrial Development Agency
548 Broadway
Monticello, New York 12701
tel: (845) 428-7575
fax: (845) 428-7577
TTY 711

This institution is an equal opportunity provider and employer.

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

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

November 10, 2026

Mr. Scott S. Mace, Supervisor
Town of Thompson
4052 State Route 42
Monticello, New York 12701
supervisor@thompsonny.gov
via e-mail and certified mail

Dr. Matthew Evans, Superintendent
Monticello Central School District
60 Jefferson Street, Suite 3
Monticello, New York 12701
MEvans@k12mcsd.net
via e-mail and certified mail

Mr. Joshua Potosek, Sullivan County Manager
joshua.potosek@sullivanny.gov
via e-mail only

Re: RG Liberty, LLC and Robert Green Truck Division, Inc.—Proposed Financial Assistance

Dear County Manager Potosek, Supervisor Mace, and Superintendent Evans,

On Monday, November 23, 2026, at 9:15 a.m., local time, in the Legislative Committee Room, Sullivan County Government Center, 100 North Street, Monticello, Sullivan County, New York, the County of Sullivan Industrial Development Agency ("Agency") will conduct a public hearing regarding the above referenced project. Attached is a copy of the Notice of Public Hearing describing the project and the financial assistance contemplated by the Agency. The notice has been sent to the *Sullivan County Democrat* for publication.

You are welcome to attend the hearing at which time you will have an opportunity to review the project application and present your views, both orally and in writing, with respect to the project. The hearing will be livestreamed on the Agency's YouTube Channel:
https://www.youtube.com/channel/UCqz9C4ODb5PjZNN80oAFctQ

This institution is an equal opportunity provider, employer and lender. To file a complaint of discrimination, write: USDA, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410 or call (866) 632-9992 (voice); (202) 690-7442 (fax); or program.intake@usda.gov (email)

The public hearing is being conducted pursuant to subdivision 2 of Section 859-a of the New York State General Municipal Law. We are providing this notice to you, pursuant to subdivision 3 of Section 859-a, as the chief executive officer of an affected tax jurisdiction within which this project is located.

If you have any questions, please do not hesitate to contact me. Thank you.

Sincerely,

Jennifer M. Flad
Executive Director

enclosure

ec: Marilee Calhoun, Town Clerk, Town of Thompson
Anthony Rein, Sole Assessor, Town of Thompson
Karen Schaefer, Confidential Secretary to the Town of Thompson Supervisor
Natalie McBride, Executive Secretary, Office of the County Manager
Anna-Marie Novello, Commissioner, Sullivan County Office of Management and Budget
Ann-Marie Foss, Monticello Central School District Clerk
Elizabeth Terwilliger, Monticello Central School District Accountant/ Treasurer
Helen Jersey, President, Monticello Central School District Board of Education

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York General Municipal Law will be held by the County of Sullivan Industrial Development Agency (the "Agency") on Monday, November 23, 2026, at 9:15 a.m., local time, in the Legislative Committee Room at the Sullivan County Government Center, 100 North Street, Monticello, New York, 12701, in connection with the following matter:

RG Liberty, LLC ("RG Liberty") and Robert Green Truck Division, Inc. ("Robert Green Truck" and, together with RG Liberty, the "Company") have submitted an application ("Application"), a copy of which is on file with the Agency, requesting the Agency's Financial Assistance (as herein defined) with a certain project consisting of the: (i) acquisition, construction, installation and equipping of four (4) buildings aggregating approximately 72,000 +/- square feet to include a warehouse to store truck upfit parts, a shop to fabricate and install truck equipment, and two roof-only structures for storage of truck bodies and attachments (collectively, "Buildings") situate on two (2) parcels of real estate consisting of approximately 18.22 +/- acres of land located along Kroeger Road in the Town of Thompson ("Town"), County of Sullivan ("County"), State of New York and identified on the Town tax map as Section 32, Block 2, Lots 6 and 8.3 ("Land"); (ii) acquisition, construction and installation thereon and therein of certain furniture, fixtures, machinery, equipment and tools ("Equipment"); (iii) construction of improvements to the Buildings, the Land and the Equipment (collectively, the Buildings, the Land and the Equipment are referred to as the "Project"); and (iv) lease of the Project from the Agency to the Company. The Company proposes to construct a residential apartment in one of the Buildings. The Agency will not provide Financial Assistance with respect to the proposed apartment.

The Agency will acquire a leasehold interest in the Project and lease the Project back to the Company. The Company will operate the Project during the term of the lease. At the end of the lease term, the Agency's leasehold interest will be terminated. The Agency contemplates that it will provide financial assistance (the "Financial Assistance") to the Company in the form of sales and use tax exemptions and a mortgage recording tax exemption, consistent with the policies of the Agency, and a partial real property tax abatement.

A representative of the Agency will be at the above-stated time and place to hear and accept written and oral comments from all persons with views in favor of or opposed to or otherwise relevant to the proposed Financial Assistance.

Dated: November 10, 2026 By: COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY

930136000379622600011880 20

Avangrid, Inc.
Accounts Payable
162 Canco Road
Portland, Maine 04103-4219

PAGE: 1 of 1

DATE: November 3, 2026
CHECK NUMBER: 0001188020
AMOUNT PAID: $40,800.00

CHECK NUMBER:0000001188020-CREDITOR :0000902389-CHECK DATE:2026-11-03

00103 997 CKS ZA 26307 - 0001188020 NNNNNNNNNNN 3075100005502 XIX2A5 C

TOWN OF THOMPSON
4052 ROUTE 42
MONTICELLO NY 12701-3136

Please contact our Suppliers Service Center with any questions: SupplierAssistance@Avangrid.com

Date	Invoice Number	Contract PO Number	Description	Gross Amount	Discount	Net Amount
03/06/25	9301000000600426	Non PO	EV Make Ready N25020005 Town of Thompson REFUND	$40,800.00	$0.00	$40,800.00
			TOTALS	**$40,800.00**	**$0.00**	**$40,800.00**

PLEASE DETACH BEFORE DEPOSITING CHECK

NEW YORK STATE ELECTRIC & GAS MM
162 Canco Road
Portland, Maine 04103-4219

CHECK NUMBER 0001188020

50-937
213

November 3, 2026

*** VOID AFTER 180 DAYS ***

PAY TO THE ORDER OF: TOWN OF THOMPSON
4052 ROUTE 42
MONTICELLO, NY 12701-3136

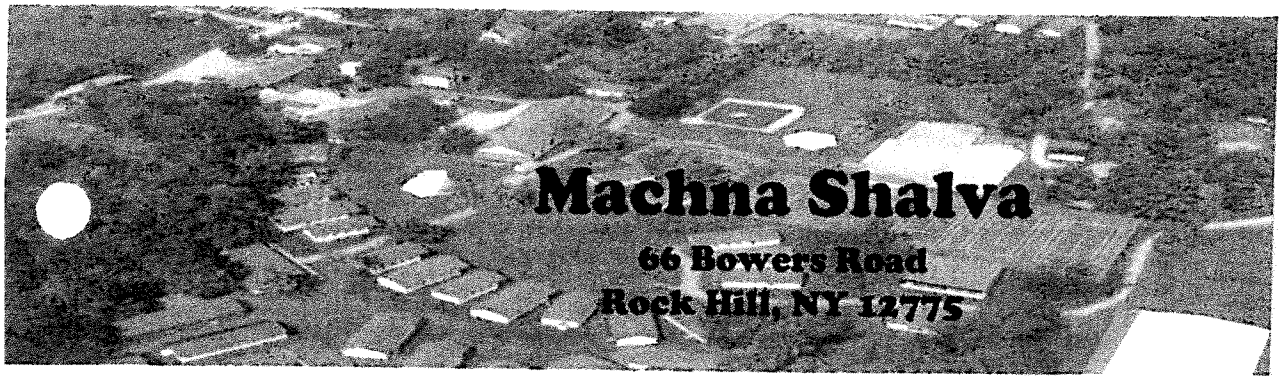
CHECK AMOUNT
$40,800.00

EXACTLY *********40,800 DOLLARS AND 00 CENTS

Security features included. Details on back.

Morgan Chase Bank, N.A.
/racuse, NY

Authorized Signature



AI
#1

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

#2

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. 7 **of the year 20** 26

Local Law Title: A Local Law providing that the Primary Residence of a seriously Disabled Veteran shall be fully exempt from taxation and Special District Charges, assessments and Special Ad Valorum levies, pursuant to Section 458-a(11) of the Real Property Tax Law

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.)

Proposed

Town of Thompson
Local Law No. 7 of the year 2026

A Local Law of the Town of Thompson providing that the Primary Residence of a seriously Disabled Veteran shall be fully exempt from taxation and Special District Charges, assessments and Special Ad Valorum levies, pursuant to §458-a(11) of the Real Property Tax Law by adding a new §216-12.1 entitled "Full Exemption for Seriously Disabled Veterans", new §216.12.2 entitled "Filing Notice to Department of Veterans Services", new §216.12.3 entitled "Termination of Exemption", new §216.12.4 entitled "Severability" and new §216.12.5 entitled "Effective Date".

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

Chapter 216 of the Town of Thompson Code, entitled "Taxation" Article III, entitled "Alternative Veteran's Exemptions" is hereby amended by adding a new Subsection 216-12.1, entitled "Full Exemption for Seriously Disabled Veterans", adding a new subsection 216-12.2 entitled "Filing Notice to Department of Veterans Services", adding new subsection 216.12.3 entitled "Termination o Exemption, adding new subsection §216.12.4 entitled "Severability" and a new subsection §216.12.5 entitled "Effective Date".

§ 216-12.1 Full Exemption for Seriously Disabled Veterans.

A. Pursuant to Real Property Tax Law §458-a(11), the Town Board of the Town of Thompson, hereby authorizes and adopts the full real property tax exemption authorized by Real Property Tax Law §458-a(11) for qualifying residential real property for seriously disabled veterans within the Town of Thompson.

B. All terms defined in Real Property Tax Law §458-a shall have the same meanings for purposes of this section as set forth in Real Property Tax Law §458-a, as amended.

C. Qualifying residential real property that is the primary residence of a seriously disabled veteran and that satisfies the requirements of Real Property Tax Law §458-a(11) and all other applicable requirements of Real Property Tax Law §458-a shall be fully exempt from Town real property taxes and, to the extent levied by or on behalf of the Town and authorized by law, Town special district charges, assessments, and special ad valorem levies.

D. Eligibility for the exemption authorized by this section shall require that the veteran meet the eligibility requirements of Real Property Tax Law §458-a(11), as amended, including, but not limited to, the requirement that the veteran by considered by the United States Department of Veterans Affairs to be permanently and totally disabled as a result of military service, as evidenced by a letter, official form, or other document sent to such veteran from such department that specifically states such veteran is considered to be permanently and totally disabled as a result of such service.

E. The exemption authorized by this section shall apply only to Town real property taxes and to Town special district charges, assessments, and special ad valorem levies to the extent authorized by Real Property Tax Law §458-a(11) and other applicable law.

F. In no case shall the taxable assessed value of the property of a qualifying veteran be reduced below zero. Nothing in this section shall be construed to require or authorize the discontinuance of any exemption granted pursuant to subdivision three of Real Property Tax Law §458 or any other exemption otherwise allowed by law.

G. The exemption authorized by this section shall be granted only upon application by the owner or owners of the qualifying residential real property on the form prescribed by the New York State Commission of Taxation and Finance, or such other form as may be authorized by applicable law, filed with the assessor on or before the applicable taxable status date for the assessment roll on which the exemption is sought, together with such documentation as may be required by Real Property Tax Law §458-a(11) and applicable law.

H. If satisfied that the applicant is entitled to the exemption authorized by this section, the assessor shall approve the application and enter the assessed value of the exemption on the assessment roll in the manner required by Real Property Tax Law §458-a(11) and applicable law.

§ 216-12.2. Filing Notice to Department of Veterans Services.

A. The Town of Thompson Town Clerk shall notify the New York State Department of Veterans Services of the Town's adoption of the exemption authorized by Real Property Tax Law §458-a(11) within thirty (30) days of adoption; provided, however, that a failure to provide such notice within said thirty (30) days shall not render this Local Law ineffective.

§ 216-12.3 Termination of Exemption.

This exemption shall remain so long as it is authorized by the State of New York and the County of Sullivan.

§ 216-12.4 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.

§ 216-12.5 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/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

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 17, 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 November 17, 2026, a proposed Local Law No. 07 of 2026, entitled "A Local Law providing that the Primary Residence of a seriously disabled Veteran shall be fully exempt from taxation and Special District Charges, assessments and Special Ad Valorum levies, pursuant to §458(a)(11) of the Real Property Tax Law".

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 December 01, 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:

Seconded by:

Adopted on Motion November 17, 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 [ ]

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

The undersigned, Town Clerk of the Town of Thompson, does hereby certify that the Resolution annexed hereto authorize a Public Hearing on proposed Local Law No. 07 of 2026 was adopted by said Town Board on November 17, 2026, a majority of all Board Members voting in favor thereof, and the same has been compared with the original on file in my office and is a true and correct copy of said original and is in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on November 18, 2026.

MARILEE J. CALHOUN, TOWN CLERK

#3
A

----------X

In the Matter of Extension No. 3 of the
CONSOLIDATED HARRIS SEWER DISTRICT
in the Town of Thompson, County of
Sullivan, State of New York.

FINAL ORDER EXPANDING CONSOLIDATED HARRIS SEWER DISTRICT

----------X

A Resolution having been duly adopted by the Town Board of the Town of Thompson directing Town Engineers, MHE Engineering, D.P.C., for the preparation of a map, plan and report relating to the extension of the Consolidated Harris Sewer District in the Town of Thompson, and said map, plan and report were duly filed in the office of the Town Clerk, and an order having been duly adopted by the said Town Board on September 15, 2026, reciting a description of the boundaries of the said proposed district, the improvements proposed, the maximum amount proposed to be expended for said improvements, the proposed method of financing to be employed, the fact that a map, plan and report were on file in the Town Clerk's Office for public inspection, and specifying the 6th day of October, 2026, at 7:00 o'clock, P.M., Prevailing Time, at the Town Hall, 4052 Route 42, Monticello, New York, in said Town, as the time when and the place where said Town Board would meet for the purpose of holding a public hearing to hear all persons interested in the proposal to expand the said sewer district and after due publication and posting of said order according to law, said hearing was duly held by said Board at such time and place, and the Town Board having considered said proposal and heard all persons interested in the same, and did, on October 06, 2026, resolve and determine that the Notice of Hearing for October 06, 2026, was published and posted as required by law, and otherwise sufficient, that all the property and property owners within the created district would be benefitted thereby, that all property and property owners benefitted were included within the limits of the created district, and that it was in the public interest to grant and hold the relief

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

NOW, THEREFORE, IT IS HEREBY

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

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

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

ORDERED, that the Town Clerk of the Town of Thompson be, and she hereby is, authorized and directed to cause a certified copy of this order to be duly recorded in the office of

the Clerk of Sullivan County, in which the Town of Thompson is located, within ten (10) days after adoption of this order; and it is further

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

Dated: Monticello, New York
November 17, 2026

SCOTT S. MACE, Supervisor

JOHN A. PAVESE, Councilman

MELINDA S. MEDDAUGH, Councilwoman

RYAN T. SCHOCK, Councilman

RICHARD L. BENJAMIN, JR, Councilman

SCHEDULE "A"

3.16 Acre Parcel: Town of Thompson S-B-L Nos. 29-1-21

ALL that tract or parcel of land situate in the Town of Thompson, County of Sullivan and State of New York, intended to be the same premises as described in a deed from Henry R. Good to KA Annex LLC, dated August 6, 2019, recorded in the Sullivan County Clerk's Office December 11, 2019 as Instrument No. 2019-8821.

BEGINNING at a point at the southeast corner of the subject property and running thence from said point of beginning along property boundary following four courses and distances:

(1) North 66 degrees 44 minutes 16 seconds West 494.61 feet,

(2) North 10 degrees 15 minutes 00 seconds West 264.03 feet,

(3) South 71 degrees 36 minutes 00 seconds East 486.82 feet,

(4) South 10 degrees 15 minutes 00 seconds West 306.38 feet,

to the point of beginning.

As shown on a plan prepared by Packer associates, Inc. – Survey Map of Land prepared for KA Annex, LLC, dated August 24, 2020.

#4

Supervisor

From: Fraser, Kathryn A. <Kathryn.Fraser@sullivanny.gov>
Sent: Thursday, November 12, 2026 11:19 AM
To: Supervisor; Highway
Cc: Lara, Kathleen M.
Subject: Transfer of property in the Town of Thompson 52.G-1-96
Attachments: th52.g-1-96 Town of Thompson Cost.pdf

This message was sent securely using Zix

Good Morning,

Attached you will find a copy of cost worksheet for the parcel in Emerald that the Legislator approved to transfer to the Town of Thompson.

I will bring over the NYS Tax forms to be signed as soon as you are ready.

Just let me know.

Please let me know if you have any other questions or concerns.

Thanks

Kathryn Fraser
Real Property Tax SVCS Specialist
Sullivan County Treasurer's Office

PLEASE NOTE MY EMAIL ADDRESS NOW ENDS IN .GOV

County of Sullivan
100 North Street
Monticello, NY 12701
office: 845-807-0200 | fax: 845-0220
Kathryn.Fraser@sullivanny.gov | *www.sullivanny.gov*

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This message was secured by Zix®.

KATHLEEN LARA
COUNTY TREASURER
Kathleen.Lara@sullivanny.gov

Tele: 845-807-0200
845-807-0210

KHRISTOPHER DiBARTOLO
DEPUTY TREASURER
Khristopher.DiBartolo@sullivanny.gov

Fax: 845-807-0220

Sullivan
COUNTY CATSKILLS
Mountains of Opportunities

Sullivan County Treasurer
SULLIVAN COUNTY GOVERNMENT CENTER
100 NORTH STREET, PO BOX 5012
MONTICELLO, NY 12701
www.sullivanny.gov

**********PRIVATE SALE COSTS**********

SBL# TH52.G-1-96

Amount of Accepted Offer:	$0.00
10% of the Purchase Price: (If applicable)	
TOTAL PURCHASE PRICE:	$0.00

Closing Costs will be as follows:

	Classification Code: 311	
	(100-199, 200-299 Or 411C)	(All other classes)
NYS TRANSFER TAX: ($2.00 for each $500.00 of the offer amount)		$0.00
Surcharge	$20.00	$0.00
Filing Fee for NYS Form RP-5217	$125.00	$250.00
Filling Fee for NYS Form TP-584	$5.00	$5.00
Recording Fees for one page deed:	$50.00	$50.00
$5.00 for each additional deed page:	$	$0.00
ESTIMATED TOTAL CLOSING COSTS:	$	$305.00

TOTAL PAYMENT REQUIRED: $ 305.00

Payment must be made with guaranteed funds (bank/cashier's check, money order, cash or credit card – MasterCard, Visa or Discover only). Credit card payments are subjected to a 2.75 fee.

#5

Marilee Calhoun

From: Dave Ohman <dohman@delawareengineering.com>
Sent: Thursday, November 12, 2026 12:44 PM
To: Supervisor
Cc: Marilee Calhoun; Comptroller; Mike Messenger; Michael; Helen Budrock; John Peterson; Robert Chiappisi; Cory Dame; Karla Nunamann; Cheryl DeCarr; Max Baum; Jill Weyer
Subject: RE: Thompson (T) WWTP Upgrade Project Update for November 17 2026 TB Mtg
Attachments: DEDPC Thompson TBMtg Handout 11-17-26.pdf; Emerald Green WWTP Resolution 11-12-2026.pdf; Emerald Green WWTP Resolution 11-12-2026.docx

Hi Scott and all,

Attached is our project update for the November 17 meeting.

Recommended Agenda Item(s) include:

- Emerald Green WWTP Upgrade – Resolution to Engage Bond Counsel and Proceed with Revising the Map Plan and Report

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

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 17, 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. Anticipate issuing Notice to Proceed this week.
- Pre construction meeting likely the week of November 23 or 30
- 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 mid-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)
    - Pre-construction meeting likely the week of November 23 or 30
- Phase 2 work is proceeding per the recommended plan forward and the October 20, 2026 resolution.
- **Per the recommended plan schedule, it is recommended that the Town consider at this meeting and resolve to authorize Bond Counsel to draft resolutions and legal notices for the 202B process, and for Delaware to proceed with preparing the updated Map, Plan and Report, therein providing a revised maximum project cost, and coordinate with the Town's Bond Counsel as needed throughout the 202-b proceedings.**
- **A draft resolution has been attached for town consideration.**

3. SACKETT LAKE WWTP

- No new items for this meeting
- 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 – Resolution to Engage Bond Counsel and Proceed with Revising the Map Plan and Report

DEDPC Thompson TBMtg Handout 11-17-26.docx

RESOLUTION TO ENGAGE BOND COUNSEL AND PROCEED WITH REVISING THE MAP PLAN AND REPORT FOR FACILITY IMPROVEMENTS ASSOCIATED WITH THE EMERALD GREEN WASTEWATER TREATMENT PLANT UPGRADE PROJECT (NYSEFC PROJECT # C3-5378-07-01)

WHEREAS, at a regular meeting of the Town Board of the Town of Thompson held on September 1, 2020, the Town Board passed a resolution authorizing the issuance of municipal bonds to pay costs associated with the increase and improvement of the facilities of the Emerald Green-Lake Louise Marie Sewer District; and

WHEREAS, on February 26, 2024, the Town Board passed an updated bond resolution to increase the maximum cost; and

WHEREAS, the separate project bid documents were prepared for the two phased project and released for bid in July 2026, and the total bid prices for all construction contracts received at the August 6, 2026 bid opening would have exceeded the Town's current maximum cost and available financing for the project; and

WHEREAS, as adequate funds exist to proceed with Phase 1, the Town Board resolved to award the Phase 1 construction contracts on September 15, 2026, 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 proceeding to move forward with modifying the overall project budget, increasing the maximum cost funding limit in accordance with Section 202b of Town law and Bond resolution process, with rebidding in early 2027 when 202b process is complete; and

WHEREAS, on November 6, 2026 the Town Supervisor executed an amended Professional Service Agreement with Delaware Engineering to perform additional tasks associated with the recommended plan including financial support services, contract revisions, bidding support and regulatory compliance; and

WHEREAS, the next step in the recommended plan process includes engaging Bond Counsel to prepare all resolutions, legal notices and other documents related to increasing the maximum cost funding limit in accordance with the provisions of Section 202-b of the Town Law, and for Delaware Engineering to prepare an updated Map, Plan and Report, therein providing a revised maximum project cost, and coordinate with the Town's Bond Counsel as needed throughout the 202-b proceedings.

THEREFORE, BE IT RESOLVED, it is determined that the Town Board of the Town of Thompson shall hereby:

1) Engage its Bond Counsel to prepare all resolutions, legal notices and other documents related to increasing the maximum funding limit in accordance with the

provisions of Section 202-b of the Town Law, and

2) Authorizes Delaware Engineering to proceed to prepare an updated Map, Plan and Report, therein providing a revised maximum project cost, and coordinate with the Town's Bond Counsel as needed throughout the 202-b proceedings.

Moved by:

Seconded by:

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

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.

#6

Marilee Calhoun

From: Lynne Bell <lbell@mhepc.com>
Sent: Friday, November 13, 2026 7:51 AM
To: Supervisor; Marilee Calhoun
Cc: Mike Messenger; Jonathan Walker
Subject: Emerald Green PS Improvements Project - Recommendations of Award and Bid Analysis
Attachments: Rec of Award & Bid Analysis 11-12-26.pdf

Good Afternoon,

Attached please find the Bid Analysis and Recommendation of Award letter for the Emerald Green PS Improvements Project.

Please add these items to the agenda for the next Town meeting.

Please let me know if you have any questions.

Please confirm that you received these documents, as I know there were email issues yesterday.

Thank you,

Lynne

MHE ENGINEERING

111 Wheatfield Drive, Suite 1
Milford, PA 18337

Lynne Bell
Administrative Assistant

Office: (570) 296-2765
lbell@mhepc.com | www.mhepc.com

MHE ENGINEERING

12 November 2026

Town of Thompson
4052 Route 42
Monticello, NY 12701

ATTENTION: SCOTT MACE, SUPERVISOR AND TOWN BOARD MEMBERS

SUBJECT: RECOMMENDATION OF AWARD FOR EMERALD GREEN PUMP STATION IMPROVEMENTS PROJECT
MHE PROJECT # 24-715

Dear Supervisor Mace and Board Members,

The Town of Thompson received bids for the Emerald Green Pump Station Improvements Project on 29 October 2026.

Six (6) bids were received for the project as outlined in the table below.

Company Name	Contract	Bid Amount
NGS Construction	General Construction	$962,460.00
H. Osterhoudt	General Construction	$1,328,950.00
Boyce Excavating	General Construction	$1,383,943.00
Hubbell	General Construction	$1,579,900.00
PK Songer	General Construction	$1,621,900.00
Ray Pantel, Inc. DBA Pantel Electric	Electrical Construction	$905,000.00

The proposal scope involves the replacement of sewer pump station and forcemain and the installation of four generators at pump station sites.

Our office has contacted NGS Construction and discussed the project scope and schedule, and they understand the constraints and complexity of the project. We have contacted two out of a total of nine references provided by NGS Construction to our office for similar type work completed, and the two references have provided positive feedback relating to NGS Construction job performance.

Based on the above, it is our recommendation that, if funding permits, the Town of Thompson award the General Construction contract for the Emerald Green Pump Station to NGS Construction, in the base amount of $962,460.00 and the Electrical Construction contract to Ray Pantel in the amount of $905,000.00. Our

office is familiar with and has years of experience working the Pantel Electric. If the Town of Thompson so decides, a Notice of Award should be sent to the Contractors as soon as possible.

If you have any questions regarding this recommendation or if you require additional information please contact me at your convenience.

Respectfully submitted,

MHE Engineering, D.P.C.

Jonathan T. Walker

Jonathan Walker, P.E.
Senior Engineer

Attachment: Bid Analysis

F:\2024\24-715 Thompson Emerald Green Sewer District PS Imprvmts\Construction Admin\Executed Contract\Rec of Award DRAFT 11-12-26.docx

MHE ENGINEERING

BID ANALYSIS SHEET

PROJECT: Emerald Green Pump Station Improvements Project

OWNER: Town of Thompson

BIDS RECEIVED: 29-Oct-26

ITEM	CLASSIFICATION	UNIT	EST. QUANTITITES	NGS Construction		H. Osterhoudt		Boyce Excavating		Hubbell		PK Songer	
				unit price	amount	unit price	amount	unit price	amount	unit price	amount	unit price	amount
LS-1	General Conditions				$42,000.00		$151,775.00		$193,489.00		$222,535.00		220,000.00
LS-2	Installation and Replacement of PS #1				$338,000.00		$429,125.00		$371,125.00		$439,069.00		450,000.00
LS-3	Stormwater Pipe/Catch Basin Replacement (PS#1)				$41,995.00		$57,500.00		$64,496.00		$39,254.00		50,000.00
UP-1	4" SDR 26 PVC Forcemain	LF	550	$154.78	$85,129.00	$160.00	$88,000.00	$232.50	$127,875.00	$220.00	$121,000.00	188.00	103,400.00
UP-2	8" SDR 26 PVC Forcemain	LF	2850	$86.96	$247,836.00	$150.00	$427,500.00	$145.00	$413,250.00	$194.00	$552,900.00	200.00	570,000.00
UP-3	8" SDR 35 PVC Sewer Gravity	LF	30	$100.00	$3,000.00	$190.00	$5,700.00	$553.00	$16,590.00	$178.00	$5,340.00	200.00	6,000.00
UP-4	Precast Concrete Doghouse Sewer	EA	2	$16,000.00	$32,000.00	$8,500.00	$17,000.00	$17,255.00	$34,510.00	$19,259.00	$38,518.00	30,000.00	60,000.00
UP-5	Asbestos - Cement Transite Pipe Removal	EA	2	$5,000.00	$10,000.00	$9,000.00	$18,000.00	$11,704.00	$23,408.00	$7,767.00	$15,534.00	5,000.00	10,000.00
UP-6	Chain Link Fence and Gates (Pump Stations	LF	400	$237.50	$95,000.00	$154.00	$61,600.00	$143.00	$57,200.00	$170.00	$68,000.00	200.00	80,000.00
C-1	Rock Excavation	CY	50	$150.00	$7,500.00	$200.00	$10,000.00	$200.00	$10,000.00	$200.00	$10,000.00	125.00	6,250.00
C-2	Additional Crushed Stone	CY	50	$30.00	$1,500.00	$48.00	$2,400.00	$80.00	$4,000.00	$72.00	$3,600.00	75.00	3,750.00
C-3	Additional Roadway Subbase Material	CY	50	$25.00	$1,250.00	$44.00	$2,200.00	$80.00	$4,000.00	$68.00	$3,400.00	75.00	3,750.00
C-4	Additional Sselected Borrow Backfill	CY	50	$20.00	$1,000.00	$38.00	$1,900.00	$80.00	$4,000.00	$65.00	$3,250.00	75.00	3,750.00
C-5	Test Pit Hydro-Excavation	CY	25	$250.00	$6,250.00	$250.00	$6,250.00	$400.00	$10,000.00	$300.00	$7,500.00	200.00	5,000.00
ALLOW	Allowance				$50,000.00		$50,000.00		$50,000.00		$50,000.00		$50,000.00
	Total				$962,460.00		$1,328,950.00		$1,383,943.00		$1,579,900.00		1,621,900.00

corrected amounts

BID ANALYSIS SHEET

PROJECT: Emerald Green Pump Station Improvements Project

OWNER: Town of Thompson

BIDS RECEIVED: 29-Oct-26

ITEM	CLASSIFICATION	UNIT	EST. QUANTITITES	Ray Pantel	
				unit price	amount
LS-1	Furnish and Install Standby Generators and Re-Work Electrical Service (Pump Stations 3,4,5 and 6), and Alarm Monitoring Panel (Pump Station 2)				$842,000.00
LS-2	Pump Station 1				$38,000.00
ALLOW	Allowance				$25,000.00
	Total				$905,000.00

#7

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

om:	Supervisor
ɔent:	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

TOP WORK PLACES
2021 - 2025
TIMES UNION

Laberge Group
ENGINEERING
ARCHITECTURE
SURVEYING
PLANNING

4 Computer Drive West | Albany, New York 12205
www.labergegroup.com

Laberge Group

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: mac

Laberge Group

60 YEARS OF EXCELLENCE

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.
Artheon Inc. c/o Laberge Group
4 Computer Drive W
Albany, NY 12205

nallen@labergegroup.com

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

Laberge Group

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).

#8
A

AMENDMENT NO. 2

TO SAAS SERVICES AGREEMENT

This Amendment No. 2 is entered into on _____, 2026 between MuniCollab, Inc. ("Company") and the Town of Thompson, NY ("Customer") to amend the SaaS Services Agreement dated March 5, 2025 ("Agreement").

1. Building Department

The Product Description in the Agreement is expanded to include MuniCollab software configured for the Town of Thompson Building Department (the "Building Department Module"), covering building permit applications, plan review, inspections, certificates, code enforcement, and fire safety and occupancy inspection programs.

Item	Count	Cost
Annual Subscription - Building Department	1	$15,000 per year
Building Department Setup	1	$5,000 (one-time)
Building Department Historical Records Import	1	$10,000 (one-time)

Implementation Process & Timeline:

Company will prepare the Town of Thompson Building Department to begin using MuniCollab by doing the following:

- Company will complete configuration and review of all Building Department permit types, application forms and workflows in consultation with staff
- Company will import the historical building department records and associated files furnished by the Customer from its current building department system
- Company will conduct training sessions for Building Department staff, inspectors and consultants in how to use MuniCollab

Onboarding may begin before execution of this Amendment under the parties' Memorandum of Understanding dated November 9, 2026. The parties are targeting go-live on or before February 1, 2027. The timeline depends on Company's timely receipt of a current export of the Customer's building department data and files and on the schedule availability of relevant Town of Thompson staff.

Ongoing Support:

Building Department staff will receive unlimited support in the configuration and operation of MuniCollab at no additional cost.

Service Term and Invoicing:

The Building Department Module has an initial service term of three years beginning January 1, 2027, with automatic annual renewal following year three unless either party gives notice more than 30 days prior to the renewal date. The one-time setup and import fees and the first annual subscription will be invoiced on or after January 1, 2027; no fee under this Amendment will be invoiced before that date. Each later annual subscription is invoiced on the anniversary of January 1, 2027.

The annual subscription increases by five percent (5%) on each anniversary of January 1, 2027.

Building Department Terms:

1. Nature of the Services. The Building Department Module is software for receiving, tracking and recording permit applications, plan reviews, inspections, certificates and code enforcement matters. All permit, certificate, inspection and enforcement

determinations remain the sole responsibility of the Customer and its code enforcement officials. Company does not issue permits or certificates, perform inspections, or interpret or enforce any code.

2. Imported Data. Historical records and files are imported as furnished by Customer or exported from Customer's prior system. Customer will review the imported data and notify Company of any discrepancies within thirty (30) days of Company's notice that the import is complete, after which the imported data is deemed accepted by Customer. Company is not responsible for the completeness or accuracy of data as it existed in Customer's prior system.

3. Records. Customer remains responsible for its obligations under applicable records retention and public records laws. Customer Data in the Building Department Module is available for retrieval on termination as provided in Section 5.2 of the Agreement.

4. Application of the Agreement. Sections 2.2, 6 and 7 of the Agreement, including Customer's indemnification obligations under Sections 2.2, 7.4 and 7.5 and the limitations of liability in Section 7, apply in full to the Building Department Module and to all data entered into or imported into it.

5. Payment Processing. Online payment processing, if enabled by Customer, is provided by a third-party payment processor under that processor's terms and is not included in this Amendment.

Additional Costs To SaaS Service Agreement

Item	January 2027	January 2028	January 2029
Building Department Annual Subscription	$15,000	$15,750	$16,537.50
Building Department Setup and Import (one-time)	$15,000	-	-
Total	$30,000	$15,750	$16,537.50

2. General Terms

Except as expressly modified by this Amendment, all terms and conditions of the Agreement remain in full force and effect. This Amendment incorporates and is subject to all terms and conditions set forth in the Agreement, including but not limited to the Terms and Conditions, Service Level Terms, and Support Terms attached as Exhibits to the Agreement.

MuniCollab, Inc.

By:_____

Name:_____

Title:_____

Date:_____

Town of Thompson, NY

By: _____

Name:_____

Title: _____

Date: _____

#8
B

MEMORANDUM OF UNDERSTANDING

MuniCollab Building Department Software

November 9, 2026

Between: the Town of Thompson, New York, 4052 State Route 42, Monticello, NY 12701 (the "Town")

and: MuniCollab, Inc., 8 N. Front Street, Kingston, NY 12401 ("MuniCollab")

This Memorandum of Understanding ("MOU") records the Town's intent to add MuniCollab's Building Department software to the MuniCollab platform it already uses for its Planning Board and Zoning Board of Appeals under the SaaS Services Agreement dated March 5, 2025, as amended (the "Existing Agreement"), and sets out the terms on which MuniCollab will begin onboarding before the definitive agreement is executed.

1. Background. The Town Board adopted the Town's 2027 budget on November 4, 2026. The Town's current building department software agreement ends on January 31, 2027. The Town intends to present the definitive agreement for the Building Department (the "Agreement") to the Town Board at its next regular meeting for a resolution approving it.

2. Early start. So that the Building Department can be live on MuniCollab by February 1, 2027, the Town authorizes MuniCollab to begin onboarding on signature of this MOU, including:

- configuring the Building Department's permit types, application forms and workflows in consultation with Town staff;
- importing the Town's historical building department records and associated files from its current system;
- scheduling staff training ahead of go-live.

The Town will make relevant staff reasonably available and will provide a current export of its building department data and files when requested. The February 1, 2027 target depends on timely access to staff and materials.

3. Intended terms. Upon Town Board approval, the parties intend to execute the Agreement on the following terms:

Item	Amount
Building Department annual subscription	$15,000 per year
Building Department setup (one time)	$5,000
Historical records import (one time)	$10,000
Year 1 total	**$30,000**

- Initial service term: three (3) years, renewing automatically each year thereafter.
- The annual subscription increases 5% on each anniversary (Year 2: $15,750; Year 3: $16,537.50).
- All other terms as in the Existing Agreement, including its confidentiality, warranty and limitation of liability provisions.

4. No financial obligation until approval. The Town has no obligation to pay any fee until the Town Board approves and the parties execute the Agreement. No fee under the Agreement will be invoiced before January 1, 2027. If the Town Board does not approve the Agreement, either party may end this MOU by written notice, and each party bears its own costs incurred up to that date.

5. Town data. Town data that MuniCollab receives or processes under this MOU is Customer Data under Section 3 of the Existing Agreement and is held on the same terms.

6. Non-binding. This MOU is a statement of intent and does not create any binding obligation, except Sections 4 and 5, which are binding. Either party may end this MOU at any time before the Agreement is executed by written notice to the other.

Town of Thompson, NY	**MuniCollab, Inc.**
By: _____	By: _____
Name: Scott Mace	Name: Lou Klepner
Title: Supervisor	Title: Founder & CEO
Date: _____	Date: _____

9589 0710 5270 1420 3210 93

9589 0710 5270 1420 3211 09

#8

COPY C

TOWN OF THOMPSON

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

November 4, 2026

Sumona Easmin Jona
14 James Pl.
Kiamesha Lake, NY 12751

RE: 9.B-1-27
14 James Place

To Whom It May Concern:

The Building Department authorized the clean-up of the above noted parcels in accordance with Town Code section §113-26. The following is an itemized list of expenses incurred by the Town in connection with the clean-up:

• Certified Mailings -	$13.10
• Clean-up Invoice -	$11,000.00
• Administrative Expense -	$2,200.00
Total Due	**$13,213.10**

Please remit payment for the fees by **November 16, 2026**. If payment is not received by this date, the charges will be applied to the property and collected as outlined in Article 15 of the Town Law for special ad valorem levies.

Regards,

Eric Horton
Code Enforcement Officer

Rieber Carting LLC
PO Box 394
Rock Hill, NY 12775
845-798-3839
riebercartingllc@gmail.com

Date: October 21, 2026

Estimate for: Property located at 14 James Place, Kiamesha Lake, NY

Cleanup and Remediation Remove all garbage and rubbish from the property Remove the fence Demolish and remove the existing foundation walls Backfill the resulting excavation with suitable compacted fill and restore the area to existing grade Seed and hay the disturbed areas for stabilization	$11,000 plus tax

Invoice

Rieber Carting, LLC
PO Box 394
Rock Hill, NY 12775
(845) 798-3839
Office@riebercartingllc.com

Invoice #:	95111
Account #:	94684
Issued Date:	Nov 4, 2026
Payment Due:	Nov 4, 2026

Bill To:
Town of Thompson Building Department
4052 New York 42
Monticello, NY 12701

Ship To:
Town of Thompson Building Department
14 James Place
Kiamesha Lake, NY 12751

Description	Quantity	Unit Price	Tax	Amount
Materials - Material Delivery & Dump at 14 James Place Completed on Nov 2, 2026 (Work Order #94687)				
Clean up and removal of trash at location as indicated in proposal	1	$11,000.00	0.0%	$11,000.00
		Subtotal		**$11,000.00**
		Total		**$11,000.00**

Effective February 1, 2026, a 1.5% finance charge will be assessed on balances that remain unpaid after 31 days, with the charge applied every additional 30 days thereafter.

Accounts Receivable as at November 4, 2026

Net Total Due	Current	1 to 30 Days	31 to 60 Days	61 to 90 Days	91+ Days
$11,000.00	$11,000.00	-	-	-	-

Created Nov 4, 2026 at 12:37 PM

#9

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 item:

LABORATORY TESTING SERVICES
FOR THE WATER AND SEWER DEPARTMENT

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 Thursday, December 10, 2026 at which date and hour all bids shall be publicly opened and read.

By Order of the Town Board
Dated Monticello, New York
November 17, 2026
Marilee J. Calhoun
Town Clerk

#10

Rieber Carting LLC
PO Box 394
Rock Hill, NY 12775
845-798-3839
riebercartingllc@gmail.com

Date: October 21, 2026

Estimate for: Property located at 14 James Place, Kiamesha Lake, NY

Cleanup and Remediation	
Remove all garbage and rubbish from the property	
Remove the fence	
Demolish and remove the existing foundation walls	
Backfill the resulting excavation with suitable compacted fill and restore the area to existing grade	
Seed and hay the disturbed areas for stabilization	$11,000 plus tax