



Sullivan County
Management & Budget Committee
Meeting Agenda - Final

100 North Street
Monticello, NY 12701

Chair Brian McPhillips
Vice Chair Matt McPhillips
Committee Member Joseph Perrello
Committee Member Luis Alvarez
Committee Member Terry Blosser-Bernardo

Thursday, August 13, 2026

9:30 AM

Government Center

Call To Order and Pledge of Allegiance

Roll Call

Comments:

Reports:

- 1. Division of Management & Budget**
- 2. County Treasurer**
- 3. County Audit & Control**
- 4. ITS**

- 5. Real Property Tax Services**

[ID-8565](#)

Attachments: [Real Property Tax Services Monthly Report for 6.2026](#)

Discussion:

Public Comment

Resolutions:

- 1. To modify Resolution No. 382-23 to authorize additional \$15,000**
- 2. Apportion the 2026 2nd Quarter Mortgage Tax**

[ID-8574](#)

[ID-8575](#)

Attachments: [AU-202 2ND QUARTER 2026 1ST PAGE](#)

- 3. To Modify the 2026 Budget**

[ID-8576](#)

Attachments: [July 31 2026 Resolution Needed](#)

Adjourn



Sullivan County

Legislative Memorandum

100 North Street
Monticello, NY 12701

File #: ID-8565

Agenda Date:

Agenda #: 5.

Real Property Tax Services Monthly Report for June 2026

Real Property:

We continue to provide services internally, to the assessment community and to the public.

Deed and subdivision count:

These statistics through the end of June 2026:

June deed count: 371	June Subdivision Lots: 12
2026 total: 1869	2026 total: 219
2025 total: 1924	2025 total: 209

Director's activities for the month of June:

- Attended a meeting of the Sullivan County Assessor's Association
- Reviewed and made recommendations on six (6) Correction of Error applications
- Attended a county director orientation class and helped to provide training for other NYS Real Property Tax Services Directors
- Assisted three (3) town assessors with value apportionment on special franchise parcels
- Attended court pursuant to a subpoena concerning tax maps
- Reviewed the final assessment rolls for each town to ensure that general information was correct

General office activity for the month of June:

- Answered numerous 911 address inquiries
- Continued verifying scanned historic tax maps
- Began review and continued to review numerous condominium projects

E-911:

June new addresses assigned: 126 (96 created by ITS staff)

2026 Total: 717

2025 Total: 930

June new roads created: 8

S.C.R.P.T.S. DEED/SUBDIVISION REPORT							
MONTH OF	June	2026		DEEDS		SUBDIVISION LOTS	
SUBDIVISION LOTS	DEEDS	TOWN	MONTH	2025	2026	2025	2026
3	38	BETHEL	JANUARY	312	295	41	15
	10	CALLICOON	FEBRUARY	263	326	11	51
	9	COCHECTON	MARCH	287	306	8	45
	13	DELAWARE	APRIL	296	279	20	5
3	89	FALLSBURG	MAY	321	292	116	91
	5	FORESTBURGH	JUNE	445	371	13	12
	12	FREMONT	JULY				
	15	HIGHLAND	AUGUST				
4	29	LIBERTY	SEPTEMBER				
	6	LUMBERLAND	OCTOBER				
	35	MAMAKATING	NOVEMBER				
	8	NEVERSINK	DECEMBER				
	17	ROCKLAND	TOTAL	1924	1869	209	219
2	74	THOMPSON					
	11	TUSTEN					
12	371						
1869 NEW DEEDS RECEIVED IN 2026							
219 NEW SUBDIVISION LOTS FILED IN 2026							

This report reflects the number of deeds received through June 2026.

0 units of the Subdivision lots total for June 2026 were Condos.

S.C.R.P.T.S. E-911 ADDRESS REPORT

MONTH OF	June	2026			NEW E-SITES ADDED		ADDRESS VERIFICATION & OTHER ISSUES	
NEW E-SITES ADDED	ADDRESS VERIFICATIONS ETC	TOWN						
			MONTH	2025	2026	2025	2026	
3	1	BETHEL	JANUARY	98	21	14	10	
3	1	CALLICOON	FEBRUARY	74	203	14	10	
3	1	COCKECTON	MARCH	146	14	13	9	
4	0	DELAWARE	APRIL	24	85	30	30	
77	0	FALLSBURG	MAY	508	268	14	5	
5	3	FORESTBURGH	JUNE	80	126	14	20	
1	0	FREMONT	JULY					
0	0	HIGHLAND	AUGUST					
1	0	LIBERTY	SEPTEMBER					
1	1	LUMBERLAND	OCTOBER					
3	4	MAMAKATING	NOVEMBER					
2	1	NEVERSINK	DECEMBER					
3	0	ROCKLAND						
20	7	THOMPSON						
0	1	TUSTEN						
		OUTSIDE CO.	TOTAL	930	717	99	84	
126	20	717 New E-Sites added in 2026						
		84 Address verification, address changes, and other issues, 2026						

This report reflects the number of new E-Sites created through June 2026

Other issues include road name issues, address changes and corrections, etc.

Sullivan County

Legislative Memorandum

File #: ID-8574

Agenda Date: 8/13/2026

Agenda #: 1.

Narrative of Resolution:

To modify Resolution No. 382-23 to authorize additional \$15,000

If Resolution requires expenditure of County Funds, provide the following information:

Amount to be authorized by Resolution: \$15,000

Are funds already budgeted? Yes

If 'Yes,' specify appropriation code(s): A1320-40-4002

If 'No,' specify proposed source of funds: Click or tap here to enter text.

Specify Compliance with Procurement Procedures:

**RESOLUTION INTRODUCED BY MANAGEMENT AND BUDGET COMMITTEE TO MODIFY
RESOLUTION NO. 382-23 FOR R-23-21 FOR INTERNAL AUDITING AND CONSULTING
SERVICES**

WHEREAS, Resolution No. 382-23 authorized the County Manager to execute an agreement with Nawrocki Smith LLP, 100 Motor Parkway, Suite 580, Hauppauge, New York 11788, in accordance with #R-23-21; Internal auditing and consulting services for Sullivan County Office of Audit and Control for the period November 15, 2023 through November 14, 2024, with the option to extend on a yearly basis for three (3) additional years; and

WHEREAS, the funding language in the Original Resolution needs to be amended, and

WHEREAS, the Contractor has agreed to provide additional services as described in the proposal dated February 25, 2026 utilizing Fee Proposal Option 2 - Hybrid Engagement; and

WHEREAS, the total compensation to be paid to the Contractor for the additional services shall be for an amount not-to-exceed \$15,000.00 for the current contract period and all agreed upon extensions, in addition to the originally authorized Agreement amount of \$20,000.00 per year: and

NOW, THEREFORE, BE IT RESOLVED, that the County Manager be and hereby is authorized to execute a modification agreement with Nawrocki Smith LLP to increase the not-to-exceed amount of the Agreement by an additional \$15,000.00 for additional services as needed through the current contract period. Resolution No. 382-23 is hereby modified as per the above and all other provisions of Resolution No. 382-23 shall remain unchanged, said contract to be in such form as the County Attorney shall approve.



Sullivan County

Legislative Memorandum

100 North Street
Monticello, NY 12701

File #: ID-8575

Agenda Date: 8/13/2026

Agenda #: 2.

Narrative of Resolution:

Apportion the 2026 2nd Quarter Mortgage Tax

If Resolution requires expenditure of County Funds, provide the following information:

Amount to be authorized by Resolution: Click or tap here to enter text.

Are funds already budgeted? Choose an item.

If 'Yes,' specify appropriation code(s): Click or tap here to enter text.

If 'No,' specify proposed source of funds: Click or tap here to enter text.

Specify Compliance with Procurement Procedures:

RESOLUTION INTRODUCED BY MANAGEMENT AND BUDGET COMMITTEE TO APPORTION the 2026 2nd QUARTER MORTGAGE TAX

WHEREAS, Section 261 of the Tax Law of the State of New York requires apportionment of the mortgage tax, and

WHEREAS, the County Clerk and the County Treasurer have submitted the quarterly report to the Clerk of the Legislature,
and

WHEREAS, The County Legislature has apportioned, among the various towns and incorporated villages of the County of Sullivan, the equitable share of the mortgage tax;

NOW, THEREFORE, BE IT RESOLVED, that the County Treasurer draw checks for each of the towns and villages the quarterly mortgage tax so apportioned, for the 2nd Quarter 2026, as follows:

TOWNS

Bethel	\$118,913.11
Callicoon	\$24,916.29
Cochecton	\$16,063.06
Delaware	\$24,831.18
Fallsburg	\$135,665.32

Forestburgh	\$10,177.26
Fremont	\$11,533.77
Highland	\$64,054.62
Liberty	\$57,561.27
Lumberland	\$69,072.50
Mamakating	\$250,775.05
Neversink	\$27,585.40
Rockland	\$33,693.65
Thompson	\$281,922.68
Tusten	\$22,543.20

VILLAGES

Bloomingburg	\$8,412.61
Jeffersonville	\$1,473.48
Liberty	\$9,777.86
Monticello	\$29,954.60
Woodridge	\$4,596.30
Wurtsboro	\$10,462.94
Ateres - F	\$57.55
Ateres - T	\$2,101.75
TOTAL	\$1,216,145.45

New York State Mortgage Tax Semi-Annual/Quarterly Report

Part I

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County of Sullivan for the period: April 2026

through

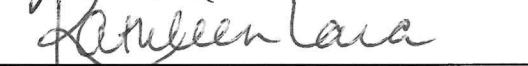
June 2026

Cash Statement for Taxes Collected Pursuant to Article 11

Months	BASIC TAX DISTRIBUTED					TREASURER			ALL OTHER TAXES DISTRIBUTED				
	1 Basic tax collected	2 Interest received by recording officer	3 Recording officer's expense	4 Refunds or adjustments	5 Amount paid to treasurer (Col 1+2-3-4)	6 Interest received by treasurer	7 Treasurer's expense	8 Tax districts share (Col. 5+6-7)	9 Local tax	10 Additional tax	11 Special Assistance fund	12 Special additional tax	13 County Tax
October					\$ -			\$ -					
November					\$ -			\$ -					
December					\$ -			\$ -					
January				\$ -	\$ -		\$ -	\$ -					
February				\$ -	\$ -			\$ -					
March					\$ -			\$ -					
April	\$ 467,796.23	\$ 399.84	\$ 3,808.31	\$ -	\$ 464,387.76	\$ 756.91	\$ -	\$ 465,144.67	\$ 232,394.09			\$ 223,599.26	
May	\$ 419,405.36	\$ 478.12	\$ 3,787.58		\$ 416,095.90	\$ 1,071.62	\$ -	\$ 417,167.52	\$ 211,953.02			\$ 205,826.12	
June	\$ 337,456.82	\$ 353.18	\$ 3,781.60	\$ 1,003.08	\$ 333,025.32	\$ 807.94		\$ 333,833.26	\$ 172,693.92			\$ 159,849.41	
July					\$ -			\$ -					
August					\$ -			\$ -					
September					\$ -			\$ -					
TOTALS	\$ 1,224,658.41	\$ 1,231.14	\$ 11,377.49	\$ 1,003.08	\$ 1,213,508.98	\$ 2,636.47	\$ -	\$ 1,216,145.45	\$ 617,041.03	\$ -	\$ -	\$ 589,274.79	\$ -

AU-202





Sullivan County Clerk

Sullivan County Treasurer



Sullivan County
Legislative Memorandum

100 North Street
Monticello, NY 12701

File #: ID-8576

Agenda Date: 8/13/2026

Agenda #: 3.

Narrative of Resolution:

To Modify the 2026 Budget

If Resolution requires expenditure of County Funds, provide the following information:

Amount to be authorized by Resolution: Please see attached Budget Mods.

Are funds already budgeted? Choose an item.

If 'Yes,' specify appropriation code(s): Click or tap here to enter text.

If 'No,' specify proposed source of funds: Click or tap here to enter text.

Specify Compliance with Procurement Procedures:

RESOLUTION INTRODUCED BY MANAGEMENT & BUDGET COMMITTEE TO MODIFY THE 2026 BUDGET

WHEREAS, the County of Sullivan Budget requires modification,

NOW, THEREFORE, BE IT RESOLVED, that the attached budgetary transfers for 2026 be authorized.

**July 31, 2026 Resolution Needed
Sullivan County Budget Modifications 2026**

G/L Account	Revenue Increase	Revenue Decrease	Appropriation Increase	Appropriation Decrease
A-1165-40-4008 - CONTRACT LEGAL SERVICES				6,200
A-1165-47-4717 - DEPT BLDG/PROP/EQUIP REPAIRS&MAINTNCE			6,200	
A-1490-47-4701 - DEPT RENTALS				7,000
A-1620-213-21-2102 - FIXED BUILDINGS AND BUILDING IMPRVMTS			150,000	
A-1620-24-47-4717 - DEPT BLDG/PROP/EQUIP REPAIRS&MAINTNCE			7,000	
A-3010-212-45-4506 - SPEC DEPT SUPPLY PUBLIC SAFETY			5,000	
A-3010-212-R2705-R338 - GIFT/DONATION OTHER	5,000			
A-3010-45-4541 - SPEC DEPT SUPPLY SM EQUIP TOOLS APPLNCS, SM ELECT			22,300	
A-3010-R3389-R338 - ST AID PUBLIC SAFETY OTHER	22,300			
A-3140-18-45-4506 - SPEC DEPT SUPPLY PUBLIC SAFETY (*)			98	
A-3140-18-47-4703 - DEPT DUES (*)			400	
A-3140-18-47-4750 - DEPT CLIENT ELECTONIC MONITORING (*)			510	
A-3410-47-4795 - DEPT RECRUITMNT/ RETENTION INITIATIVE			900	
A-3410-R2705-R338 - GIFT/DONATION OTHER	900			
A-4059-40-4016 - CONTRACT PRESCHOOL			30,000	
A-4059-R4401-R215 - FED AID PUBLIC HEALTH EI & CSHCN ADMIN	30,000			
A-4220-40-4013 - CONTRACT CONTRACT OTHER (**)			4,719	
A-4220-40-4013 - CONTRACT CONTRACT OTHER (**)			25,191	
A-4220-40-4013 - CONTRACT CONTRACT OTHER (**)			9,654	
A-4220-40-4036 - CONTRACT ADDICTION SERVICES (**)			2,158	
A-4220-42-4201 - OFFICE ADVERTISING (**)			22,840	
A-4220-42-4201 - OFFICE ADVERTISING (**)			10,410	
A-5610-21-2103 - FIXED MACHINERY/EQUIPMENT				150,000
A-6010-38-40-4013 - CONTRACT CONTRACT OTHER (***)			3,767	
A-7110-230-40-4006 - CONTRACT ENGINEER/ARCHITECT/DESIGN SERV (****)			680	
A-7110-230-40-4006 - CONTRACT ENGINEER/ARCHITECT/DESIGN SERV (****)			340	
A-7110-230-40-4042 - CONTRACT SURVEY/SITE REVIEW			2,556	
A-7110-83-40-4006 - CONTRACT ENGINEER/ARCHITECT/DESIGN SERV (****)			14,736	
A-7110-83-40-4006 - CONTRACT ENGINEER/ARCHITECT/DESIGN SERV (****)			14,710	
A-7110-85-40-4001 - CONTRACT AGENCIES			13,500	

G/L Account	Revenue Increase	Revenue Decrease	Appropriation Increase	Appropriation Decrease
A-7110-85-R3089-R167 - ST AID GEN GOV DEPARTMENTAL AID	13,500			
A-8020-90-40-4001 - CONTRACT AGENCIES			556,674	
A-8020-90-40-4001 - CONTRACT AGENCIES (*****)			139,169	
A-8020-90-40-4013 - CONTRACT CONTRACT OTHER			22,657	
A-8020-90-R4089-R167 - FED AID OTHR DEPARTMENTAL AID	556,674			
A-8020-90-R4089-R167 - FED AID OTHR DEPARTMENTAL AID	22,657			
A-8020-90-R4089-R167 - FED AID OTHR DEPARTMENTAL AID	2,556			
A-9950-90-9005 - TRANSFERS TRANSFERS CAPITAL PROJECT (*****)			118,938	
A Fund Total	653,587	-	1,185,107	163,200
 H74-1997-21-2102 - FIXED BUILDINGS AND BUILDING IMPRVMTS			118,938	
H74-1997-R5031-R209 - INTERFUND TRANSFR GENERAL FUND	118,938			
H Fund Total	118,938	-	118,938	-

(*) To be funded from the Probation PTR Assigned Fund Balance

(**) To be funded from the CS Opioid Abatement Assigned Fund Balance

(***) To be funded from the Opioid Assigned Fund Balance

(****) To be funded from the Planning Programs Assigned Fund Balance

(*****) To be funded from the O&W Assigned Fund Balance

(*****) To be funded by the Water tower fund balance reso 431-23