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Meeting ID: 830 3245 2642

**TOWN OF THOMPSON
-Regular Meeting Agenda-**

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

THURSDAY, FEBRUARY 20, 2025

4:30 PM MEETING

**CALL TO ORDER
ROLL CALL
PLEDGE TO THE FLAG**

APPROVAL OF PREVIOUS MINUTES: February 04, 2025 Regular Town Board Meeting

PUBLIC COMMENT

CORRESPONDENCE:

- **Robert Romine, ClearPath Energy LLC:** Letter dated 01/31/25 to Supervisor Rieber Re: Notice of Intent to Install a Solar Energy System–The “Thompson’s Own” Solar Project, CP Thompson One LLC, Downs Road, Monticello, NY, SBL #16.-1-30.2.
- **Julio Garaicoechea, Project Manager, SC IDA:** 2025 Distribution of PILOT Payments – Check #2742 Dated: 02/04/25 for \$86,119.72 (13 Projects).
- **NYS Dept. of Taxation and Finance:** Check #10316064, Dated: 01/29/25 in the amount of \$595,681.80 – NYS Gaming Commission for Resorts World Catskill Casino Distribution 3rd Quarter Payment.

AGENDA ITEMS:

- 1) APPROVAL OF AGREEMENT BETWEEN THE TOWN & YMCA FOR THE 2025 SUMMER YOUTH DAY CAMP**
- 2) ORDER CALLING FOR A PUBLIC HEARING ON TUESDAY, MARCH 4TH, 2025 AT 7PM: SACKETT LAKE SEWER DISTRICT COLLECTION SYSTEM IMPROVEMENT PROJECT NO. C3-5378-08-00 – BONDING FOR INCREASED FUNDING**
- 3) RESOLUTION TO AUTHORIZE HIRING OF JUNE E. CRANDALL AS PART-TIME CLERK IN TAX COLLECTOR’S OFFICE AT AN HOURLY RATE OF \$20.00 AND NOT TO EXCEED THE 2025 ADOPTED BUDGETED SALARY**
- 4) BILLS OVER \$5,000.00**
- 5) 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.

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Minutes of a Regular Meeting of the Town Board of the Town of Thompson held at the Town Hall, 4052 State Route 42, Monticello, New York and held remotely via Zoom on **February 04, 2025.**

ROLL CALL:

Present: Deputy Supervisor Melinda S. Meddaugh, Presiding
Councilman John A. Pavese
Councilman Ryan T. Schock
Councilman Scott S. Mace

Absent: Supervisor William J. Rieber, Jr.

DRAFT

Also Present: Marilee J. Calhoun, Town Clerk
Michael B. Mednick Esq., Town Attorney
Jill M. Weyer, Director of Community Development
Melissa DeMarmels, Town Comptroller
Glenn Somers, Parks & Recreation Superintendent
James L. Carnell, Jr., Director of Building, Planning & Zoning

Present Via Zoom: Kelly Murran, Deputy Town Clerk
Michael G. Messenger, Water & Sewer Superintendent

REGULAR MEETING – CALL TO ORDER

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

APPROVAL OF MINUTES:

On a motion made by Councilman Mace and seconded by Councilman Pavese the minutes of the January 21st, 2025 Regular Town Board Meeting were approved as presented.

Vote: Ayes 3 Pavese, Meddaugh and Mace
 Nays 0
 Absent 1 Rieber
 Abstained 1 Schock (He was not present for the meeting.)

PUBLIC COMMENT

There was no public comment given.

CORRESPONDENCE:

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

- **Sullivan County Treasurer's Office:** 4TH Quarter Mortgage Tax Payment, Check #3406, Dated 01/24/25 for \$165,200.79.
- **William J. Rieber, Jr., Town Supervisor:** Letter dated 01/10/25 to Mr. Thomas Donohue, Deputy Commissioner of Licensing, NYS Liquor Authority Re: Monticello Liquor Store Pending Application Letter of Support.
- **Allan Schacknovsky, President, Kiamesha Artesian Spring Water Company, Inc.:** Letter dated 01/27/25 to All Customers of Kiamesha Artesian Spring Water Company, Inc. Re: Notification of Joint Petition for Sale of the Majority Interest of the Company's Capital Stock – Request for Approval Submitted to NYS PSC.

AGENDA ITEMS:

1) KROEGER USA, LLC: PROPOSED LOCAL LAW NO. 02 OF 2025 FOR ZONE CHANGE FROM RURAL RESIDENTIAL-1 (RR-1) ZONING DISTRICT TO HIGHWAY COMMERCIAL-2 (HC-2) ZONING DISTRICT & SCHEDULE OF DISTRICT REGULATIONS TEXT CHANGE FOR COMMERCIAL INDUSTRIAL (CI) ZONING DISTRICT, SBL #'S 24.-1-57 & 24.-1-59.1

The Following Resolution Was Duly Adopted: Res. No. 100 of the Year 2025.

At a regular meeting of the Town Board of the Town of Thompson held at the Town Hall, 4052 Route 42, Monticello, New York on February 04, 2025

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 February 04, 2025, a proposed Local Law No. 02 of 2025, entitled "A local law to amend Chapter 250 of the Town of Thompson Code relating to zoning and planned unit development".

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 March 18, 2025 at 7:00 P.M., or as soon thereafter as said public hearing shall be convened, at the Town Hall, 4052 Route 42, Monticello, New York, and at least three (3) days' notice of such public hearing be given by the Town Clerk of the Town of Thompson by due posting thereof on the bulletin board of the Town of Thompson and by publishing such notice at least once in the official newspaper of said Town.

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

Adopted on Motion February 04, 2025

Supervisor WILLIAM J. RIEBER, JR.
 Councilman SCOTT S. MACE

Yes [] No [] ABSENT
 Yes [X] No []

Councilman JOHN A. PAVESE
Councilwoman MELINDA S. MEDDAUGH
Councilman RYAN T. SCHOCK

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

Town of Thompson

Proposed Local Law No. 02 of the year 2025

A local law to amend Chapter 250 of the Town of Thompson Code relating to zoning and planned unit development

Be it enacted by the Town Board of the

Town of Thompson

1. Chapter 250 of the Code of the Town of Thompson entitled "Zoning and Planned Unit Development", is hereby amended to reclassify the following described real properties which are currently classified on the zoning map of the Town of Thompson, one (1) in the Highway Commercial-2 (HC-2) and two (2) within the Rural Residential-1 (RR-1) Districts:

Only that portion of real properties identified on the Town of Thompson Tax Map as parcel SBL 24-1-31.2, consisting of approximately 48.97 acres, currently zoned as Highway Commercial-2 (HC-2) and portions of parcels 24-1-57, consisting of approximately 25.00 acres, and parcel 24-1-59.1, consisting of approximately 72.08 acres, both currently zoned as Rural Residential-1 (RR-1), shall each be reclassified on such zoning map as Commercial Industrial (CI) and they shall each hereafter be subject to the schedule of district regulations for such Commercial Industrial (CI) zone. Attached hereto is a revised Zoning Map that shows the portions of SBL 24-1-57 and SBL-24-1-59.1 that shall remain within the Rural Residential-1 (RR-1) zoning district. Said parcel portions are shaded in darker gray and shall remain in the Rural Residential-1 (RR-1) zoning district.

2. Except as herein specifically amended, the remainder of Chapter 250 of such code shall remain in full force and effect.
3. 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.

ORDER OF THE TOWN BOARD
AFTER PUBLIC HEARING

Name of Owner: Daniel McCormack

Tax map No. 66.-45-2 Complaint #: 2022-0194

Street Address of Property: 209 South Shore Dr., Rock Hill, NY 12775

WHEREAS, the Town of Thompson Code Enforcement Office inspected the building located on the above-described premises and found it to be dangerous and/or unsafe pursuant to Chapter 113, Article I, of the Town of Thompson Code, Unsafe Buildings; and

WHEREAS, on May 7, 2024 the Town Board of the Town of Thompson reviewed the findings and recommendations of the Code Enforcement Officer relative to the above-described property and finds grounds to believe that the building was dangerous and/or unsafe to the general public; and

WHEREAS, a notice as required by Section 113-6 was directed to be served upon the owner, executors, legal representatives, agents, lessees or any other person having a vested or contingent interest in the premises, as shown by the records of the receiver of taxes and/ or by the records of the Sullivan County Clerk's office; and

WHEREAS, on May 7, 2024 the Town Board made a preliminary determination that the buildings on 209 South Shore Dr, Tax Map No. 66.-45-2, were unsafe and directed the owner of said buildings to repair and secure or demolish and remove. The board also scheduled a public hearing regarding the unsafe buildings so that the property owner or any interested party could be heard on the matter; and

WHEREAS, the owner of the property has failed to take action to repair or remove the unsafe building; and

WHEREAS, on June 18, 2024 & July 2, 2024 Town Board held a hearing pursuant to Section 113-6 of the Town of Thompson Code, Chapter 113, Article I, Unsafe Buildings relative to the above-described parcel, and the Code Enforcement Officer, having appeared in support of the application and Daniel McCormack having defaulted, and after due deliberation

NOW, THEREFORE, BE IT RESOLVED AND ORDERED,

The above-named owner, executors, legal representatives, agents, lessees or and other person having a vested or contingent interest in the premises hereby directed to either supply an engineering report and/or obtain a building permit to repair and secure the unsafe

2) COMMUNITY IMPACT GRANT (FUNDED BY DASNY, SULLIVAN 180 AND TOWN CONTRIBUTION): EAST MONGAUP RIVER TOWN PARK FOR PLAYGROUND, BRIDGE & DOG PARK PROJECT – REVIEW & APPROVE PROPOSALS FROM GAMETIME (\$352,320.25) & RUBBER RECYCLE (\$74,221.88) FOR PLAYGROUND & DOG PARK EQUIPMENT AND RUBBERBOND SURFACING

The Following Resolution Was Duly Adopted: Res. No. 109 of the Year 2025.

Resolved, that the Town Board of the Town of Thompson hereby approves a Proposal / Quote # 112277-01-05 from GameTime (OMNIA Partners f/n/a USC, Contract #2017001134, Vendor #121531) for a total cost of \$352,320.25 for Playground & Dog Park Equipment and a Proposal / Quote # 112277-02-02 from Rubber Recycle (OMNIA Partners Contract) for a total cost of \$74,221.88 for Rubberbond Surfacing for Playground, the total cost of both Proposals in the amount of \$426,542.13 shall be deducted from the Estimated Total Project Cost of \$482,409.98 and

Further Be It Resolved, that the Town Supervisor hereby be authorized to execute said Proposals including all necessary documents in connection with the proposed project.

Moved by: Councilman Schock Seconded by: Councilman Pavese

Vote: Ayes 4 Pavese, Schock, Meddaugh and Mace

Nays 0

Absent 1 Rieber

REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS

Supervisor William J. Rieber, Jr.

- No report provided.

Parks & Recreation Superintendent Glenn Somers

- 2025 YMCA Summer Youth Day Camp Update: Registration date scheduled to be held on Saturday, 03/29/25 from 8am to 5pm. Director Weyer discussed the camp cost and fees of \$350.00 per camper for Thompson Resident & \$1,000.00 per camper for Non-Resident. Payment options were also discussed such as deposit and balance collection. The camp contract should be ready for approval at the March 4th Town Board Meeting.
- Candy BINGO to be held on Friday, 02/28/2025, 6-8PM at East Mongaup River Town Park Community Building.
- Family Fund Day & Snow Shoeing Event on Saturday, 02/08/2025, 11AM at East Mongaup River Town Park.
- Provided update on the Thursday Night Lights Winter Ski Program from 3PM to 8PM Thursdays. There were (53) Youths and (8) Adults who participated last Thursday.
- Youth Basketball Program will continue Saturday's starting, 02/22/2025 to be held at the St. John Street Education Center in Monticello from 9am to 12pm.
- Pickleball for Adults & Kids Sports Night to be held on Tuesday's starting, 02/18/2025 at the Monticello High School Gym from 6pm to 8pm.

- Craft Night for Kids & Adults to be held on Wednesday, 02/19/2025 at the East Mongaup River Town Park Community Building from 6pm to 8pm.

Comptroller Melissa DeMarmels

- The Auditors sent audit letters to the Town Board, which have been updated and re-sent to the Town Board.

Director James L. Carnell, Jr.

- Update provided on Five Below Construction Project in Thompson Square Mall.

Director of Community Development Jill M. Weyer

- The RFP for Streetlight Repair & Maintenance have been solicited to vendors and are due back by 2PM on Friday, February 28th, 2025.

PUBLIC COMMENT

There was no public comment given.

ANNOUNCEMENTS, REMINDERS & FOR YOUR INFORMATION

- 02/20/25 at 4:30 PM: Rescheduled Town Board Meeting.
- 03/04/25 at 7PM: Regular Town Board Meeting.
- 03/04/25 at 7PM: Public Hearing - Proposed Local Law No. 01 of 2025 – Amend Chapter 250 of Town Code Re: Zone Change Request for Silberts Resort Community Inc. from SR to HC-2 Zoning District, SBL #'s 13.-1-17.1 & 13.-1-17.2.
- 03/18/25 at 7PM: Regular Town Board Meeting.
- 03/18/25 at 7PM: Public Hearing – Proposed Local Law No. 02 of 2025 – Amend Chapter 250 of Town Code Re: Zone Change Request for Kroeger USA, LLC from RR-1 to HC-2 Zoning District, SBL #'s 24.-1-57 & 24.-1-59.1.

ADJOURNMENT

On a motion made by Councilman Schock and seconded by Councilman Pavese the meeting was adjourned at 7:48 PM. All board members voted in favor of adjourning the meeting.

Respectfully Submitted By:



Marilee J. Calhoun, Town Clerk

4




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 February 20 25 in the amounts respectively specified. Authorization is hereby given and direction is made to pay each of the claimants in the amount as specified upon each claim stated.


Melissa DeMarnels, Comptroller


William J. Reber Jr., Supervisor



Town of Thompson
Warrant Report

		Unposted Batch Totals						Posted Batch Totals			
Fund	Fund Description	Invoice Batch	Manual Checks	Purchase Cards	Total	Invoice Batch	Manual Checks	Purchase Cards	Total	Unpaid	Paid
T000	TRUST & AGENCY FUND	\$0.00	\$0.00	\$17,952.87	\$17,952.87	\$0.00	\$0.00	\$17,952.87	\$17,952.87	\$0.00	\$17,952.87
Unposted Batch Grand Totals		\$0.00	\$0.00	\$17,952.87	\$17,952.87	\$0.00	\$0.00	\$17,952.87	\$17,952.87	\$0.00	\$17,952.87

Fund	Fund Description	Invoice Batch	Manual Checks	Purchase Cards	Total	Invoice Batch	Manual Checks	Purchase Cards	Total	Unpaid	Paid
A000	GENERAL FUND TOWN WIDE	\$143,164.24	\$0.00	\$0.00	\$143,164.24	\$0.00	\$0.00	\$0.00	\$143,164.24	\$0.00	\$143,164.24
B000	GENERAL TOWN OUTSIDE	\$36,498.93	\$0.00	\$0.00	\$36,498.93	\$0.00	\$0.00	\$0.00	\$36,498.93	\$0.00	\$36,498.93
DA00	HWY#3 / 4 - TOWN WIDE	\$336,633.62	\$0.00	\$0.00	\$336,633.62	\$0.00	\$0.00	\$0.00	\$336,633.62	\$0.00	\$336,633.62
DB00	HWY#1 - TOWN OUTSIDE	\$2,853.77	\$0.00	\$0.00	\$2,853.77	\$0.00	\$0.00	\$0.00	\$2,853.77	\$0.00	\$2,853.77
RD00	ADELAAR ROAD IMPROVEMENT DISTRICT	\$187.16	\$0.00	\$0.00	\$187.16	\$0.00	\$0.00	\$0.00	\$187.16	\$0.00	\$187.16
SL01	ROCK HILL LIGHTING	\$2,101.35	\$0.00	\$0.00	\$2,101.35	\$0.00	\$0.00	\$0.00	\$2,101.35	\$0.00	\$2,101.35
SL02	LUCKY LAKE LIGHTING	\$194.72	\$0.00	\$0.00	\$194.72	\$0.00	\$0.00	\$0.00	\$194.72	\$0.00	\$194.72
SL03	LUCKY LAKE LIGHTING	\$194.72	\$0.00	\$0.00	\$194.72	\$0.00	\$0.00	\$0.00	\$194.72	\$0.00	\$194.72
SL06	EMERALD GREEN LIGHTING	\$5,825.67	\$0.00	\$0.00	\$5,825.67	\$0.00	\$0.00	\$0.00	\$5,825.67	\$0.00	\$5,825.67
SSAR	Adelaar Sewer District	\$5,245.27	\$0.00	\$0.00	\$5,245.27	\$0.00	\$0.00	\$0.00	\$5,245.27	\$0.00	\$5,245.27
SSHC	Harris Consolidated Sewer District	\$2,447.67	\$0.00	\$0.00	\$2,447.67	\$0.00	\$0.00	\$0.00	\$2,447.67	\$0.00	\$2,447.67
SSKC	Kiamasha Consolidated Sewer District	\$108,602.02	\$0.00	\$0.00	\$108,602.02	\$0.00	\$0.00	\$0.00	\$108,602.02	\$0.00	\$108,602.02
SSMO	MELODY LAKE SEWER DISTR.	\$1,761.39	\$0.00	\$0.00	\$1,761.39	\$0.00	\$0.00	\$0.00	\$1,761.39	\$0.00	\$1,761.39
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$29,608.93	\$0.00	\$0.00	\$29,608.93	\$0.00	\$0.00	\$0.00	\$29,608.93	\$0.00	\$29,608.93
SSSO	SACKETT LAKE SEWER DISTR	\$10,911.09	\$0.00	\$0.00	\$10,911.09	\$0.00	\$0.00	\$0.00	\$10,911.09	\$0.00	\$10,911.09
SWA0	ADELAAR RESORT WATER DISTRICT	\$3,767.13	\$0.00	\$0.00	\$3,767.13	\$0.00	\$0.00	\$0.00	\$3,767.13	\$0.00	\$3,767.13
SWC0	COLD SPRING WATER	\$362.92	\$0.00	\$0.00	\$362.92	\$0.00	\$0.00	\$0.00	\$362.92	\$0.00	\$362.92
SWD0	DILLON WATER DISTRICT	\$444.05	\$0.00	\$0.00	\$444.05	\$0.00	\$0.00	\$0.00	\$444.05	\$0.00	\$444.05
SWK0	KIAMESHA RT42 WATER	\$96.49	\$0.00	\$0.00	\$96.49	\$0.00	\$0.00	\$0.00	\$96.49	\$0.00	\$96.49
SWL0	LUCKY LAKE WATER DISTR	\$808.40	\$0.00	\$0.00	\$808.40	\$0.00	\$0.00	\$0.00	\$808.40	\$0.00	\$808.40
SWM0	MELODY LAKE WATER	\$892.50	\$0.00	\$0.00	\$892.50	\$0.00	\$0.00	\$0.00	\$892.50	\$0.00	\$892.50
T000	TRUST & AGENCY FUND	\$3,139.95	\$0.00	\$0.00	\$3,139.95	\$0.00	\$0.00	\$0.00	\$3,139.95	\$0.00	\$3,139.95
Posted Batch Grand Totals		\$695,741.99	\$0.00	\$125,422.87	\$821,164.86	\$0.00	\$0.00	\$0.00	\$821,164.86	\$0.00	\$821,164.86

Report Grand Totals



**Town of Thompson
Warrant Report**

A000	GENERAL FUND TOWN WIDE	\$143,164.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$143,164.24	\$0.00	
B000	GENERAL TOWN OUTSIDE	\$36,498.93	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$36,498.93	\$0.00	
DA00	HWY#3 / 4 - TOWN WIDE	\$336,633.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$336,633.62	\$0.00	
DB00	HWY#1 - TOWN OUTSIDE	\$2,853.77	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,853.77	\$0.00	
RD00	ADELAAR ROAD IMPROVEMENT DISTRICT	\$187.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$187.16	\$0.00	
SL01	ROCK HILL LIGHTING	\$2,101.35	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,101.35	\$0.00	
SL02	LUCKY LAKE LIGHTING	\$194.72	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$194.72	\$0.00	
SL03	LAKE LOUISE MARIE	\$194.72	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$194.72	\$0.00	
SL06	EMERALD GREEN LIGHTING	\$5,825.67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,825.67	\$0.00	
SSAR	Adelaar Sewer District	\$5,245.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,245.27	\$0.00	
SSHCH	Harts Consolidated Sewer District	\$2,447.67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,447.67	\$0.00	
SSKC	Kiamasha Consolidated Sewer District	\$108,602.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$138,602.02	\$0.00	
SSMC	MELODY LAKE SEWER DISTR.	\$1,761.39	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,761.39	\$0.00	
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$29,608.93	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$99,608.93	\$0.00	
SSSO	SACKETT LAKE SEWER DISTR	\$10,911.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,911.09	\$0.00	
SWA0	ADELAAR RESORT WATER DISTRICT	\$3,767.13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,767.13	\$0.00	
SWC0	COLD SPRING WATER	\$362.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$362.92	\$0.00	
SWD0	DILLON WATER DISTRICT	\$444.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$444.05	\$0.00	
SWK0	KIAMASHA RT42 WATER	\$96.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$96.49	\$0.00	
SWL0	LUCKY LAKE WATER DISTR	\$808.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$808.40	\$0.00	
SWM0	MELODY LAKE WATER	\$892.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,892.50	\$0.00	
T000	TRUST & AGENCY FUND	\$3,139.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,562.82	\$17,952.87	
Grand Totals		\$695,741.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$125,422.87	\$17,952.87	\$821,164.86	\$17,952.87

2



Office of the New York State Comptroller
New York State and Local Retirement System
Employees' Retirement System
Police and Fire Retirement System
110 State Street, Albany, New York 12244-0001

Standard Work Day and Reporting Resolution for Elected and Appointed Officials

RS 2417-A

(Rev. 8/15)

BE IT RESOLVED, that the Town of Thompson / 30283 hereby establishes the following standard work days for these titles and (Name of Employer) (Location Code)

will report the officials to the New York State and Local Retirement System based on their record of activities:

Title	Standard Work Day (Hrs/day) Min. 6 hrs Max. 8 hrs	Name (First and Last)	Social Security Number (Last 4 digits)	Registration Number	Tier 1 (Check only if member is in Tier 1)	Current Term Begin & End Dates (mm/dd/yy-mm/dd/yy)	Record of Activities Result	Not Submitted (Check only if official did not submit their Record of Activities)
Elected Officials								
					<input type="checkbox"/>			<input type="checkbox"/>
Appointed Officials								
Town Attorney	6	Michael B. Mednick			<input type="checkbox"/>	1/1/25-12/31/25	23.63	<input type="checkbox"/>
Town Attorney	6	Bryan Kaplan			<input type="checkbox"/>	1/1/25-12/31/25	4.83	<input type="checkbox"/>

SEE INSTRUCTIONS FOR COMPLETING FORM ON REVERSE SIDE

I, Marilee J. Calthoun, secretary/clerk of the governing board of the Town of Thompson of the State of New York, (Name of secretary or clerk) (Name of Employer) do hereby certify that I have compared the foregoing with the original resolution passed by such board at a legally convened meeting held on the 4th day of February, 2025 on file as part of the minutes of such meeting, and that same is a true copy thereof and the whole of such original.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Town of Thompson on this day of March, 2025, (Signature of the secretary or clerk) (Name of Employer)

Affidavit of Posting: I, Marilee J. Calthoun, being duly sworn, deposes and says that the posting of the Resolution began on (Date) and continued for at least 30 days. That the Resolution was available to the public on the

- Employer's website at www.TownofThompson.com
- Official sign board at Town Hall, 4052 Route 42, Monticello, NY 12701
- Main entrance secretary or clerk's office at 4052 Route 42, Monticello, NY 12701

(seal)



ClearPath Energy LLC
358 Chestnut Hill Ave, #302
Brighton, MA 02135
www.clearpath.energy

VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED

January 31, 2025

William J. Rieber, Jr., Town Supervisor
Town of Thompson, NY
4052 Route 42, Monticello, NY 12701

RE: Notice of Intent to Install a Solar Energy System

Dear Mr. Rieber,

Pursuant to Subdivision 9 of Section 487 of the New York Real Property Tax Law, this letter serves as a Notice of Intent (“NOI”) to construct a Solar Energy System by CP Thompson One LLC (the “Project Company”), an affiliate of ClearPath Energy LLC. Under the above referenced law, the Town of Thompson must respond in writing within sixty (60) days of receipt of this NOI with its intent to require a contract for payments in lieu of taxes from the Project Company for the Solar Energy System or the Project Company shall not be obligated to make such payments.

The Project Company has received a Special Use Permit and Site Plan Approval from the Town of Thompson for a solar project at the following location:

The “Thompson’s Own” Solar Project
CP Thompson One LLC
Downs Rd, Thompson, NY 12701
Parcel ID: 16.-1-30.2

Please feel free to contact us at your earliest convenience with any questions regarding a PILOT agreement for the project.

Regards,

Robert Romine, ClearPath Energy LLC
358 Chestnut Hill Avenue, Suite 302, Brighton, MA 02135
rromine@clearpath.energy

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



February 4, 2025

Mr. William J. Rieber, Jr., Supervisor
Town of Thompson
4052 Route 42
Monticello, New York 12701

Via Certified Mail

Re: 2025 Distribution of PILOT Payments

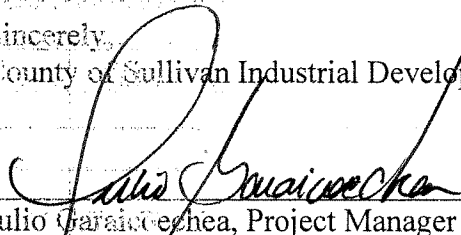
Dear Supervisor Rieber,

In accordance with the County of Sullivan Industrial Development Agency's ("IDA") current Payment In Lieu Of Tax agreements, enclosed please find IDA check # 2742 dated February 4, 2024 in the amount of **\$86,119.72**, payable to the Town of Thompson. This check relates to the projects listed below. This payment is detailed in the attached calculations.

Project Name	PILOT Payment Due Town of Thompson
457 Equities Monticello Corporation	\$ 973.03
Catskill Hospitality Holding	\$ 1,809.97
Deb El Food Products	\$ 4,819.97
EPT Concord II	\$ 30,438.43
Holiday Mountain	\$ 3,101.93
Monticello Industrial Park	\$ 640.15
Mountain Kosher Food Corporation	\$ 1,212.29
NY Thompson I	\$ 2,444.71
Regency Manor Senior Housing	\$ 437.86
RGG Realty LLC & Columbia Ice & Cold Storage	\$ 576.65
Veria Lifestyle, Inc. (Infrastructure)	\$ 33,037.12
Veria Lifestyle, Inc. (Wellness Center)	\$ 5,128.25
Veteran NY 55 Sturgis	\$ 1,499.37
TOTAL	\$ 86,119.72

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

Sincerely,
County of Sullivan Industrial Development Agency


Julio Garandeechea, Project Manager

enclosures

**COUNTY OF SULLIVAN
INDUSTRIAL DEVELOPMENT AGENCY**
548 BROADWAY
MONTICELLO NY 12701-1154

2/4/2025

PAY TO THE ORDER OF Town of Thompson

\$ **86,119.72

Eighty-Six Thousand One Hundred Nineteen and 72/100***** DOLLARS

Town of Thompson
4052 Route 42
Monticello, New York 12701



AUTHORIZED SIGNATURE



MEMO

2025 PILOT Distribution #2



COUNTY OF SULLIVAN

INDUSTRIAL DEVELOPMENT AGENCY

2742

Town of Thompson				2/4/2025	
Date	Type	Reference	Original Amt.	Balance Due	Discount
1/6/2025	Bill		86,119.72	86,119.72	
				Check Amount	86,119.72

Jeff Bank IDA Check# 2025 PILOT Distribution #2

86,119.72

State of New York

REMITTANCE ADVICE for CHECK NO. 10316064

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

Agency Code and Description	Tele Inquiry No	Voucher No	Payee Reference/Invoice No	Ref/Inv Date	Payment Amount
GAM01 NYS Gaming Commission		00037461	RWC Distrib 3rd Qtr 24-25	01/01/25	595,681.80

GOV'T ENTITIES, VENDORS, NOT-FOR-PROFITS:

Non-Negotiable

Check Total

\$595,681.80

Go to <http://www.osc.state.ny.us/state-vendors> for Electronic Payments information

DETACH HERE BEFORE CASHING ↓

PLEASE CASH WITHIN 180 DAYS

07751935

State of New York

Check No. 10316064

\$595,681.80

DEPARTMENT OF TAXATION AND FINANCE
DIVISION OF THE TREASURY

29-55
213

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JANUARY 29, 2025

GAM01

KNOW YOUR ENDORSER

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

\$595,681.80

Thomas P. DiNapoli
 Thomas P. DiNapoli
 State Comptroller

KeyBank N.A.

Amanda Hiller
 Amanda Hiller
 Acting Commissioner, Taxation and Finance





Town of Thompson
General Ledger Detail Transaction Report
Fiscal Year 2024

Account Number	Account Description	AM	Journal Date	Type/Num	Reference	Budget Amount	Debit	Credit	Enc/Liq	Act Exp
A000.3016.000	CASINO LICENSING FEE & GAMING REVENUES									
YEAR FORWARD BALANCE										
Rebuild BY Journal		1	1/1/2023	BY1-1		(\$1,750,000.00)	\$0.00	\$0.00	\$0.00	\$0.00
RW Catskills Quarterly pmt - Host Aid		5	5/13/2024	CR114473	Mth 1 NYS ck# 09879372	(\$1,750,000.00)	\$0.00	\$0.00	\$0.00	\$0.00
RW Catskills Quarterly pmt - Hold Harmless		5	5/13/2024	CR114473	NYS ck# 09879372	\$0.00	\$0.00	\$479,688.50	\$0.00	\$0.00
					Total	\$0.00	\$0.00	\$103,318.90	\$0.00	\$0.00
RW Catskills Quarterly pmt - Host Aid		8	8/6/2024	CR114859	Mth 5 NYS ck# 10041016	\$0.00	\$0.00	\$583,007.40	\$0.00	(\$583,007.40)
RW Catskills Quarterly pmt - Hold Harmless		8	8/6/2024	CR114859	NYS ck# 10041016	\$0.00	\$0.00	\$495,044.64	\$0.00	\$0.00
					Total	\$0.00	\$0.00	\$109,006.29	\$0.00	\$0.00
RW Catskills Quarterly pmt - Host Aid		11	11/14/2024	CR115320	Mth 8 NYS ck# 10196202	\$0.00	\$0.00	\$604,050.93	\$0.00	(\$604,050.93)
RW Catskills Quarterly pmt - Hold Harmless		11	11/14/2024	CR115320	NYS ck# 10196202	\$0.00	\$0.00	\$535,264.77	\$0.00	\$0.00
					Total	\$0.00	\$0.00	\$117,124.61	\$0.00	\$0.00
YTD Total for A000.3016.000	CASINO LICENSING FEE & GAMING REVENUES				Mth 11	\$0.00	\$0.00	\$652,389.38	\$0.00	(\$652,389.38)
					Total	(\$1,750,000.00)	\$0.00	\$1,839,447.71	\$0.00	(\$1,839,447.71)
Total for Fund A000						(\$1,750,000.00)	\$0.00	\$1,839,447.71	\$0.00	(\$1,839,447.71)
Grand Total						(\$1,750,000.00)	\$0.00	\$1,839,447.71	\$0.00	(\$1,839,447.71)



Town of Thompson
General Ledger Detail Transaction Report
Fiscal Year 2023

Account Number	Account Description	AM	Journal Date	Type/Num	Reference	Budget Amount	Debit	Credit	Enc/Liq	Act Exp
A000.3016.000	CASINO LICENSING FEE & GAMING REVENUES									
YEAR FORWARD BALANCE										
Rebuild BY Journal		1	1/1/2022	BY1-1	Total	(\$1,500,000.00)	\$0.00	\$0.00	\$0.00	\$0.00
RW Catskills Quarterly pmt - Host Aid		2	2/10/2023	CR112250	Mth 1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
RW Catskills Quarterly pmt - Hold Harmless		2	2/10/2023	CR112250	NYS ck# 09158795	\$0.00	\$0.00	\$578,902.84	\$0.00	\$0.00
RW Catskills Quarterly pmt - Host Aid		2	2/10/2023	CR112251	Reversed CR-112250	\$0.00	\$0.00	\$126,785.33	\$0.00	\$0.00
RW Catskills Quarterly pmt - Hold Harmless		2	2/10/2023	CR112251	Reversed CR-112250	\$0.00	\$126,785.33	\$0.00	\$0.00	\$0.00
RW Catskills Quarterly pmt		5	5/30/2023	CR112794	Mth 2	\$0.00	\$705,688.17	\$705,688.17	\$0.00	\$0.00
RW Catskills Quarterly pmt - Hold Harmless		5	5/30/2023	CR112794	NYS ck# 09327880	\$0.00	\$0.00	\$489,700.06	\$0.00	\$0.00
RW Catskills Quarterly pmt		8	8/7/2023	CR113098	Mth 5	\$0.00	\$0.00	\$110,679.26	\$0.00	\$0.00
RW Catskills Quarterly pmt - Hold Harmless Amount		8	8/7/2023	CR113098	NYS ck# 09430434	\$0.00	\$0.00	\$600,379.32	\$0.00	(\$600,379.32)
RW Catskills Quarterly pmt		11	11/2/2023	CR113473	Mth 8	\$0.00	\$0.00	\$533,456.49	\$0.00	\$0.00
RW Catskills Quarterly pmt		11	11/2/2023	CR113473	NYS ck# 09575516	\$0.00	\$0.00	\$116,078.74	\$0.00	\$0.00
Budget Transfers & Amendments - Town Board Meeting 12/05/2023		12	12/5/2023	BE113628	Mth 11	\$0.00	\$0.00	\$649,535.23	\$0.00	(\$649,535.23)
Year End Revenue Accruals		12	12/31/2023	JE114178	Total	\$0.00	\$0.00	\$559,686.34	\$0.00	\$0.00
Year End Revenue Accruals		12	12/31/2023	JE114178	RW Catskills 4th Qtr Gaming Revenue	\$0.00	\$0.00	\$124,612.00	\$0.00	\$0.00
Budget Transfers & Amendments - Town Board Meeting 04/02/2024		12	12/31/2023	BE114254	Mth 11	(\$592,520.00)	\$0.00	\$684,298.34	\$0.00	(\$684,298.34)
YTD Total for A000.3016.000	CASINO LICENSING FEE & GAMING REVENUES				Total	(\$1,026,520.00)	\$0.00	\$0.00	\$0.00	(\$592,310.21)
Total for Fund A000					Mth 12	(\$2,526,520.00)	\$705,688.17	\$3,232,211.27	\$0.00	(\$2,526,523.10)
Grand Total					Total	(\$2,526,520.00)	\$705,688.17	\$3,232,211.27	\$0.00	(\$2,526,523.10)

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TOWN OF THOMPSON
STANDARD CONTRACT

Contract No. ___ - 2025

AGREEMENT made _____, 2025, between the **TOWN OF THOMPSON**, a municipal corporation, with its offices at 4052 Route 42, Monticello, New York 12701 (Town) and **YMCA**, having an office at 81 Highland Avenue, Middletown, New York 10940 (Vendor).

WITNESSETH:

WHEREAS, the Town of Thompson is desirous of continuing the Summer Day Camp currently run at the Town of Thompson Park each summer; and

WHEREAS, YMCA is experienced in running summer camps for children and is desirous of expanding its summer camp to the Town of Thompson.

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

1. **RIDER:** The "Standard Contract Rider" and all schedules and exhibits attached to this contract are incorporated herein and made a part of this contract with the same force and effect as if more fully set forth at length herein.
2. **PURPOSE OF THE CONTRACT:** The purpose of this contract is to have the Vendor utilize its expertise, experience and resources to run the Town of Thompson summer camp for the summer of 2025 at the Thompson Town Park located at 179 Town Park Road, Monticello, New York 12701.
3. **OBLIGATIONS OF THE TOWN:** The Town shall provide the Vendor with access to the location with unhampered use of the Town Park for the running of the camp. The Town will continue to provide local advertising through its traditional venues to attract campers to the summer program. Camp shall operate commencing June ___, 2025 and shall end on August ___, 2025.
4. **OBLIGATIONS OF VENDOR:** The Vendor shall perform this contract with approval from Park/Recreation Superintendent Glenn Somers and shall provide the following:
 - A. The YMCA name and reputation to be added to the program;
 - B. Registration and health forms;
 - C. Camp Director and camp staffing including specialty counselors;
 - D. Lifeguards for pool areas during program time;
 - E. Camp licensings;
 - F. Adherence to all New York State guidelines for camps;
 - G. Training for all camp staff including First Aid and CPR; YMCA philosophy along with Y Core Values and the 40 Developmental Assets;
 - H. Camp training for all lifeguards;
 - I. Daily supplies and replenishment of same;

- J. Daily and weekly communication with parents.
- K. Adequate insurance for staff and participants along with having Town of Thompson as an additional insured.
- L. Obtaining and complying with Health Department Camp licensing procedures;
- M. Publicity;
- N. Maintain program areas and high quality programs by keeping basic existing camp program model intact with some enhancements, including 40 Developmental Assets and YMCA Core Values in all programming.
- O. Provide all campers with a minimum of two (2) events defined as "off camp" field trips or onsite events at the Town's discretion. These field trips shall be organized by the Town Parks & Recreation Department and approved by the Town Board. All direct expenses, including transportation, for each "off camp" field trip or onsite event shall be paid for by the Town and are subject to Town Board approval prior to said "off camp" field trip or onsite event. Vendor shall provide all supervision of the camp children while off the camp grounds. These off camp field trips can be, but are not limited to, Forestburgh Playhouse.

5. SPECIAL PROVISIONS:

- A. The Vendor is an independent contractor and the Town shall not be liable for injury or death of any member of the Vendor who shall perform services pursuant to this and no person who is employed by the Vendor who participates in the performance of services pursuant to this contract shall be an employee of the Town.
- B. All monies allocated by the Town, as defined below for Camp Services, shall be paid directly by the Town to Vendor upon approval of the Town Board as a budgetary expense per the guidelines listed below. No further allocations as payments will be made by the Town for any expenses that exceed the present budgetary allowance for 2025 unless Vendor receives Town Board approval.
 - (1) The Town has allocated \$235,000.00 in its 2025 budget to be provided to vendor for services performed pursuant to this Contract, which includes Staffing & Administration costs, supplies, insurance, and medical, to be paid as follows:
 - (a) Fifty (50%) percent (\$117,500.00) to be paid on or about June 1, 2025;
 - (b) Twenty-five (25%) percent (\$58,750.00) to be paid on or about July 1, 2025;
 - (c) Twenty-five (25%) percent (\$58,750.00) to be paid on or about August 1, 2025.
- C. The YMCA agrees to have up to 225 campers enrolled for the summer.

6. INSURANCE: In addition to the insurance required in paragraph 11 of the "Standard Contract Rider," the Vendor shall provide to the Town at Vendor's own cost and expense the following insurance coverages by carriers satisfactory to the Town:

- A. PUBLIC LIABILITY insurance with policy limits of at least \$1,000,000 naming the Town as an additional insured. The change in coverage shall modify the "Standard Contract Rider."

7. ADDITIONAL SPECIAL PROVISIONS

- A. YMCA shall follow a traditional camp model in connection with the program previously utilized by the Town of Thompson;
- B. Swimming lessons and recreational swimming will be provided to each child;
- C. In addition to the two (2) field trips as defined in Paragraph 4 (O), which shall be provided by the Town of Thompson without cost to YMCA or the campers, the YMCA may provide additional field trips or onsite events to the campers which may be offered for an additional fee;
- D. Camp shall be open exclusively to Town of Thompson residents at the following fee schedule and all Campers must provide proof of residency in order to be enrolled for the 7 week camp session:
 - 1. Youth ages 5 (by 12/01/24) - 12 will be offered full day 9:00 AM-4:30 PM at \$350.00 for a 7 week session.
 - 2. Youth ages 13-14 will be offered a Leader-in-Training full day 9:00 AM-4:30 PM program at \$350.00 for a 7 week session. Supervision will be offered from 8:30AM-9:00 AM and 4:30 PM-5:00 PM. This will be limited to ten children only, picked at the discretion of the camp director. Interviews prior to acceptance a must, no exceptions.
 - 3. Additional supervision will be offered from 8:30 AM-9:00 AM and 4:30 PM-5:00 PM at no additional cost to the Town.
- E. Vendor shall give deference to hiring staff counselors from those who have previously worked for the Town of Thompson Day Camp or attended the camp and are now old enough to be employed as a counselor. Further deference shall be given to Thompson residents for such staff counsel positions (excluding directors and specialty counselors). The parties further agree that the Town's Director of Parks and Recreation shall be included in the hiring of the actual Camp Director. The parties shall mutually agree on who said Camp Director shall be. Notwithstanding the aforementioned, the YMCA reserves the right to make all final hiring decisions regarding counselors, staff and Camp Director within their reasonable discretion.
- F. All fees for all enrolled campers as set per fee schedule in Paragraph 7 D(1) and (2) shall be collected by, and made payable to the Town of Thompson.
- G. YMCA shall have unfettered access and use of the bottom floor only of the new recreational building recently constructed in the Thompson Town Park for indoor activities for the camp, subject to the following conditions:
 - 1. Only paints that are water soluble, washable, or can be easily removed from the walls, floors or furnishings of the new recreational building are acceptable for any "inside" use, including arts and crafts.

2. YMCA will be responsible for any damage caused to the new recreational building, above and beyond normal wear and tear, from the usage of the building.

H. YMCA shall provide after camp group swimming lessons on Mondays through Thursday after camp ends each day. This swimming programs shall run for six (6) weeks, with each participant receiving two (2) lessons per week, for a total of twelve (12) lessons. The parties agree to the following terms for these after camp group swimming lessons:

1. Groups shall be limited to fourteen (14) children ages 3-12 per group;
2. There shall be a maximum of three (3) groups of fourteen (14) children per day;
3. Each group lesson shall last a maximum of thirty (30) minutes;
4. Each group shall have two (2) thirty (30) minute lessons per week, for a total of twelve (12) lessons over the six (6) week period;
5. The program completion time can be extended up to two (2) additional weeks for any make up lessons caused by any cancellations due to weather or other unforeseen circumstances;
6. Only Town of Thompson residents, showing proof of residency, shall be eligible to participate in the after camp swimming lesson program;
7. YMCA shall be authorized to restructure the schedule and groupings of children at their discretion to maximize the ratio of children per group;
8. This program shall have a maximum of eighty-four (84) children, broken down in groups of fourteen (14) children, between the ages of 3-12 years. If there are not eighty-four (84) registrants for this program, YMCA agrees to reduce the fees proportionately for each child less than the anticipated eighty-four (84) registrants.
9. The Town has allocated \$11,000.00 into the 2025 budget to be provided to the Vendor for the six (6) week after camp swimming lessons program, which shall cover all costs and expenses for eighty-four (84) children. Payment shall be made to the YMCA in the amount of \$5,500.00 on or about July 1, 2025 and the amount of \$5,500.00 on or about August 1, 2025, upon confirmation of registration of eighty-four (84) children for the program. The parties agree to reduce the allocation proportionately for each child below the maximum registration amount.

8. TERM OF CONTRACT

- A. This contract shall commence as of date of this contract and shall end upon completion of the summer camp session on August __, 2025.
- B. Either party may, without cause, terminate this contract by giving 90 days written notice to the other party unless the Vendor shall have undertaken substantial work in connection with this contract. If Camp is scheduled to commence within ninety (90) days, either party may terminate this Contract only "for good cause shown" and shall be prohibited in the event the YMCA has

undertaken substantial work and/or expense in connection with this Contract or shall be prohibited once the Town has made any allocation of funds to the YMCA pursuant to this Agreement.

The parties have signed this Contract.

TOWN OF THOMPSON

WILLIAM. J. RIEBER, JR., Supervisor

YMCA

APPROVED _____, 2025

ROSS MICELI, CEO

GLENN SOMERS, Department Head

**APPROVED AS TO FORM
MICHAEL B. MEDNICK
_____, 2025**

NOTE: ATTACH "STANDARD CONTRACT RIDER" TO THIS AGREEMENT. THIS AGREEMENT CANNOT BE APPROVED WITHOUT THE RIDER ATTACHED. INSERT REQUIRED INFORMATION.