

**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 on **July 07, 2015.**

**ROLL CALL:**

**Present:** Supervisor William J. Rieber, Jr., Presiding  
Councilman Richard Sush  
Councilman John A. Pavese  
Councilman Peter T. Briggs  
Councilman Scott Mace

**APPROVED**

**Also Present:** Marilee J. Calhoun, Town Clerk  
Michael B. Mednick, Attorney for the Town  
Paula E. Kay, Deputy Town Attorney  
William D. Culligan, Water & Sewer Superintendent  
Logan Morey, Building Department/Code Enforcement Officer  
Gary J. Lasher, Town Comptroller

**7:00 PM PRESENTATION: SULLIVAN COUNTY COMMUNITY COLLEGE HEALTHY WORLD INSTITUTE BY DR. KARIN M. HILGERSOM, PRESIDENT**

Prior to the meeting Dr. Hilgersom provided a 20-minute Power Point presentation regarding the SUNY Sullivan Healthy World Institute including questions, answers and comments. A copy of the Power Point Presentation was provided and will be appended to these minutes.<sup>1</sup>

**REGULAR MEETING – CALL TO ORDER**

Supervisor Rieber opened the meeting at 7:30 PM with the Pledge to the Flag.

**APPROVAL OF MINUTES:**

On a motion made by Councilman Sush and seconded by Councilman Mace the minutes of the June 10<sup>th</sup>, 2015 Special Town Board Meeting were approved as presented.

Vote: Ayes 5            Rieber, Pavese, Briggs, Sush and Mace  
      Nays 0

On a motion made by Councilman Pavese and seconded by Councilman Sush the minutes of the June 12<sup>th</sup>, 2015 Special Town Board Meeting were approved as presented.

Vote: Ayes 4            Rieber, Pavese, Sush and Mace  
      Nays 0  
      Recused 1    Briggs (He was not present for the meeting.)

---

<sup>1</sup> ATTACHMENT: SUNY SULLIVAN HEALTHY WORLD INSTITUTE POWER POINT PRESENTATION PRINTOUT.

On a motion made by Councilman Briggs and seconded by Councilman Sush the minutes of the June 16<sup>th</sup>, 2015 Regular Town Board Meeting were approved as presented.

Vote: Ayes 5            Rieber, Pavese, Briggs, Sush and Mace  
      Nays 0

**MONTHLY REPORTS FOR JUNE 2015 RECEIVED AND FILED**

Building Department & Code Enforcement Officer's Report  
Dog Control Officer's Report  
Comptroller's Budgetary Report

**PRESENTATION: TOWN'S 2014 FINANCIAL STATEMENTS/AUDIT – ANDREW J. ARIAS, CPA OF COOPER ARIAS, LLP ACCOUNTING & ACCOUNTABILITY**

Mr. Andrew J. Arias, CPA of Cooper Arias, LLP Accounting & Accountability gave a 30-minute Power Point presentation regarding the Town's 2014 Financial Statements/Audit Report, which was recently filed with the NYS Comptroller. A copy of the Report has been filed with the Town Clerk as well as the Town Comptroller. A copy was provided to each Board member for their review. Mr. Arias provided a Power Point printout of his presentation, which will be appended to these minutes as part of the record.<sup>2</sup>

**PUBLIC COMMENT:**

There was no public comment given.

**CORRESPONDENCE:**

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

- 1) Notice of Intent for Designation of Lead Agency by the Town of Thompson Planning Board dated 06/17/15 to all involved/interested agencies for the Golf at Adelaar Project, Concord Road, Kiamesha Lake, Town of Thompson. A copy of the Full Environmental Assessment Form Part 1 with attachments and site map was attached for review. Supervisor Rieber briefly reported on the proposed project and no further action was taken.
- 2) Letter dated 06/24/15 from Town Clerk Calhoun to Ms. Janine Gandy, Village Clerk, Village of Monticello regarding the filing of Annexation Findings, Resolution and Order for Itzhak Abou Property.
- 3) Letter dated 06/26/15 from Town Clerk Calhoun to Mr. Randolph J. Mayer of Norton Rose Fulbright US LLP regarding the filing of Melody Lake Sewer District Bond Revision of \$500,000 to \$800,000.

---

<sup>2</sup> ATTACHMENT: COPY OF PRESENTATION BY ANDREW J. ARIAS, CPA OF COOPER ARIAS, LLP ACCOUNTING & ACCOUNTABILITY.

- 4) Notice of Permit Issuance (Groundwater Discharge) dated 06/18/15 from NYS DEC issued to United Bobov International, Inc. for Camp Kerem Shlomo, Thompsonville, for the period 06/18/2015-05/10/2025.
- 5) Letter dated 06/23/15 from John F. Konefal, President, Wanaksink Lake Club, Inc. to Town of Thompson Building Department regarding Valentin Building Permit Application Discrepancy and Issuance. Supervisor Rieber said that the Town does not enforce private deed restrictions.
- 6) Notice of Permit Issuance (Dam Disturbance) dated 06/24/15 from NYSDEC issued to Emerald Green Property Owners Association, Inc. for Lake Louise Marie Dam, Rock Hill, for the period 06/24/2015-12/31/2018.
- 7) Letter dated 06/30/15 from Town Attorney Michael B. Mednick to Lara Quintiliani Olivieri, Esq., NYS DEC Region 3 regarding Consent Order for all (5) Sewer Districts including Check #18625 for the Final Payment of \$12,500.00.
- 8) Check # 03720369 dated 06/25/2015 from NYS Dept. of Taxation and Finance made payable to Town of Thompson in the amount of \$634,506.00 for Video Lottery Aid Fees. The fees are exactly the same as last year.
- 9) Letter dated 06/24/15 from Jeff Siegel, President of The Spencer Daniels Agency, Inc. to Supervisor Rieber with a suggestion that the Town of Thompson consider updating their current Sign Code Regulations. A copy of NYS Codes and Regulations were provided. The Town Board discussed the matter and agreed to forward this suggestion to the Planning Board for their review and recommendation. Attorney Paula E. Kay will provide the information to the Planning Board once the Zoning Board of Appeals has made their determination next week regarding LED Billboards/Flashing Signs.
- 10) Letter dated 06/15/15 from Kaitlin J. Penner, P.E., Program Manager, Metropolitan & Easter Project Section, NYS EFC to Supervisor Rieber regarding engineering report, amended plans and specifications final approval for Melody Lake WWTP Improvement Project.
- 11) Letter dated 06/26/15 from Supervisor Rieber to Mr. Alan Schachnovsky, Kiamesha Artesian Water Company regarding status of Kiamesha Water District Hydrants. The Town Board authorized suspension of the next water service payment until a response to this letter has been received.
- 12) Letter dated 06/22/15 from Supervisor Rieber to Robert Gates, SVP Operation and Maintenance of Eagle Creek Renewable Energy regarding the water levels on Swinging Bridge Reservoir.

- 13) Letter dated 06/26/15 from Mr. Robert A. Gates, Executive VP Operations of Eagle Creek Renewable Energy regarding response to Supervisor Rieber's letter regarding the water levels on Swinging Bridge Reservoir.
- 14) Letter dated 06/25/15 from Lee E. Reiff, Region 3, Solid Waste Program, NYS DEC to Edward Levine of Fast Eddies Auto Wreckers regarding Notice of Vehicle Dismantling Facility Inspection Report, which had no violations and was attached for reference and review.
- 15) Letter dated 06/16/15 from NYS Senator John J. Bonacic to Supervisor Rieber acknowledging the Passing of Home Rule Legislation S.5381-A – "Establishment of Road Improvement District."
- 16) Letter dated 06/18/15 from NYS Senator John J. Bonacic to Supervisor Rieber acknowledging the Passing of Home Rule Legislation S.5808-A – "Diminishing Kiamesha Lake Sewer District."
- 17) Letter dated 06/19/15 from Terry McCann, Regional Property Manager of McKinley, Inc. to Home Depot regarding the Traffic Light (Electricity) Responsibility at the entrance to the Home Depot Store in the Thompson Square Mall at the intersection of the Mall and NYS Route 42.
- 18) Letter dated 07/01/15 from Donna Nestler a resident of Old Liberty Road, Monticello to Mrs. Patrice Chester, Chairperson, Town of Thompson Planning Board with concerns regarding the Impacts of the Proposed Gan-Eden Development Project specifically involving well testing.

**AGENDA ITEMS:**

**1. EPT/EPR CREATION OF SPECIAL ROAD IMPROVEMENT DISTRICT: ACCEPT MAP, PLAN, & REPORT & ESTABLISH DATE FOR PUBLIC HEARING – 08/04/2015**

Attorney Mednick explained that this is for the special roadway improvement district that the Town will be creating for the "Adelaar" project. There is a Map, Plan and Report for the district, which have been completed by McGoey, Hauser & Edsall DPC Consulting Engineers for the Town that requires acceptance. A separate Resolution to accept it is required. There is also a Public Hearing Order/Resolution for the district, which will set a public hearing for 08/04/2015 @ 7:30 PM. Attorney Mednick explained the above-mentioned Resolutions. Action on the Resolutions was taken as follows:

**RESOLUTION TO ACCEPT MAP, PLAN & REPORT: "ADELAAR ROAD IMPROVEMENT DISTRICT"**

**The Following Resolution Was Duly Adopted: Res. No. 230 of the Year 2015.**

Resolved, that the Town Board of the Town of Thompson hereby accepts the Map, Plan & Report completed by McGoey, Hauser & Edsall Consulting Engineers D.P.C. Professional Engineers for the Town for the Creation of a Newly Proposed "Adelaar Road Improvement District".

Moved by: Councilman Mace                      Seconded by: Councilman Briggs  
Vote: Ayes 5                      Rieber, Pavese, Briggs, Sush and Mace  
      Nays 0

**PUBLIC HEARING ORDER RESOLUTION: "ADELAAR RESORT ROAD  
IMPROVEMENT DISTRICT" – 08/04/2015 AT 7:30 PM**

**The Following Resolution Was Duly Adopted: Res. No. 230-A of the Year 2015.**

At a regular meeting of the Town Board of the Town of Thompson, Sullivan County, New York, held at the Town Hall, in Monticello, New York, on the 7th day of July, 2015 at 7:30 o'clock P.M., Prevailing Time.

PRESENT:

William J. Rieber, Jr., Supervisor  
Peter T. Briggs, Councilman  
Richard Sush, Councilman  
Scott Mace, Councilman  
John A. Pavese, Councilman

-----X  
In the Matter  
of  
Proposed Creation of the  
**ADELAAR ROAD IMPROVEMENT DISTRICT**  
in the Town of Thompson, Sullivan County,  
New York.

-----X  
**WHEREAS**, a map, plan and report have been duly prepared in such manner and in such detail as has heretofore been determined by the Town Board of the Town of Thompson, Sullivan County, New York, relating to the creation of the Adelaar Road Improvement District in said Town to serve the area more particularly described in Schedule "A" annexed hereto and made a part hereof,<sup>3</sup> which area is located wholly within the Town of Thompson; and

**WHEREAS**, said map, plan and report was prepared on behalf of the Town, by McGoey,

---

<sup>3</sup> ATTACHMENT: SCHEDULE "A" NARRATIVE PROPERTY DESCRIPTION AND MAP FOR ROAD IMPROVEMENT DISTRICT.

Hauser and Edsall Consulting Engineers, P.C., dated May 20, 2015, revised June 3, 2015, which engineers are duly licensed by the State of New York, and which report and plan are on file in the office of the Town Clerk for public inspection; and

**WHEREAS**, the boundaries of the proposed district are more fully set forth and described in Schedule "A" annexed hereto and made a part hereof;<sup>4</sup> and

**WHEREAS**, the improvement proposed for the said Road Improvement District as created consists of providing a gateway to Adelaar Resort and is predicate for all development at Adelaar Resort, and

**WHEREAS**, the entire amount to be expended for such improvement, including but not limited to, costs of construction, engineering, administrative and legal fees, shall be borne solely and entirely by the said developer, namely, EPR Concord II, LP a/k/a EPT Concord II, LLC, and

**WHEREAS**, it is now desired to call a public hearing for the purpose of considering said map, plan and report, and creating said Road Improvement District, and to hear all persons interested in the subject thereof and concerning the same in accordance with the provisions of Section 209-d of the Town Law;

**NOW, THEREFORE, IT IS HEREBY**

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

Section 1. That a meeting of the Town Board of the Town of Thompson, Sullivan County, New York, shall be held at the Town Hall, 4052 Route 42, Monticello, New York, in said Town, on the 4th day of August, 2015, at 7:30 o'clock, P.M., Prevailing Time, to consider said map, plan and report, and to hear all persons interested in the subject thereof concerning the

---

<sup>4</sup> ATTACHMENT: SCHEDULE "A" NARRATIVE PROPERTY DESCRIPTION AND MAP FOR ROAD IMPROVEMENT DISTRICT.







Town Engineer William J. Hauser of McGoey, Hauser & Edsall Consulting Engineers for the Town is recommending that the Town award the bids to the low bidder on the project. Upon their completion and review of the proposed contractor evaluations they recommend that the Town Board approve the bids to the low bidder Sullivan County Glassworks, Inc. in the amount of \$47,682.00. There were a total of (2) bids received in as follows: Sullivan County Glassworks, Inc. in the amount of \$47,682.00 and Goldinson Corp. in the amount of \$89,000.00.

**The Following Resolution Was Duly Adopted: Res. No. 235 of the Year 2015.**

Resolved, that the bid of Sullivan County Glassworks, Inc., for the Town Hall Front Entry & Window Replacement Project, in the amount of \$47,682.00, be, and the same hereby is, accepted, and the Town Clerk be, and she hereby is, directed to notify the successful bidder of the award thereof.

Moved by: Councilman Briggs                      Seconded by: Councilman Sush  
Vote: Ayes 5                      Rieber, Pavese, Briggs, Sush and Mace  
      Nays 0

**7. AWARD BIDS: MELODY LAKE WWTP IMPROVEMENT PROJECT – BIDS  
OPENED 07/02/2015 @ 2PM**

Town Engineer Richard D. McGoey of McGoey, Hauser & Edsall Consulting Engineers for the Town is recommending that the Town award the bids to the low bidders on the project. Upon their completion and review of the proposed contractor evaluations they recommend that the Town Board approve the bids to the low bidders Eventus Construction Co., Inc. for Contract 1-G General Construction in the amount of \$555,000.00 and CRL Electric for Contract 1-E Electrical Construction in the amount of \$49,949.00 for the Melody Lake Wastewater Treatment Plant Improvement Project. The cost is not a town wide charge it will be a Sewer District charge only. There was a total of (5) bids received in as follows: Electrical Construction – Olympic Electric \$90,387.00, Whalen Electric \$88,900.00, Hudson Valley Electrical \$77,777.00 & CRL Electric Corp. \$49,949.00 and General Construction – Eventus Construction Co., Inc. \$555,000.00. Discussion ensued regarding the matter prior to taking action as follows:

**The Following Resolution Was Duly Adopted: Res. No. 236 of the Year 2015.**

Resolved, that the bid of CRL Electric, for the Contract 1-G General Construction of the Melody Lake Wastewater Treatment Plant Improvement Project, in the amount of \$555,000.00, be, and the same hereby is, accepted, and the Town Clerk be, and she hereby is, directed to notify the successful bidder of the award thereof.

Moved by: Councilman Mace                      Seconded by: Councilman Briggs  
Vote: Ayes 5                      Rieber, Pavese, Briggs, Sush and Mace  
      Nays 0

**The Following Resolution Was Duly Adopted: Res. No. 237 of the Year 2015.**

Resolved, that the bid of Eventus Construction Co., Inc., for the Contract 1-E Electrical Construction of the Melody Lake Wastewater Treatment Plant Improvement Project, in the amount of \$49,949.00, be, and the same hereby is, accepted, and the Town Clerk be, and she hereby is, directed to notify the successful bidder of the award thereof.

Moved by: Councilman Pavese                      Seconded by: Councilman Briggs

Vote: Ayes 5              Rieber, Pavese, Briggs, Sush and Mace

Nays 0

## **8. WORKPLACE VIOLENCE AND SEXUAL HARASSMENT TRAINING REPORT AND DISCUSSION**

Supervisor Rieber reported on the workplace violence and sexual harassment training seminars that took place last Tuesday. He said all but (12) employees attended the training, which went very well. There was a total of (41) employees that attended and they will try to arrange another training class for those employees that did not attend. Further discussion ensued regarding the subject.

## **9. DISCUSSION: MOBILE APP SOFTWARE FOR BUILDING DEPARTMENT**

**The Following Resolution Was Duly Adopted: Res. No. 238 of the Year 2015.**

Resolved, that Agenda Item No. 9 pertaining to the Mobile App Software Purchase for the Building Department hereby be tabled until the next Town Board Meeting for additional documentation and discussion on the matter.

Moved by: Supervisor Rieber                      Seconded by: Councilman Mace

Vote: Ayes 5              Rieber, Pavese, Briggs, Sush and Mace

Nays 0

## **10. FINAL DISCUSSION AND SET DATE FOR PUBLIC HEARING: PROPOSED LOCAL LAW – GREEN BUILDINGS REAL PROPERTY TAX EXEMPTION**

**The Following Resolution Was Duly Adopted: Res. No. 239 of the Year 2015.**

Resolved, that Agenda Item No. 10 pertaining to the Green Buildings Real Property Tax Exemption Proposed Local Law hereby be tabled until the next Town Board Meeting to obtain a legal opinion regarding several concerns that the Town Assessor has regarding this Proposed Local Law and also to allow for additional amendments and discussion prior to final consideration.

Moved by: Councilman Sush                      Seconded by: Councilman Briggs

Vote: Ayes 5              Rieber, Pavese, Briggs, Sush and Mace

Nays 0

## **11. CONTINUED DISCUSSION: PROPOSED LOCAL LAW – GRAFFITI ORDINANCE REGULATIONS**

The Town Board continued their discussion regarding the Proposed Local Law to Establish Graffiti Ordinance Regulations in the Town. This is a tough Local Law, but there is a need for this type of Regulation in the Town. There were additional changes to be made to the Proposed Local Law, which will be made and re-circulated to the Town Board for their review and consideration. This matter will be re-scheduled for the

**Town Board Meeting**

**July 07, 2015**

**Page 11 of 16**

08/04/2015 Town Board Meeting Agenda to consider action to establish a date for a public hearing.

**12. DISCUSSION: FINANCING FOR HIGHWAY DEPARTMENT EQUIPMENT PURCHASES**

Discussion ensued regarding the financing of the Highway Department Equipment purchases that were previously made earlier this year for a Crack Sealer, Stainless Steel Combination Dump Truck Bodies and a 2016 Freightliner, (which has been ordered, but not yet received). Upon the request of the Board, Comptroller Gary J. Lasher will look into the possibility of both a 5-year Statutory Installment Plan option and a 10-year Lease Purchase option. He will report back with his findings at the next Town Board Meeting.

**13. BILLS OVER \$1,250.00 – DEPARTMENT OF PARKS & RECREATION**

**The Following Resolution Was Duly Adopted: Res. No. 240 of the Year 2015.**

Resolved, that the following bills over \$1,250.00 for the Department of Parks & Recreation be approved for payment as follows:

**Smalls Plumbing, Heating and AC** **\$1,575.00 Total Cost**  
Replace (2) toilets and flush valves in original woman's bathrooms at the Town Park, as per the June 5<sup>th</sup> proposal. The bathrooms are to be utilized during the Day Camp Program.

**Total Cost = \$1,575.00**

Motion by: Councilman Mace Seconded by: Councilman Sush  
Vote: Ayes 5 Rieber, Pavese, Briggs, Sush and Mace  
Nays 0

**13. BILLS OVER \$1,250.00 – WATER & SEWER DEPARTMENT**

**The Following Resolution Was Duly Adopted: Res. No. 241 of the Year 2015.**

Resolved, that the following bills over \$1,250.00 for the Water & Sewer Department be approved for payment as follows:

**PCS Pump and Process** **\$12,158.00 TOTAL COST**  
1 – Fairbanks Nijhuis Model 5" #5433  
Complete Pump 10 HP – 1200 RPM  
Freight \$0.00  
**TOTAL COST= \$12,158.00**

(Note: Replacement Pump for the Emerald Green Pump Station #1 and Sole Source Procurement. The Purchase is as per the Town Procurement Policy.)

**WWW.LandscapeTrailers.Com, Corp.** **\$1,552.45**  
1 – Carry on 6' X 12' Landscape Trailer \$1,495.00  
NYS Inspection \$6.00  
NYS Tire Fee \$2.50







**ANNOUNCEMENTS, REMINDERS & FOR YOUR INFORMATION**

- July 15<sup>th</sup>: Sullivan United Mixer Event at Adelaar Golf Club from 5PM to 7PM.
- July 18<sup>th</sup>: Monticello Fire Department's Annual Golf Tournament at Terry Brae Golf Course, Loch Sheldrake.
- July 19<sup>th</sup>: Rock Hill Fire Department's Annual French Toast Breakfast from 7AM to 12PM.
- July 25<sup>th</sup>: Monticello Fire Department's Annual Horseshoe Tournament at the Monticello Firemen's Camp.

**ADJOURNMENT**

On a motion made by Councilman Briggs and seconded by Councilman Pavese the meeting was adjourned at 9:27 PM.

**Respectfully Submitted By:**



**Marilee J. Calhoun, Town Clerk**



## SUNY Sullivan Healthy World Institute

*A brand that integrates health and entrepreneurship*

**Mission:** Located on SUNY Sullivan property as the gateway building near the main entrance to campus, the Healthy World Institute aims to improve people’s health, the health of the food shed, the health of the land, and the health of the local and regional economy.

The Healthy World Institute is the engine behind a rebranding effort for SUNY Sullivan – one that will not only transform people’s lives through education, but also increase enrollments to healthy levels that will support a healthy budget.

The Healthy World Studies Institute will include:

- Health Sciences Programs: The Nursing, Respiratory Therapy, and Medical Assisting programs will relocate here and will be housed alongside the new Ultrasound Technology program
- Nourishment Arts & Science program, a new program that examines the food shed, healthy agriculture practice, nutrition science, and culinary arts training that caters to resorts, health care organizations, and schools
- 2<sup>nd</sup> Year Culinary program with restaurant and a Community Learning kitchen
- Green Building Management program
- Applied entrepreneurship studies classroom (“open” offices, business style conference rooms)
- Applied Research Labs: Water, Food Systems, Agriculture, Data sensor technology and analytics
- University partners: classrooms and offices
- Learning community classroom (seating for 80 with seminar breakout rooms)
- Large lobby area with student friendly seating

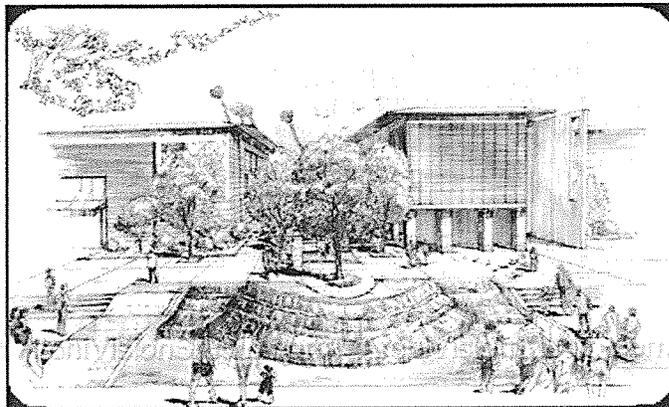
# Healthy World Studies and Tech Transfer Institute: HWI

IN PARTNERSHIP WITH SUNY SULLIVAN, SULLIVAN COUNTY, AND THE  
SUNY STATE SYSTEM



## HWI

- ▶ HWI is community owned and inspired by 100 conversations . Residents working together toward healthy people, healthy food and water shed, and a healthy economy.



# Why do we need HWI?



## BIG PICTURE:

1. REBRANDING SUNY SULLIVAN AND SULLIVAN COUNTY
2. OFFER NEW SPECIALTY CAREER PROGRAMS THAT WILL IMPROVE ENROLLMENT (AND THE BUDGET OF OUR COLLEGE)
3. LEADING THE WORLD IN METHODS THAT MITIGATE THE EFFECTS OF CLIMATE CHANGE ON OUR FOOD AND WATER SHEDS
4. IMPROVING THE HEALTH AND HEALTHY LIFESTYLE OF THE RESIDENTS OF SULLIVAN COUNTY

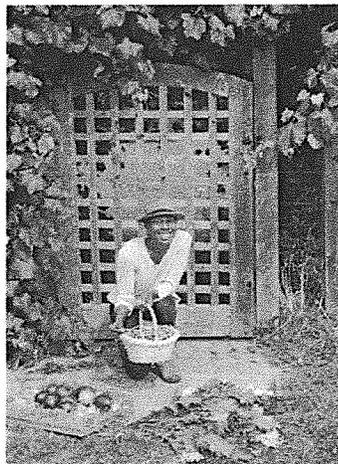
## What is it?

- ▶ A brand that integrates health and entrepreneurship
- ▶ A space to facilitate "applied learning" and industry partnerships
- ▶ Builds capacity in existing health careers programs and hospitality programs
  - ▶ Nursing and Respiratory Therapy
  - ▶ Casino/resort related programs and offerings including our Culinary Arts program and Business certificates and degrees
- ▶ Builds capacity in new programs and creates experiential learning through internships
  - ▶ Ultra-Sound Technology
  - ▶ Nourishment Arts and Science
  - ▶ FIG—the Food Innovations Group



## Exciting elements of the facility

- ▶ Culinary Arts and Nourishment Arts and Sciences students will benefit from:
  - ▶ A Farm to Table focus defined by health
  - ▶ FIG: Food and Beverage manufacturing training
  - ▶ FIG: Growing food using hydroponic greenhouses
  - ▶ A new restaurant open to the community and to complete training of 2<sup>nd</sup> year students
  - ▶ Internships and improved post-graduation job placement
  
- ▶ Key Partner: Cornell Cooperative Extension
  - ▶ Space to expand noncredit offerings to the CCE community
  - ▶ Leverages Cornell University expertise to assist Sullivan County's Agricultural planning and business development



## Exciting elements, continued

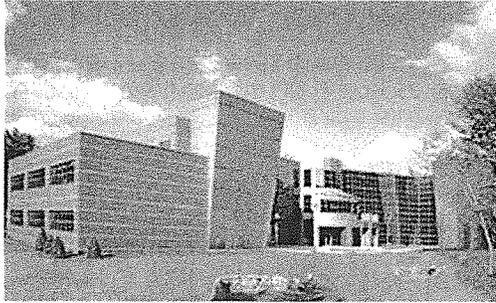
- ▶ Increases space for existing health careers and allows the expansion of Nursing by 12 spots per year and expanded spots in Respiratory Therapy.
- ▶ Houses a new program in Ultrasound Technician (15 students annually)
- ▶ Expands the capacity by 10 students annually in Green Building Management
- ▶ Encourages linkages to START-UP NY, including appropriate internships and job placements



## In terms of facilities, what does SUNY Sullivan have that sets us apart from the friendly competition?

- ▶ At this point in time, nothing.

### SUFFOLK COUNTY COMMUNITY COLLEGE



William J. Lindsay Life Sciences Building

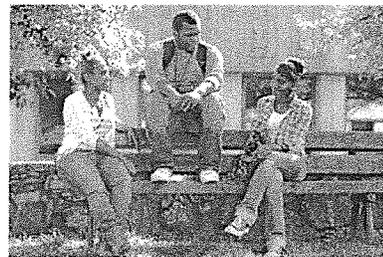
### SUNY ORANGE



Rowley Center for Science & Engineering

- ▶ HWI can be the new face of SUNY Sullivan.

- ▶ A space that inspires students to attend here
- ▶ Unique programs
- ▶ Experiential Living Laboratory
- ▶ Stronger connections between the college and health partners
- ▶ Strong connections between the college and the casino/resort developers



## How much will it cost?

- ▶ 40,000 square feet
- ▶ Cost will be in the range of 22 and 23 million dollars
- ▶ The SUNY Capital Match Construction Fund has \$10.5 million allocated for a SUNY Sullivan project
- ▶ A match of \$10.5 million is required to access the full amount of this fund

## How much will it cost me in taxes?

- ▶ 15 cents per thousand on a 10 million \$ bond
  - ▶ If you own property worth \$100,000 the case scenario is that your taxes increase by approximately \$15 per year for this project
  - ▶ If you own property worth \$200,000 the case scenario is that your taxes increase by approximately \$30 per year for this project

*Source: County Assessor's Office, May 2015*

# How much will it cost me in taxes?

Debt Service Schedule - \$10,000,000

20 Years - 3.50%	Bonds Outstanding	Principal	Interest @ 3.5%	Total Estimated Debt Service
Year 1	\$10,000,000	\$ 355,000	\$ 350,000	\$ 705,000
Year 10	\$ 6,335,000	\$ 480,000	\$ 221,725	\$ 701,725
Year 20	\$ 680,000	\$ 680,000	\$ 23,800	\$ 703,800

**Average Estimated Debt Service \$703,630**

25 Years - 3.75%	Bonds Outstanding	Principal	Interest @ 3.75%	Total Estimated Debt Service
Year 1	\$10,000,000	\$ 250,000	\$ 375,000	\$ 625,000
Year 12	\$ 6,690,000	\$ 370,000	\$ 250,875	\$ 620,875
Year 25	\$ 600,000	\$ 600,000	\$ 22,500	\$ 622,500

**Average Estimated Debt Service \$623,313**

30 Years - 4.00%	Bonds Outstanding	Principal	Interest @ 4.0%	Total Estimated Debt Service
Year 1	\$10,000,000	\$ 180,000	\$ 400,000	\$ 580,000
Year 15	\$ 6,735,000	\$ 310,000	\$ 269,400	\$ 579,400
Year 30	\$ 555,000	\$ 555,000	\$ 22,200	\$ 577,200

**Average Estimated Debt Service \$578,180**

Source: County Assessor's Office, May 2015

# Questions?



# Town of Thompson

December 31, 2014

**ANDREW J. ARIAS, CPA, Cr.FA**

**Cooper**  
 **Arias, LLP**  
Accounting & Accountability

# Town of Thompson

- ✓ Government Auditing Standards:
  - Financials
  - Assessment of internal controls
  - Compliance with laws and regulations.
- ✓ Single Audit required if federal expenditures exceed \$500,000
  - Threshold increases to \$750,000 in 2015
  - Internal controls and compliance over federal monies
  - Not required in 2014
- ✓ Opinion on the “fair presentation” of the financial statements to an outside user

# Town of Thompson

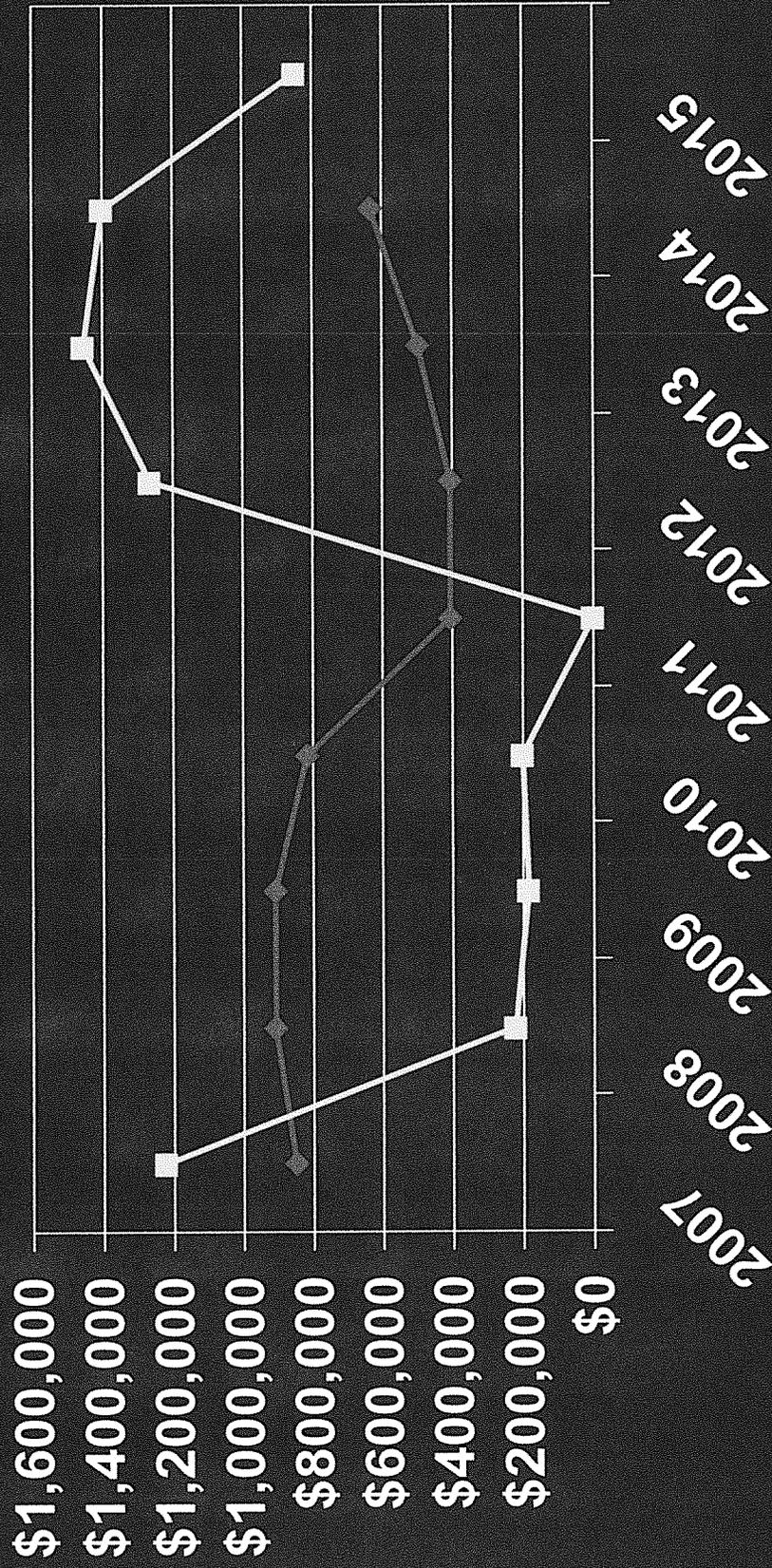
- ✓ General A Fund
  - ✓ Total fund balance increased \$932,000
  - ✓ Appropriated fund balance increased \$553,000
    - ✓ 96% increase from prior year
  - ✓ Non-spendable fund balance decreased \$12,000 (Prepaid ERS)
- ✓ Unassigned fund balance increased \$391,000
- ✓ Unassigned fund balance is \$2.4 million at December 31, 2014
  - ✓ 77% of subsequent year's budgeted expenditures
  - ✓ 73% in 2013
  - ✓ 54% in 2012 (large tax levy increase in 2012)
  - ✓ 29% in 2011

# Town of Thompson

- ✓ General A Fund
  - ✓ Large tax levy increase in 2012 to offset decreasing VLT payments and decreasing fund balance
  - ✓ Fund balance decreased \$2.29 million from 2007 through 2011 (58%)
  - ✓ VLT payments decreased from \$800,000 in 2010 to \$400,000 in 2011
  - ✓ Subsequent increases over the past two years has brought VLT payments back over \$600,000
  - ✓ Difficult to budget due to unpredictability of VLT payments
  - ✓ Current year increase in appropriated fund balance and corresponding decrease in 2015 tax levy may reverse fund balance trend

# Town of Thompson

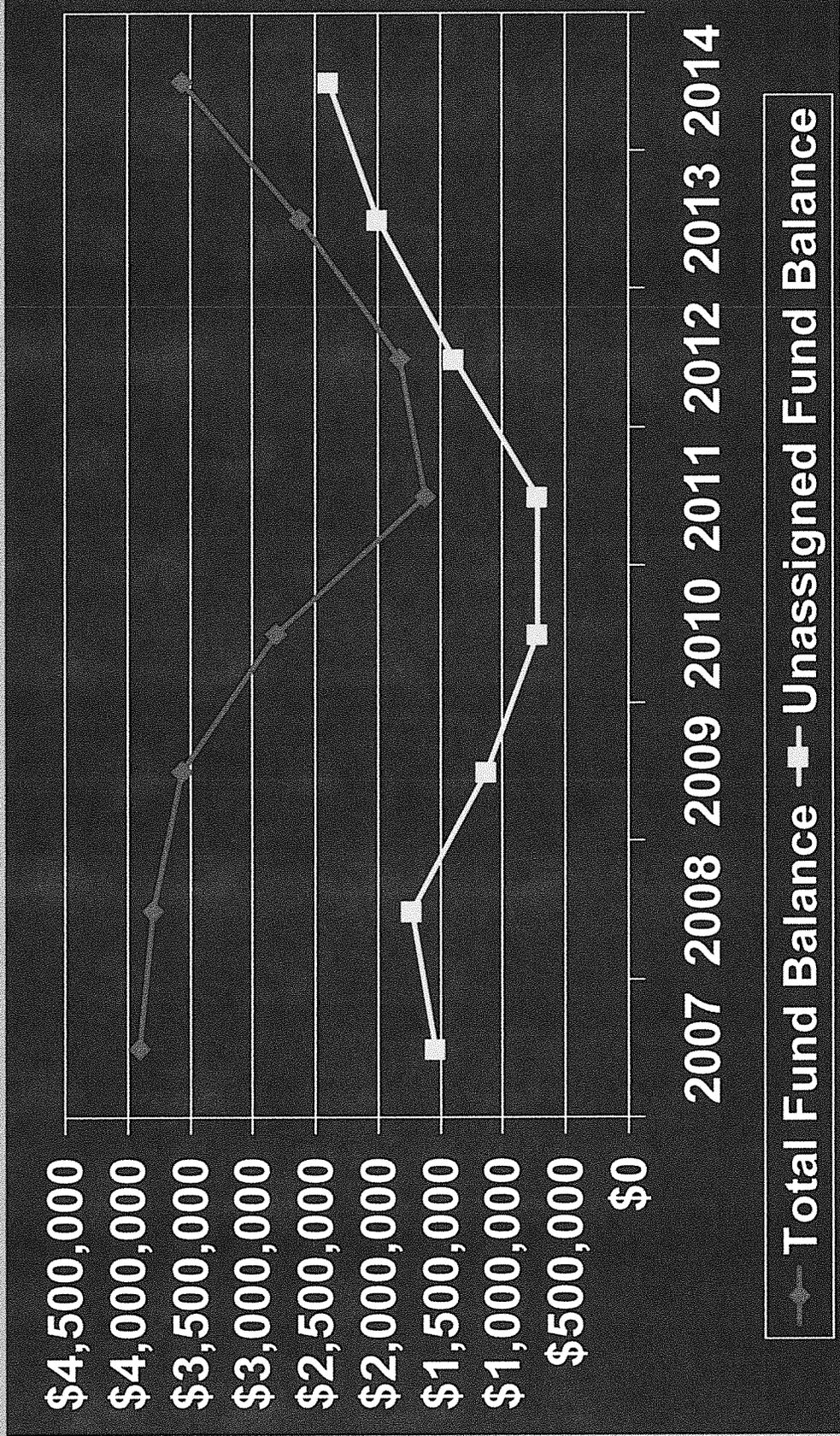
## GENERAL TOWNWIDE FUND REVENUES



◆ VLT Revenues —■ Real Property Taxes

# Town of Thompson

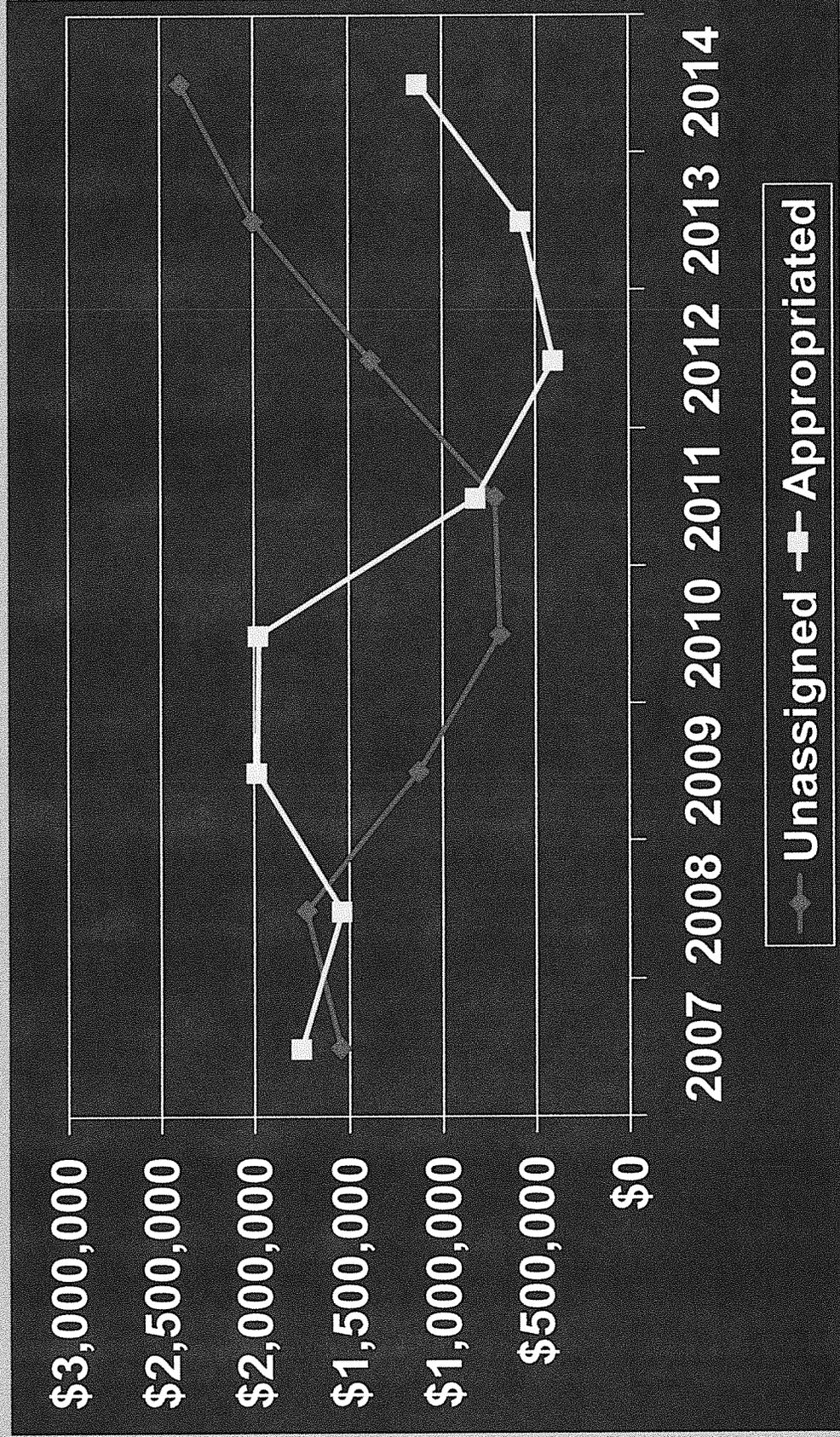
## GENERAL TOWNWIDE FUND BALANCE



◆ Total Fund Balance    ■ Unassigned Fund Balance

# Town of Thompson

## GENERAL TOWNWIDE FUND BALANCE

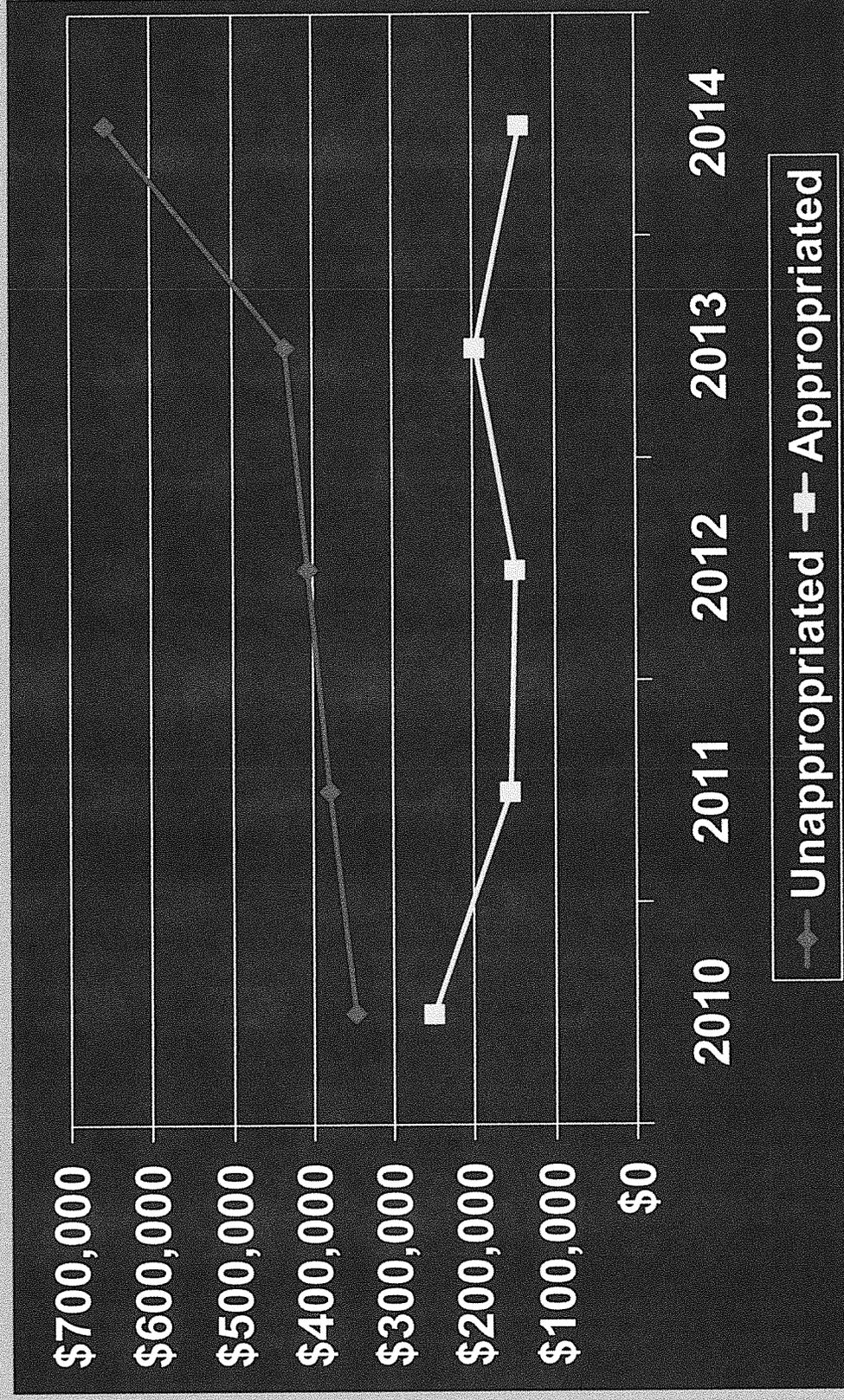


# Town of Thompson

- ✓ General B Fund
  - ✓ Total fund balance increased \$171,000
    - ✓ Appropriated fund balance decreased \$55,000
    - ✓ Non-spendable fund balance increased \$3,000
  - ✓ Unappropriated fund balance increased \$223,000
  - ✓ Unappropriated fund balance is \$656,000 at December 31, 2014
    - ✓ 115% of subsequent year's budgeted expenditures
    - ✓ 82% in 2013
    - ✓ 88% in 2012

# Town of Thompson

## GENERAL TOWN OUTSIDE FUND BALANCE



# Town of Thompson

## ✓ Highway DA Fund

- ✓ Total fund balance decreased \$131,000
  - ✓ Restricted fund balance increased \$25,000
  - ✓ Appropriated fund balance decreased \$207,000
  - ✓ No change in non-spendable fund balance

✓ Unappropriated fund balance increased \$51,000

✓ Unappropriated fund balance is \$849,000 at December 31, 2014

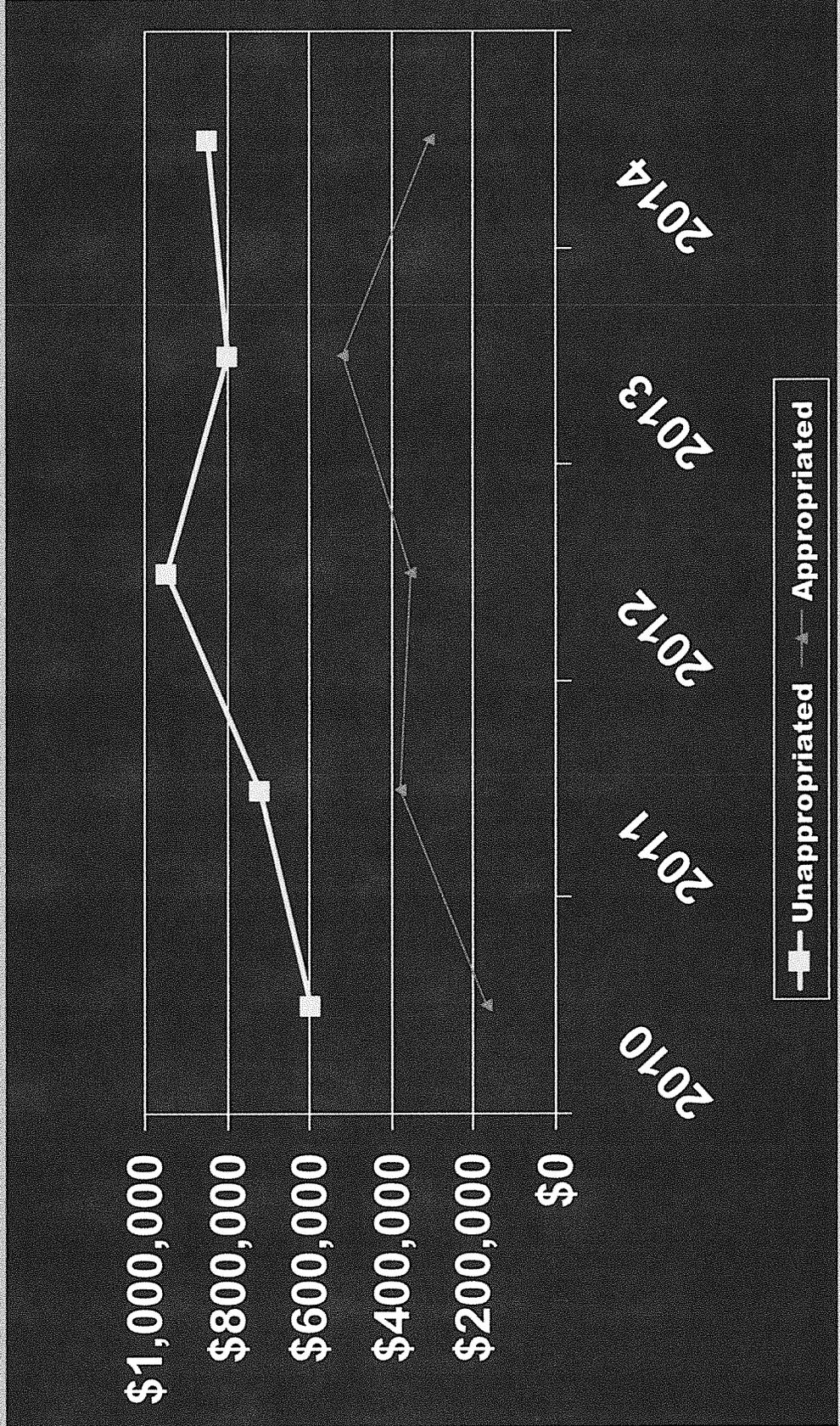
✓ 31% of subsequent year's budgeted expenditures

✓ 30% in 2013

✓ 37% in 2012

# Town of Thompson

## HIGHWAY TOWNWIDE FUND BALANCE

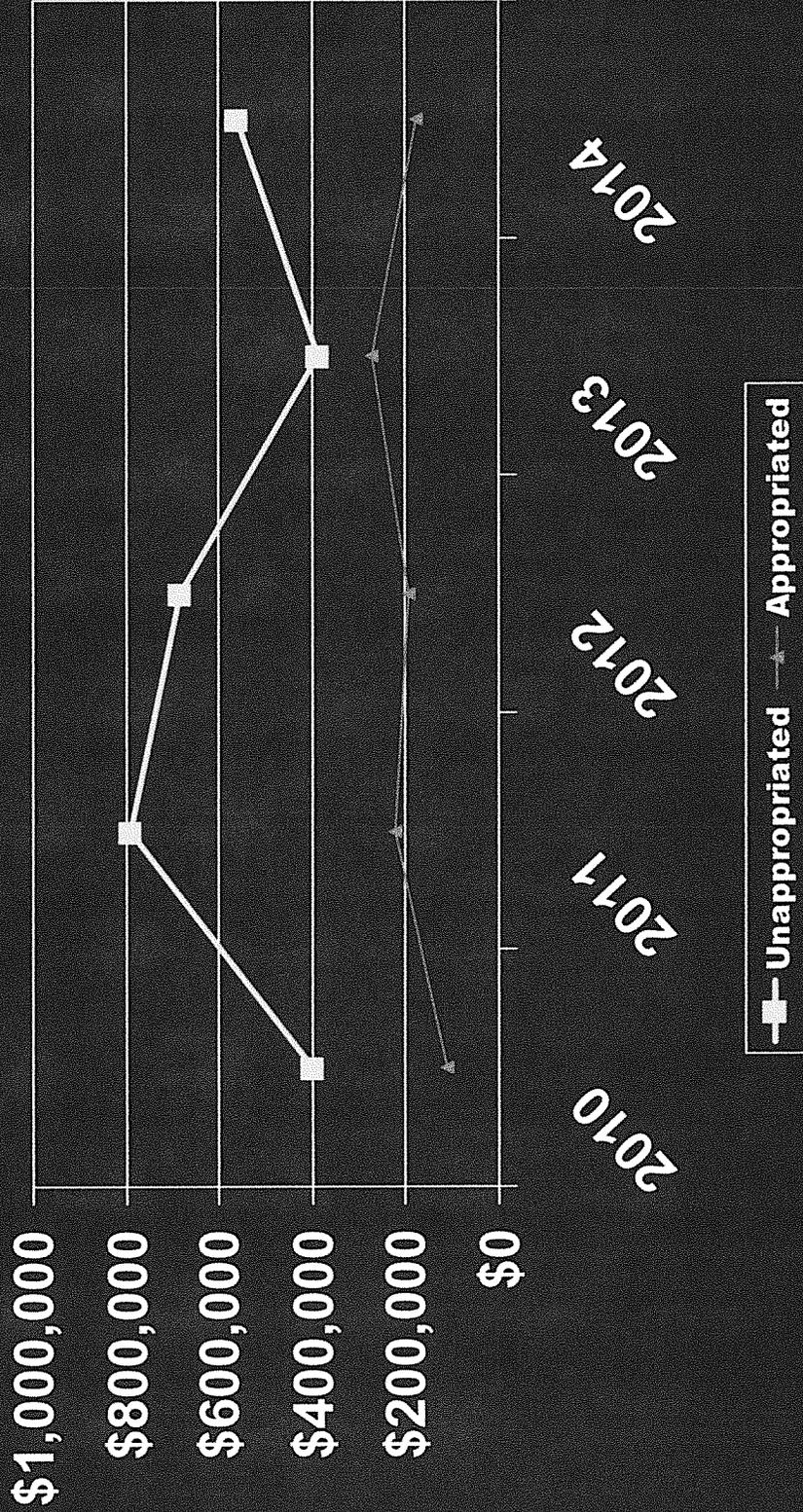


# Town of Thompson

- ✓ Highway DB Fund
  - ✓ Total fund balance increased \$75,000
  - ✓ Appropriated fund balance decreased \$96,000
  - ✓ No change in non-spendable fund balance
- ✓ Unappropriated fund balance increased \$170,000
- ✓ Unappropriated fund balance is \$559,000 at December 31, 2014
  - ✓ 22% of subsequent year's budgeted expenditures
  - ✓ 16% in 2013
  - ✓ 29% in 2012

# Town of Thompson

## HIGHWAY PART TOWN FUND BALANCE



# Town of Thompson

## Fund Balance Analysis

Fund	Reserves	Appropriated Fund Balance	Unassigned/Unappropriated Fund balance	% of subsequent year's Budget	Prior Year %
General A	-	1,127,193	2,393,956	77%	73%
General B	-	141,982	656,155	115%	82%
Highway DA	100,405	310,679	849,474	31%	30%
Highway DB	-	176,046	558,530	22%	16%

# Town of Thompson

## Sewer Fund Balance Analysis

Sewer District	Reserves	Appropriated Fund Balance	Unappropriated Fund balance	% of subsequent year's Budget	Prior Year %
Harris Woods	-	13,578	60,001	61%	11%
Anawana	-	9,854	335,909	160%	149%
Cold Spring	-	-	21,816	95%	50%
Dillon	-	-	2,387	27%	83%
Emerald Green	-	25,155	343,413	39%	36%
Harris	-	11,565	202,105	47%	43%
Kiamesha Lake	150,572	51,910	552,766	53%	48%
Melody Lake	-	-	118,290	177%	141%
Rock Hill	-	4,925	103,988	231%	226%
Sackett Lake	-	24,831	311,276	124%	130%

# Town of Thompson

- ✓ Healthy fund balances in all funds
  - ✓ Monitor amounts regularly
  - ✓ Determine ideal balance for each fund
- ✓ Minimize large fluctuations in fund balances
  - ✓ Ideally, appropriated fund balance should be fairly consistent from year to year
  - ✓ Accurate budgeting critical in fund balance management
  - ✓ Revenue budget just as important as expenditures
- ✓ Most funds/districts have no reserves
  - ✓ Consider creating capital reserves
  - ✓ Fund annually through the budget process
    - ✓ Highway DA has been funding annually over the past few years
  - ✓ Systematic way to plan for capital expenditures

# Town of Thompson

- ✓ Management Letter
  - ✓ No major internal control findings
  - ✓ Minor issues discussed verbally during Exit Conference with management
- ✓ Unmodified opinion on financial statements
- ✓ New GASB pronouncements
  - ✓ GASB 68 – Implementation date of 12/31/15
    - ✓ Must report liability for future pension costs
    - ✓ Actuarial calculation similar to GASB 45
  - ✓ No need to hire an actuary – figure will be calculated by NYSERS and provided to participating employers
    - ✓ Will be available on ERS website
- ✓ Full accrual statements only

SCHEDULE "A"

## SCHEDULE OF TAX PARCELS

<b>ROADWAY BENEFIT DISTRICT TO INCLUDE THE FOLLOWING TAX PARCELS</b>		
<b>CASINO PARCELS</b>	<b>sq. ft.</b>	<b>acres</b>
23-1-48.1	2,968,294	68.14
23-1-52.1	5,113,875	117.40
<b>GOLF PARCELS</b>	<b>sq. ft.</b>	<b>acres</b>
23-1-52.2	1,209,565	27.77
23-1-54.5	32,007	0.73
23-1-53.2	12,748	0.29
15-1-17	241,509	5.54
15-1-18	195,672	4.49
15-1-14.2 (Golf Portion)	4,378,113	100.51
15-1-16	1,726,398	39.63
15-1-13 (Golf Portion)	1,509,243	34.65
15-1-15	1,840,314	42.25
15-1-14.1	157,832	3.62
15-1-50	859,464	19.73
<b>WATER PARK PARCELS</b>	<b>sq. ft.</b>	<b>acres</b>
15-1-19	639,383	14.68
15-1-13 (Water Park Portion)	2,058,389	47.25
15-1-14.2 (Water Park Portion)	4,106,731	94.28
15-1-12.1	1,515,919	34.80
15-1-11.1	2,020,273	46.38
15-1-12.3	92,933	2.13
<b>ENTERTAINMENT VILLAGE PARCELS</b>	<b>sq. ft.</b>	<b>acres</b>
23-1-54.6	942,212	21.63
<b>VACANT BENEFITTED PARCELS</b>	<b>sq. ft.</b>	<b>acres</b>
15-1-22	1,115,574	25.61
15-1-24	70,681	1.62
23-2-1	918,605	21.09
23-2-2	31,893	0.73
23-2-3	32,089	0.74
23-2-4	150,205	3.45
23-2-6	43,489	1.00
23-2-8	2,319,459	50.87
23-1-55-A	772,485	17.73
23-1-55-B	563,708	12.94
23-1-55-C	2,757,201	63.30
23-1-51.2	1,903,419	43.70
31-1-17.1	179,749	4.13
31-1-19.2	642,317	14.75
23-2-31	30,732	0.71
23-2-32	99,366	2.28
23-2-33	104,053	2.39
23-1-50.2	1,610,972	36.98



# TOWN OF THOMPSON

## Voucher Detail Report

Voucher No.	Stub-Description	Req. No.	Req. Date	Vendor Code	Vendor Name	Fisc Year	Check ID	Voucher Amt.	Pay Due	Approved
Invoice Date	Batch Invoice No.	Recur Months	Refund Year	PO No.	PO Date	Period	Contract No.	Check No.	Non Disc.	Cash Account
				Taxable	Ref No.	Approved By		Check Date		Disc. Amt.

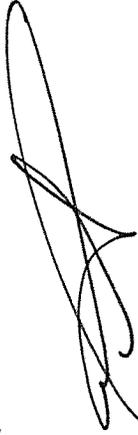
I hereby certify that the vouchers listed on the attached abstracts of prepaid and

claims payable have been duly audited and are presented for payment to the Town

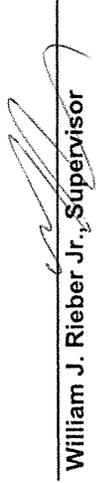
Board of the Town of Thompson at the regular meeting there of, held on the 7<sup>th</sup> day  
 of July 2015 in the amounts respectively specified. Authorization is hereby

given and direction is made to pay each of the claimants in the amount as specified

upon each claim stated.



Gary Lasher, Comptroller



William J. Rieber Jr., Supervisor

# TOWN OF THOMPSON

## Voucher Detail Report

Voucher No.	Stub-Description	Req. No.	Req. Date	Vendor Code	Vendor Name	Prepaid	Wire Transfer	Voucher Amt.	Check No.	Check Date	Pay Due	Approved
Invoice Date	Batch Invoice No.	Recur Months	Refund Year	PO No.	PO Date	Approved By	Period	Check ID	Contract No.	Disc. %	Non Disc.	Cash Account
Fund	Cash Item			Taxable	Ref No.			Outstanding		Disc. %	Paid	Disc. Amt.
SWM - MELODY LAKE WATER			TOWN									
	0202.000					8,071.97	0.00	0.00	0.00	0.00	0.00	8,071.97
						8,071.97	0.00	0.00	0.00	0.00	0.00	8,071.97
T - TRUST & AGENCY FUND			TOWN			275.47	12,831.57	46,805.84	0.00	0.00	0.00	59,912.88
	0202.000					275.47	12,831.57	46,805.84	0.00	0.00	0.00	59,912.88
						477,024.50	141,155.84	46,805.84	0.00	0.00	0.00	664,986.18
						664,986.18						
<b>Grand Totals</b>												
<b>Grand Total Regular, Prepaid, Wire Transfer and Direct Pay</b>												
Fund						Regular	Prepaid	Wire Transfer	Outstanding	Direct Pay	Paid	Total
A - GENERAL FUND TOWN WIDE			TOWN			75,608.07	43,515.34	0.00	0.00	0.00	0.00	119,123.41
B - GENERAL TOWN OUTSIDE			TOWN			87,243.82	7,805.64	0.00	0.00	0.00	0.00	95,049.46
DA - HWY#3 / 4 - TOWN WIDE			TOWN			78,214.24	0.00	0.00	0.00	0.00	0.00	78,214.24
DB - HWY#1 - TOWN OUTSIDE			TOWN			175,448.53	47,055.57	0.00	0.00	0.00	0.00	222,504.10
SHW - HARRIS WOODS SEWER			TOWN			138.83	270.45	0.00	0.00	0.00	0.00	409.28
SL1 - ROCK HILL LIGHTING			TOWN			552.64	0.00	0.00	0.00	0.00	0.00	552.64
SL10 - EMERALD CORP. PARK L/D#10			TOWN			253.90	0.00	0.00	0.00	0.00	0.00	253.90
SL2 - LUCKY LAKE LIGHTING			TOWN			146.92	0.00	0.00	0.00	0.00	0.00	146.92
SL3 - LAKE LOUISE MARIE			TOWN			402.54	0.00	0.00	0.00	0.00	0.00	402.54
SL4 - PATIO HOMES LIGHTING			TOWN			993.65	0.00	0.00	0.00	0.00	0.00	993.65
SL5 - KIAMESHA SHORES LIGHTING			TOWN			124.65	0.00	0.00	0.00	0.00	0.00	124.65
SL6 - EMERALD GREEN LIGHTING			TOWN			4,599.30	0.00	0.00	0.00	0.00	0.00	4,599.30
SL7 - TREASURE LAKE LIGHTING			TOWN			30.73	0.00	0.00	0.00	0.00	0.00	30.73
SL8 - CONGERO ROAD LIGHTING			TOWN			96.73	0.00	0.00	0.00	0.00	0.00	96.73
SL9 - YESHIVAKIAM. LIGHTING DISTRICT			TOWN			677.85	0.00	0.00	0.00	0.00	0.00	677.85
SRH - ROCK HILL AMBULANCE DIST			TOWN			7,213.91	0.00	0.00	0.00	0.00	0.00	7,213.91
SSA - ANAWANA SEWER DISTRICT			TOWN			279.44	283.15	0.00	0.00	0.00	0.00	562.59
SSD - DILLON SEWER DISTRICT			TOWN			348.28	70.89	0.00	0.00	0.00	0.00	419.17
SSG - EMERALD GREEN SEWER			TOWN			14,847.86	9,033.39	0.00	0.00	0.00	0.00	23,881.25
SSH - HARRIS SEWER DISTRICT			TOWN			5,243.68	2,994.78	0.00	0.00	0.00	0.00	8,238.46

# TOWN OF THOMPSON

## Voucher Detail Report

Fund	Voucher No.	Stub- Description	Batch	Invoice No.	Recur Months	Req. No.	Refund Year	Vendor Code	Vendor Name		Fisc Year	Check ID	Check No.	Check Date	Pay Due		Approved Cash Account
									PO No.	Taxable					Prepaid	Non Disc.	
									PO Date	Ref No	Period	Contract No.	Outstanding	Disc. %	Paid	Total	
	SSK - KIAMESHA SEWER DISTRICT						TOWN		11,302.89				0.00		0.00	23,581.66	
	SSM - MELODY LAKE SEWER DISTR.						TOWN		1,246.42				0.00		0.00	1,873.83	
	SSR - ROCK HILL SEWER DISTRICT						TOWN		64.78				0.00		0.00	347.93	
	SSS - SACKETT LAKE SEWER DISTR						TOWN		3,022.94				0.00		0.00	6,916.15	
	SWC - COLD SPRING WATER						TOWN		246.12				0.00		0.00	317.01	
	SWD - DILLON WATER DISTRICT						TOWN		226.17				0.00		0.00	297.06	
	SWL - LUCKY LAKE WATER DISTR						TOWN		102.17				0.00		0.00	172.91	
	SWM - MELODY LAKE WATER						TOWN		8,071.97				0.00		0.00	8,071.97	
	T - TRUST & AGENCY FUND						TOWN		275.47				46,805.84		0.00	59,912.88	
<b>Grand Totals</b>									477,024.50				141,155.84		0.00	664,986.18	

**Grand Total Regular, Prepaid, Wire Transfer and Direct Pay**

664,986.18