

**TOWN OF MARLBOROUGH
REORGANIZATION MEETING**

January 1, 2026 12:00 pm
21 Milton Turnpike, Milton NY 12547
Minutes of Meeting

Present: Supervisor Corcoran
Councilwoman Sessa
Councilman Cauchi
Councilman Zambito
Councilman Appler Jr

Also Present: Danielle Cherubini, Town Clerk
Stephanie Masten, Deputy Town Clerk

Meeting began at 12:35 p.m.

ITEM # 1 – CALL TO ORDER/PLEDGE OF ALLEGIANCE

ITEM # 2 – MOMENT OF SILENCE IN RECOGNITION OF OUR TROOPS

ITEM # 3 – MOTION TO APPROVE AGENDA

Councilwoman Sessa made a motion approve the agenda. Motion seconded by Councilman Cauchi.

Yeas: 5 Nays: 0 Carried

ITEM # 4 – RESOLUTION TO ESTABLISH DATES FOR REGULAR TOWN BOARD MEETINGS

SUPERVISOR CORCORAN PROPOSES THE FOLLOWING:

Be it resolved that the “regular” Town Board Meeting will, throughout the year 2026, be held at 7:00 P.M. on the second and fourth Monday of each month, in the Town Hall of the Town of Marlborough except if said Monday is a State or Federal Holiday, then in that event the meeting shall be held on the Tuesday following the State or Federal Holiday.

AND MOVES FOR ITS ADOPTION:

COUNCILMEMBER SESSA	Yes
COUNCILMEMBER CAUCHI	Yes
COUNCILMEMBER ZAMBITO	Yes
COUNCILMEMBER APPLER JR	Yes
SUPERVISOR CORCORAN	Yes

ITEM # 5 – TO APPOINT TOWN BOARD COMMITTEEPERSONS

SUPERVISOR CORCORAN APPOINTS THE FOLLOWING:

POLICE DEPARTMENT LIAISONS
 TRANSFER STATION LIAISONS
 HIGHWAY DEPARTMENT LIAISONS
 WATER & SEWER LIAISONS
 ASSESSORS OFFICE LIAISONS
 TOWN CLERK LIAISONS
 TOWN JUSTICE LIAISONS
 TOWN BUILDINGS & PARKS LIAISONS
 PLANNING & ZONING LIAISONS

SCOTT CORCORAN / GAE APPLER JR
 GAE APPLER JR / MANNY CAUCHI
 SCOTT CORCORAN / DAVID ZAMBITO
 SCOTT CORCORAN / DAVID ZAMBITO
 MANNY CAUCHI / DAVID ZAMBITO
 GAE APPLER JR / SHERIDA SESSA
 MANNY CAUCHI / SHERIDA SESSA
 SCOTT CORCORAN / SHERIDA SESSA
 MANNY CAUCHI / DAVID ZAMBITO

BUILDING DEPARTMENT LIAISONS
 ETHICS BOARD
 LABOR MANAGEMENT LIAISONS

GAE APPLER JR/ MANNY CAUCHI
 GAE APPLER JR / MANNY CAUCHI
 SCOTT CORCORAN / GAE APPLER JR

CITIZEN COMMITTEES:

CONSERVATION ADVISORY COUNCIL
 RECREATION COMMITTEE
 EMERGENCY MAN. PREPAREDNESS COMMITTEE
 IT COMMITTEE
 MILTON TRAIN STATION COMMITTEE
 MEET ME IN MARLBOROUGH
 MILTON LANDING CITIZENS COMMITTEE
 MARKETING COMMITTEE

SHERIDA SESSA / MANNY CAUCHI
 DAVID ZAMBITO / SHERIDA SESSA
 SCOTT CORCORAN / GAE APPLER JR
 SCOTT CORCORAN / SHERIDA SESSA
 MANNY CAUCHI / DAVID ZAMBITO
 DAVID ZAMBITO / SHERIDA SESSA
 SCOTT CORCORAN / GAE APPLER JR
 SHERIDA SESSA / DAVID ZAMBITO

AND MOVES FOR ITS ADOPTION:

COUNCILMEMBER SESSA	Yes
COUNCILMEMBER CAUCHI	Yes
COUNCILMEMBER ZAMBITO	Yes
COUNCILMEMBER APPLER JR	Yes
SUPERVISOR CORCORAN	Yes

ITEM # 6– RESOLUTION AUTHORIZING THE SUPERVISOR & DEPUTY SUPERVISOR TO SIGN CHECKS.

SUPERVISOR CORCORAN PROPOSES THE FOLLOWING:

Be it resolved, that Supervisor Corcoran and Deputy Supervisor Appler be and are hereby authorized to sign checks for the fiscal year ending December 31, 2026 and to authorize use of the facsimile machine. Be it further resolved that all checks over \$10,000.00 shall be hand signed and require both signatures.

AND MOVES FOR ITS ADOPTION:

COUNCILMEMBER SESSA	Yes
COUNCILMEMBER CAUCHI	Yes
COUNCILMEMBER ZAMBITO	Yes
COUNCILMEMBER APPLER JR	Yes
SUPERVISOR CORCORAN	Yes

ITEM # 7– RESOLUTION TO ESTABLISH OFFICIAL BONDS

SUPERVISOR CORCORAN PROPOSES THE FOLLOWING:

Be it resolved, that in accordance with Chapter 25 of the Town Law, that the amounts for the official bonds be set as follows for the year 2026:

Town Clerk/Tax Collector	Total Amount of Tax Warrant
Town Supervisor	\$100,000.00
All other Employees	\$5,000.00

AND MOVES FOR ITS ADOPTION:

COUNCILMEMBER SESSA	Yes
COUNCILMEMBER CAUCHI	Yes
COUNCILMEMBER ZAMBITO	Yes
COUNCILMEMBER APPLER JR	Yes
SUPERVISOR CORCORAN	Yes

ITEM # 8 – RESOLUTION TO ESTABLISH MILEAGE ALLOWANCE

SUPERVISOR CORCORAN PROPOSES THE FOLLOWING:

Be it resolved, that the mileage rate is the prevailing IRS rate per mile to be allowed for specific Town Officials, with the approval of the Town Board for use of their own vehicles for official Town Business.

AND MOVES FOR ITS ADOPTION:

COUNCILMEMBER SESSA	Yes
COUNCILMEMBER CAUCHI	Yes
COUNCILMEMBER ZAMBITO	Yes
COUNCILMEMBER APPLER JR	Yes
SUPERVISOR CORCORAN	Yes

ITEM # 10- RESOLUTION TO SET TRANSFER STATION HOURS OF OPERATION

SUPERVISOR CORCORAN PROPOSES THE FOLLOWING:

Be it resolved, that the operating hours for the transfer station be set as follows for the year 2026	
Friday	8:00 A.M. – 11:30 A.M.
Saturdays	8:00 A.M. – 3:00 P.M.
Sundays	9:00 A.M. – 12:30 P.M.

AND MOVES FOR ITS ADOPTION:

COUNCILMEMBER SESSA	Yes
COUNCILMEMBER CAUCHI	Yes
COUNCILMEMBER ZAMBITO	Yes
COUNCILMEMBER APPLER JR	Yes
SUPERVISOR CORCORAN	Yes

ITEM # 11– RESOLUTION TO ADOPT THE FEE SCHEDULE FOR 2026

SUPERVISOR CORCORAN PROPOSES THE FOLLOWING:

Be it resolved, that the fee schedule for 2026 be set as follows: (see attached)

AND MOVES FOR ITS ADOPTION:

COUNCILMEMBER SESSA	Yes
COUNCILMEMBER CAUCHI	Yes
COUNCILMEMBER ZAMBITO	Yes
COUNCILMEMBER APPLER JR	Yes
SUPERVISOR CORCORAN	Yes

ITEM # 12– RESOLUTION TO AUTHORIZE THE OPENING OF COMPETITIVE BIDS

SUPERVISOR CORCORAN PROPOSES THE FOLLOWING:

Be it resolved, that authorization to open competitive bids on public works projects and purchase contracts required to be advertised, be given to the Supervisor, Deputy Supervisor, Town Clerk, Deputy Town Clerk and Budget Officer.

AND MOVES FOR ITS ADOPTION:

COUNCILMEMBER SESSA	Yes
COUNCILMEMBER CAUCHI	Yes
COUNCILMEMBER ZAMBITO	Yes
COUNCILMEMBER APPLER JR	Yes
SUPERVISOR CORCORAN	Yes

ITEM #13 RESOLUTION OF DESIGNATIONS AND APPOINTMENTS

SUPERVISOR CORCORAN PROPOSES THE FOLLOWING

Be it resolved, that the following designations and appointments be approved for the 2026 Calendar year.

Repository of Funds/Supervisors Office	Key Bank of NY
Repository of Funds/Town Clerks Office	Key Bank of NY
Official Town Newspaper	Southern Ulster Times/Poughkeepsie Journal
Agent of record for Town Insurance	NFP Property & Casualty Services Inc.
Deputy Town Clerk	Lavoie Insurance
2 nd Deputy Town Clerk	Stephanie Masten
Tax Collector/Registrar of Vital Statistics	Colleen Corcoran
Deputy Registrar of Vital Statistics	Danielle Cherubini
Records Retention Officer	Danielle Cherubini
Collector of Water & Sewer Rents	Danielle Cherubini
Welfare Officer	Scott Corcoran
Town Historian	Tom Schroeder
Police Chief/Civil Defense Director	Gerald Cocozza
Water Superintendent	Charles Muggeo
Highway Superintendent	John Alonge Sr.
Deputy Highway Superintendent	Gary Lazaroff
Dog Control Officer	Andrew McKee
Deputy Dog Control Officer-volunteer	Bethany Wager
Transfer Station Manager	Jeff Blom
Recycling Coordinator	Vincent Porcelli
Lawn care and Maintenance	Zambito Landscaping & Maintenance
Park Maintenance	Tom Schroeder/Charles Muggeo/Reilly Parr
Assessor	Mara Rothman
Prosecutor	Bruce Dunn Jr
Building Inspector	Thomas Corcoran
Code Enforcement Officer	Thomas Corcoran
Asst. Code Enforcement Officer	Matthew Drake
Zoning Inspector	Thomas Corcoran
Fire Inspector	Thomas Corcoran
Camp Director	Melanie Oneto/Gale Troncillito/Dawn Macario
Web Administrator	Danielle Cherubini
Social Media Administrator	Tina Rosa
Ethics Board Chairman	Marybeth King (D) 12-31-2026
Ethics Board Members	Ed Mackey (i) 12-31-2028

Joan Delatorre (D) 12-31-2027
 James Kuha (C) 12-31-2028
 Gary Lazaroff (R) 12-31-2026 – Employee Rep

Planning Board Chairman	Stephen Jennison	12-31-2026
Deputy Planning Board Chairman	Fred Callo	12-31-2028
Planning Board Members	Bob Troncillito	12-31-2027
	John LaMela	12-31-2029
	Cindy Lanzetta	12-31-2029
	Joe Lofaro	12-31-2030
	Nicholas Bozzo	12-31-2030

Planning Board Attorney	Van Dewater & Van Dewater
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ZBA Chairman	Lenny Conn	12-31-2028
Deputy ZBA Chairman	Jeff McKeel	12-31-2027
ZBA Members	Nicholas Cracolici	12-31-2027
	Andrew Nikola	12-31-2028
	Larry Bartolotti	12-31-2029

ZBA Attorney	VanDeWater and VanDeWater
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Board of Assessment Review	Joan Delatorre	9-30-2027
	Joel Truncali	9-30-2028
	Ralph Walters	9-30-2029
	Jeff Magliato	9-30-2030
	Steve Clark	9-20-2026

Town Engineering	McGoey, Hauser & Edsall
	Brinnier & Larios
	Greenman-Pederson Inc.
	Bell Engineering, P.L.L.C
	Tighe & Bond Engineering
Planning Engineering	Barton & Loguidice, P.C.
	Behan Assoc.
Planning Board Consultant & Engineers	McGoey, Hauser & Edsall
Consultant of Technical Review	McGoey, Hauser & Edsall

Legal

Rusk, Wadlin, Heppner, & Martuscello/
VanDewater & VanDewater/ Youngwirth
Young Wirth Law PLLC/Adams Leclair LLP
Rodenhausen, Chale, Polidoro LLP
Thomas, Drohan, Waxman, Petrigrow & Mayle

Auditors

RBT CPA LLC.

AND MOVES FOR ITS ADOPTION:

COUNCILMEMBER SESSA	Yes
COUNCILMEMBER CAUCHI	Yes
COUNCILMEMBER ZAMBITO	Yes
COUNCILMEMBER APPLER JR	Yes
SUPERVISOR CORCORAN	Yes

ITEM # 14– TOWN SUPERVISORS DESIGNATIONS

SUPERVISOR CORCORAN PROPOSES THE FOLLOWING:

Be it resolved that the following are appointed by the Supervisor for the 2026 Calendar year:

Deputy Supervisor	Gael Appler Jr.
Secretary to the Supervisor	Tina Rosa
Budget Officer	Christina Pulliam
Fixed Asset Officer	Christina Pulliam

ITEM # 15 RESOLUTION TO ESTABLISH SALARIES

SUPERVISOR CORCORAN PROPOSES THE FOLLOWING:

Be it resolved, that the salaries for the fiscal year 2026 are as follows:

NAME	SALARIES 2026
Town Supervisor	\$40,000.00
Chief Financial Officer	\$5,000.00
Deputy Supervisor	\$4,000.00
Budget Officer	\$85,700.00
Secretary to the Supervisor/Water	\$56,496.00

Town Clerk	\$60,804.00
Tax Collector	\$2,200.00
Deputy Town Clerk	\$45,013.00
2 nd Deputy Town Clerk	\$15,000.00
Town Council (each)	\$8,000.00
Town Justices	\$32,500.00
Prosecutors	\$275.00 PER SESSION
Court Clerk (Full-Time)	\$46,500.00
Court Clerk (Full-Time)	\$42,000.00
Assessor	\$81,000.00
Assessor Aide pt	\$31,000.00
ZBA Chairman	\$3,000.00
ZBA Members (each)	\$2,500.00
Planning Board Chairman	\$4,500.00
Planning Board Members (each)	\$3,500.00
Planning Board/ ZBA Secretary	\$42,000.00
Code Enforcement Officer/inspector	\$87,000.00
Secretary Building	\$44,500.00
Full time Code Enforcer	\$42,000.00
Transfer Station Manager	\$19.28
Transfer Station Attendants	\$16.31
Recycling Coordinator	\$1.00
Water Superintendent	\$70,650.00
Water Department Employee	Contract
Water Department Employee	Contract
Dog Control Officer	\$29,000.00
Town Historian	\$500.00
Police Chief	\$135,626.00
Full-Time Police	Contract
Part-Time Police	Contract
Full-Time Dispatchers	Contract
Part-Time Dispatchers	\$23.10
Property Manager	\$21.74
Park Superintendent	\$20.33
Custodian	\$19.04
Highway Secretary	\$52,000.00
Highway Superintendent	\$83,000.00
Highway Employees	Contract
Camp Directors	\$24.53
Adult Counselor	\$14.00

Senior Counselor	\$13.00
Youth Counselor	\$12.00

AND MOVES FOR ITS ADOPTION:

COUNCILMEMBER SESSA	Yes
COUNCILMEMBER CAUCHI	Yes
COUNCILMEMBER ZAMBITO	Yes
COUNCILMEMBER APPLER JR	Yes
SUPERVISOR CORCORAN	Yes

ITEM # 16– RESOLUTION TO APPOINT ONGOING COMMITTEES

SUPERVISOR CORCORAN PROPOSES THE FOLLOWING:

Resolved that the following be appointed to the Town of Marlborough Committees.

Recreation Committee*this is an open committee

Committee person: Dave Zambito
Committee person: Sherida Sessa

Chairperson: Arlette Porpiglia
Chairperson: Jenna Lazaroff

Members:

Vinny Pomarico	John Alonge	
Tina Rosa	Gary Lazaroff	
Tara Coupart	Tammy Corcoran	Allie Mackay
Naomi Biviano	Roseann Alonge	

Emergency Management Preparedness Committee*this is an open committee

Committeeperson: Scott Corcoran
Committeeperson: Gael Appler Jr.

Ambulnz:	Steve Longough	
Ulster County DES:	Everette Erichsen,	Michael Madison
Highway Dept:	John Alonge Sr.	
Red Cross:	Kathy Guarino	
Chief of Police:	Gerald Cocozza	
Building Department:	Thomas Corcoran	

Fire Chiefs: Michael Troncillito, Stephen Riveccio
Superintendent of Schools: Michael Rydell

IT Committee*this is an open committee

Committeeperson: Scott Corcoran
Committeeperson: Sherida Sessa
Chairperson: Danny Brooks

Members:

Joel Naselow Gary Lazaroff
Mike Bakatsias Jerry Cocozza

CAC Committee *this is an open committee-waiting on mici

Committeeperson: Manny Cauchi
Committeeperson: Sherida Sessa

Members:

Mici Simonofsky	Brian Simonofsky
Elsie McKay	Don Smerdon
Matt Sabia	Howard Baker
Joseph Caserto	Ted Millar
Maribeth King	Naseem Haidaoui
Joan Delatore	Al Lanzetta

Milton Landing Citizen Committee*this is an open committee

Committee person Scott Corcoran
Committee Person Gael Appler JR

President: Rosemary Wein
Vice President: Gael Appler Jr
Treasurer: James Appler
Secretary: Tim Lawton

Members:

Art Tabasco Jerry Wein
Ed Bozydaj BJ Mikkelsen

Meet me in Marlboro Committee*this is an open committee

Committee person: Dave Zambito
Committee person: Sherida Sessa

Marketing Committee

Committee person: Sherida Sessa

Committee person : Dave Zambito

Members:

Nicole Biengardo

Jen Flynn

Kastina Owuso-Ansah

AND MOVES FOR ITS ADOPTION:

COUNCILMEMBER SESSA	Yes
COUNCILMEMBER CAUCHI	Yes
COUNCILMEMBER ZAMBITO	Yes
COUNCILMEMBER APPLER JR	Yes
SUPERVISOR CORCORAN	Yes

ITEM # 17– RESOLUTION TO CONTRACT WITH WATER QUALITY MANAGEMENT

SUPERVISOR CORCORAN PROPOSES THE FOLLOWING:

Be it resolved, that the annual contract charge for service between the Town of Marlborough and Water Quality Management, for the operation of the Marlboro Sewer Treatment Plant and the Milton Sewer Treatment Plant for the calendar year 2026 be as follows:

Marlboro Sewer Treatment Plant	\$139,000.00 annually
Milton Sewer Treatment Plant	\$18,700.00 annually

AND MOVES FOR ITS ADOPTION:

COUNCILMEMBER SESSA	Yes
COUNCILMEMBER CAUCHI	Yes
COUNCILMEMBER ZAMBITO	Yes
COUNCILMEMBER APPLER JR	Yes
SUPERVISOR CORCORAN	Yes

ITEM # 18 EMERGENCY MANAGEMENT PLAN

SUPERVISOR CORCORAN PROPOSES THE FOLLOWING:

Be it resolved, that the Towns Emergency Management Preparedness Plan has been reviewed and updated for the year 2026 and shall be reviewed and updated for all Reorganization Meetings.

AND MOVES FOR ITS ADOPTION:

COUNCILMEMBER SESSA	Yes
COUNCILMEMBER CAUCHI	Yes
COUNCILMEMBER ZAMBITO	Yes
COUNCILMEMBER APPLER JR	Yes
SUPERVISOR CORCORAN	Yes

ITEM # 19 PUBLIC HEALTH EMERGENCY PLAN

SUPERVISOR CORCORAN PROPOSES THE FOLLOWING

Be it resolved, that the Town of Marlborough Public Health Emergency Plan has been reviewed and updated for the year 2026 and shall be reviewed and updated for all Reorganization Meetings.

AND MOVES FOR ITS ADOPTION:

COUNCILMEMBER SESSA	Yes
COUNCILMEMBER CAUCHI	Yes
COUNCILMEMBER ZAMBITO	Yes
COUNCILMEMBER APPLER JR	Yes
SUPERVISOR CORCORAN	Yes

ITEM # 20 RESOLUTION TO ESTABLISH WATER RATES

SUPERVISOR CORCORAN PROPOSES THE FOLLOWING

Be it resolved, that the schedule for water use rates for the year 2026 be a follow:

\$14.75 per thousand gallons from 0 to 75,000 gallons used
\$15.75 per thousand gallons from 75,001 to 150,000 gallons used
\$16.75 per thousand gallons from 150,001 and higher
And a minimum of \$ 20.00 quarterly

AND MOVES FOR ITS ADOPTION:

COUNCILMEMBER SESSA	Yes
COUNCILMEMBER CAUCHI	Yes
COUNCILMEMBER ZAMBITO	Yes
COUNCILMEMBER APPLER JR	Yes
SUPERVISOR CORCORAN	Yes

ITEM # 21 RESOLUTION TO ESTABLISH SEWER RATES

SUPERVISOR CORCORAN PROPOSES THE FOLLOWING:

Be it resolved, that the sewer rates for 2026 be as follows:

Marlboro Sewer District	\$8.26 per thousand gallons and a minimum of \$20.00 quarterly
Milton Sewer District	\$9.87 per thousand gallons and a minimum of \$20.00 quarterly

AND MOVES FOR ITS ADOPTION:

COUNCILMEMBER SESSA	Yes
COUNCILMEMBER CAUCHI	Yes
COUNCILMEMBER ZAMBITO	Yes
COUNCILMEMBER APPLER JR	Yes
SUPERVISOR CORCORAN	Yes

ITEM # 22 REMINDER THAT THE OPENING OF THE TIME CAPSULE IN THE YEAR 2088 TO ASSURE THE TOWN WILL CELEBRATE ITS 300TH BIRTHDAY WITH THE OPENING OF THE TIME CAPSULE BURIED AT THE VETERANS MEMORIAL MONUMENT LOCATED AT THE MARLBORO MIDDLE SCHOOL, ROUTE 9W, MARLBORO, NY 12542. PLEASE CONTINUE THIS NOTICE ANNUALLY AT THE REQUEST OF THE SUPERVISOR AS PART OF THE MINUTES OF THE REORGANIZATION MEETING.

ITEM # 23– MOTION TO ADJOURN

Councilman Cauchi made a motion to adjourn the meeting at 12:47 p.m. Motion seconded by Councilwoman Sessa.

Yeas: 5 Nays: 0 Carried

*Respectfully submitted,
Stephanie Masten
Deputy Town Clerk*

SEWER PLANT OPERATOR AGREEMENT

AGREEMENT made this second (2nd) day of January 2026 between the Marlboro Sewer Improvement Area, a Sewer Improvement Area organized under the Town Law of the State of New York, hereinafter called the Owner, and

WATER QUALITY MANAGEMENT, INC PO Box 733, Marlboro New York 12542 hereinafter called the Contractor,

WHEREAS, the Marlboro Sewer Improvement Area is the owner of a Wastewater Treatment Plant situated on the northerly side of Dock Road in the Town of Marlboro, Ulster County, New York and

WHEREAS, the contractor is trained in the operation of Wastewater Treat Facility of the type of Owner, and

WHEREAS, the parties hereto wish to enter into a contract for the operation and maintenance of the Owners, Waste Treatment Facility by the contractor,

NOW THEREFORE BE IT RESOLVED, it is mutually agreed as follows:

1). That the contractor shall supply all labor and services necessary to manage, supervise and operate the Wastewater Treatment Facility, in the Town of Marlboro Sewer Improvement Area, and insure proper operation

and maintenance of the existing Wastewater Treatment Facility including but not limited to the following:

- A) Adhere to the recognized New York State Department of Conservation and Ulster County mandated standards for the operation and maintenance of the Wastewater Treatment Facility and analysis of wastewater. If compliance with the DEC Permit Requirements are not met, corrected procedures shall be taken within the scope of the operating procedures hereby agreed to. If compliance cannot be met, the operator shall make recommendations to the Owner as to the actions necessary to obtain compliance.
- B). Conduct his services and maintain each workplace within the Wastewater Treatment Facility in a clean hygienic manner.

- C). Provide a 24-hour, 7 day a week, on call emergency service to the owner
- D). Comply with all applicable provisions of the New York State Labor Law, New York State Workmen's Compensation Law, New York State Unemployment Insurance Law, Federal Social Security and Federal Internal Revenue Code Provisions as to withholding and all rules of the Department of Labor applicable to the operation of a Wastewater Treatment Facility.
- E). Design and submit a compliance report to the Town Board as its regular monthly meetings, held on the fourth (4) Monday of each month. All records including written reports shall be and shall remain the property of the owner.
- F). Submit monthly reports on forms prescribed by New York State Department of Environmental Conservation and supply a copy of said report to Owner.
- G). Perform all daily testing and routine maintenance required at the Wastewater Treatment Facility testing of Influent and Effluent B.O.D will be performed by an inside as required by the State Pollution discharge Elimination System Monitoring Report.
- H). Provide necessary insurance covering the Contractor and his agents and employees operating said plant from any loss or damage that may result to the Treatment Plant from his or his employee's negligence in operating and maintaining said plant.
- I). Provide supervision for the removal of sludge from the Wastewater Treatment Facility's Plant.
- J). Provide a pickup truck for use at the wastewater treatment facility. This vehicle shall be used for general wastewater operations.

2). Owner shall, in order to facilitate the maintenance and operation by the Contractor, provide free of charge the following items:

- A). A water supply from the Marlboro Water District System.

- B). Use of laboratory space and equipment for in house purposes.
- C). Telephone, light, heat and power to all areas of the Wastewater Treatment Facility.
- D). Complete first aid equipment and protective devices.
- E). Designate a representative to certify, and authorize corrective maintenance work not within the scope of this agreement.
- F). Expedite action on requests for emergency authorizations and approvals to comply with Requirements of the Department of Environmental Conservation.
- G). Safe accessible entry and exit to the Wastewater Treatment Facility, including snow removal.
- H). All equipment essential to daily operation and maintenance, including maintaining the grounds, Maintenance of landscaping and building upkeep.
- I). All maintenance to the sewer collection system.
- J). All costs for testing of parameters other than those of specified in the State Pollution Discharge Elimination Monitoring Permit.
- K). Sludge removal when and as necessary as required by the Contractor.
- L). All plant supplies, chemicals, maintenance materials necessary for routine operation of the Water Treatment Facility's Plant.

- 3). The owner shall pay to the Contractor from funds of the Marlboro Sewer Improvement Area, the sum of \$139,000.00 annually, payable in semi-monthly payments, payable on the 1st and 15th of each month, Commencing January 1, 2026, and continuing on the 1st and 15th of each month during the year 2026 With Town Board approval this rate may be changed on an annual basis.
- 4). The Contractor reserves the right to transfer this contract to any corporation of which he shall be the Principal shareholder.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seal this on the first day of January 2026

MARLBORO SEWER IMPROVEMENT AREA

BY: _____

SCOTT CORCORAN

TOWN SUPERVISOR

BY: _____

JULIAN FLACO

WATER QUALITY MANAGEMENT, INC

SEWER PLANT OPERATOR AGREEMENT

AGREEMENT made this second (2) day of January 2026 between the Milton Sewer Improvement Area, a Sewer Improvement Area organized under the Town Law of the State of New York, hereinafter called the owner, and

WATER QUALITY MANAGEMENT, INC., PO Box 733, Marlboro New York 12542 hereinafter called the Contractor,

WHEREAS, the Marlboro Sewer Improvement Area is the owner of a Wastewater Treatment Plant situated on Dock Road in the Hamlet of Milton, Town of Marlborough, Ulster County, New York, and

WHEREAS, the contractor is trained in the operation of Wastewater Treatment Facility of the type of Owner, and

WHEREAS, the parties hereto wish to enter into a contract for the operation and maintenance of the Owners Waste Treatment Facility by the Contractor,

NOW THEREFORE BE IT RESOLVED, it is mutually agreed as follows:

- 1). that the Contractor shall supply all labor and service necessary to manage, supervise and operate the Wastewater Treatment Facility, the Milton Sewer Improvement Area, and insure proper operation and maintenance of the existing Wastewater Treatment Facility including but not limited to the following:

A). Adhere to the recognized New York State Department of Conservation and Ulster County mandated standards for the operation and maintenance of the Wastewater Treatment Facility and analysis of wastewater. If compliance with the DEC Permit Requirements are not met, corrected procedures shall be taken within the scope of operating procedures hereby agreed to. If compliance cannot be met, the operator shall make recommendations to the Owner as to the actions necessary to obtain compliance.

B). Conducted his services and maintain each workplace within the Wastewater Treatment Facility in a clean and hygienic manner.

C). Provide 24-hour, 7 day a week, on call emergency service to the owner

D). Comply with all applicable provisions of the New York State labor Law, New York State Workmen's Compensation Law, New York State Unemployment Insurance Law, Federal Social Security and Federal Internal Revenue Code Provisions as to withholding and all rules of the Department of Labor applicable to the operation of a Wastewater Treatment Facility.

E). Design and submit a compliance report to the Town Board at its regular monthly meetings. All records including written reports shall be and shall remain the property of the owner.

F). Submit monthly reports on forms prescribed by New York State Department of Environmental Conservation and supply a copy of said report to the Owner.

G). Perform all daily testing and routine maintenance required at the Wastewater Treatment Facility testing of Influent and Effluent B.O.D will be performed by an inside as required by the State Pollution discharge Elimination System Monitoring Report.

H). Provide necessary insurance covering the Contractor and his agents and employees operating said plant from any loss or damage that may result to the Treatment Plant from his or his employees' negligence in operating and maintaining said plant.

I). Provide supervision for the removal of sludge from the wastewater Treatment Facility's Plant.

2) The Owner shall, in order to facilitate the maintenance and operation by the Contractor, provide free of charge, the following items:

A). A water supply from the Marlborough Water District System.

B). Use of Laboratory space and equipment for in house and outside purposes.

- C). Telephone, light, heat and power to all areas of the Wastewater Treatment Facility.
- D). Complete first aid equipment and protective devices.
- E). Designate a representative to certify and authorize corrected maintenance work not within the scope of this agreement.
- F). Expedite action on requests for emergency authorizations and approvals to comply with Requirements of the Department of Environmental Conservation.
- G). Safe accessible entry and exit to the Wastewater Treatment Facility, including snow removal.
- H). All equipment essential to daily operation and maintenance, including maintaining the grounds, landscaping, and building upkeep.
- I). All maintenance to the sewer collection system.
- J). All costs for testing of parameters other than those specified in the State Pollution Discharge Elimination Monitoring Permit.
- K). Sludge removal when and as necessary as requested by the Contractor.
- L). All plant supplies, chemicals, maintenance materials necessary for routine operation of the Water Treatment Facility's Plant.

- 3) The Owner shall pay to the Contractor from funds of the Milton Sewer Improvement Area, the sum of \$18,700.00 annually, payable in semi-monthly payments, payable on the 1st and 15th of each month, Commencing January 1, 2026, and continuing on the 1st and 15th day of each and every month during the year 2026 With Town Boards approval, this rate may be changed on an annual basis.
- 4) That the Contractor reserves the right to transfer this contract to any corporation of which he shall be the principal shareholder.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seal this on the first day of January 2026

MILTON SEWER IMPROVEMENT AREA

BY _____

SCOTT CORCORAN

TOWN SUPERVISOR

BY _____

JULIAN FALCO

WATER QUALITY MANAGEMENT, INC.