



Sullivan County County Legislature

100 North Street
Monticello, NY 12701

Meeting Agenda - Final - Revised

Chairman Nadia Rajsz
Vice Chairman Joseph Perrello
Legislator Matt McPhillips
Legislator Brian McPhillips
Legislator Nicholas Salomone Jr.
Legislator Catherine Scott
Legislator Luis Alvarez
Legislator Amanda Ward
Legislator Terry Blosser-Bernardo

Thursday, November 13, 2025

9:15 AM

Government Center

Call to Order and Pledge of Allegiance

Roll Call of Legislators

Reading of Special Meeting Notice

1. Special Meeting Notice for November 13, 2025 at 9:15am

[ID-7902](#)

Public Comment

Resolutions

1. To authorize the payment of a fine from Centers for Medicare and Medicaid Services Imposed on the Adult Care Center. [ID-7898](#)
2. Authorize the sale of property to the second highest bidder from the September 2025 Auction [ID-7901](#)
3. TO AUTHORIZE THE EXECUTION OF AN AMENDMENT TO THE SHORT FORM ANTENNA SITE AGREEMENT WITH SBA PROPERTIES, LLC FOR THE ELDRED/HIGHLAND COMMUNICATIONS TOWER IN SUPPORT OF THE MUNICIPAL INFRASTRUCTURE PROGRAM (MIP) BROADBAND GRANT INITIATIVE [ID-7892](#)

Adjournment or Close



Sullivan County
Legislative Memorandum

100 North Street
Monticello, NY 12701

File #: ID-7902

Agenda Date: 11/13/2025

Agenda #: 1.

SPECIAL MEETING NOTICE

TO: County Legislature
Perrello, M. McPhillips, B. McPhillips, Salomone, Scott, Alvarez, Ward, and Bernardo

FROM: Nadia Rajs, Chair

DATE: November 6, 2025

RE: Special Meeting of the Legislature:
Thursday, November 13, 2025 at 9:15am

Please take notice that there will be a Special Meeting of the Sullivan County Legislature on **Thursday, November 13, 2025 at 9:15am**. The purpose of the meeting is to authorize the payment of a fine from Centers for Medicare and Medicaid Services imposed on the Care Center at Sunset Lake and any other business that may come before the Legislature.

Cc: County Manager Joshua Potosek
Deputy County Manager Michelle Bowers
County Attorney Robert Freehill
Security, Media and bulletin boards



Sullivan County

Legislative Memorandum

100 North Street
Monticello, NY 12701

File #: ID-7898

Agenda Date: 11/13/2025

Agenda #: 1.

Narrative of Resolution:

To authorize the payment of a fine from Centers for Medicare and Medicaid Services Imposed on the Adult Care Center.

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

Amount to be authorized by Resolution: \$9,620

Are funds already budgeted? No

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

If 'No,' specify proposed source of funds: budget mod into EI-6020-81-47-4710

Specify Compliance with Procurement Procedures:

N/A

INTRODUCED BY NADIA RAJSZ CHAIRPERSON OF THE SULLIVAN COUNTY LEGISLATURE TO AUTHORIZE THE PAYMENT OF A FINE FROM CENTERS FOR MEDICARE AND MEDICAID SERVICES IMPOSED ON THE ADULT CARE CENTER

WHEREAS, the Care Center at Sunset Lake received notice of a fine from Centers for Medicare and Medicaid Services; and

WHEREAS, the facility is being charged a Civil Money Penalty of \$9,620 for non-compliance with the Medicare and/or Medicaid participation requirements in accordance with the statutory provisions of Sections §1819(h) and/or §1919(h) of the Social Security Act; and

WHEREAS, payment of said fine must be paid electronically before November 20, 2025; and

NOW, THEREFORE, BE IT RESOLVED, that the Sullivan County Legislature does hereby authorize the fiscal staff at the Adult Care Center to process payment for the above mentioned fine



Sullivan County
Legislative Memorandum

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File #: ID-7901

Agenda Date: 11/13/2025

Agenda #: 2.

Narrative of Resolution:

Authorize the sale of property to the second highest bidder from the September 2025 Auction

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

Amount to be authorized by Resolution: N/A

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 BRIAN MCPHILLIPS, CHAIR OF THE MANAGEMENT AND BUDGET COMMITTEE TO AUTHORIZE THE SALE OF PROPERTY TO THE SECOND HIGHEST BIDDER(S) FROM THE SEPTEMBER 2025 REAL PROPERTY AUCTION

WHEREAS, Sullivan County held a real property auction on September 17, 2025; and

WHEREAS, Sullivan County Resolution #396-25 was adopted on September 18, 2025 accepting the bids from the September 2025 Real Property Auction; and

WHEREAS, pursuant to the September 2025 Real Property Auction Terms and Conditions, the first highest bidders were to remit any outstanding balance due to the Sullivan County Treasurer on or before 5:00 p.m. October 17, 2025; and

WHEREAS, the first highest bidder(s) did not complete the purchase on the following parcels and the second highest bidder(s) has/have agreed to purchase the property for the amount of their bid price and additional costs and charges, pursuant to the September 2025 Real Property Terms and Conditions:

Table with 4 columns: Tract #, Town/Section/Block/Lot Number, Second Bidder, Amount Offered. Row 1: 83, Highland25.-1-1.2, Daniel Blaustein, \$13,000.00; and

WHEREAS, in addition to the bid, the second bidder(s) will be responsible for the costs and charges pursuant to the Terms and Conditions of the September 2025 auction; and

NOW, THEREFORE, BE IT RESOLVED, the Chairman of the Sullivan County Legislature is hereby authorized to execute the necessary documents in order to convey the aforesaid premises to the second highest bidder(s) for their bid amount and other costs and charges pursuant to the written Terms and Conditions of the September 2025 auction.



Sullivan County
Legislative Memorandum

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File #: ID-7892

Agenda Date:

Agenda #: 3.

Narrative of Resolution:

TO AUTHORIZE THE EXECUTION OF AN AMENDMENT TO THE SHORT FORM ANTENNA SITE AGREEMENT WITH SBA PROPERTIES, LLC FOR THE ELDRED/HIGHLAND COMMUNICATIONS TOWER IN SUPPORT OF THE MUNICIPAL INFRASTRUCTURE PROGRAM (MIP) BROADBAND GRANT INITIATIVE

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

Amount to be authorized by Resolution: NTE \$100,000 total in a new 5-year agreement amendment (figure includes annual rate increases). All will be reimbursed via MIP funding.

Are funds already budgeted? Yes

If 'Yes,' specify appropriation code(s): A-1680-43-4304

If 'No,' specify proposed source of funds: NA

Specify Compliance with Procurement Procedures: Existing vendor supplied amendment.

RESOLUTION INTRODUCED BY BRIAN MCPHILLIPS, CHAIR OF THE MANAGEMENT & BUDGET COMMITTEE TO AUTHORIZE THE EXECUTION OF AN AMENDMENT TO THE SHORT FORM ANTENNA SITE AGREEMENT WITH SBA PROPERTIES, LLC FOR THE ELDRED/HIGHLAND COMMUNICATIONS TOWER IN SUPPORT OF THE MUNICIPAL INFRASTRUCTURE PROGRAM BROADBAND GRANT INITIATIVE

WHEREAS, the County of Sullivan ("County") previously entered into a Short Form Antenna Site Agreement ("Agreement") with SBA Properties, LLC ("SBA") for the purpose of leasing antenna space on SBA's communications tower located at 61 Proctor Rd, Eldred, New York 12732; and

WHEREAS, said tower site currently provides essential communications infrastructure supporting County public safety, emergency management, and other authorized radio systems; and

WHEREAS, this tower site serves as a critical component of the County's broadband infrastructure initiative under the Municipal Infrastructure Program ("MIP") Broadband Grant, providing essential wireless internet services to unserved and underserved areas within the County; and

WHEREAS, the County and SBA desire to amend the existing Agreement to establish a new lease term structure in support of the MIP grant consisting of an initial five (5) year term, with the option for four (4) additional five (5) year renewal terms; and

WHEREAS, under the amendment terms, the County shall pay rent in the amount of One Thousand Five Hundred and no/100 Dollars (\$1,500.00) per month during the first year of the initial term, with annual increases of no more than four percent (4%) per year thereafter; and

WHEREAS, in addition to the above, the amendment includes a one-time installation management fee (“Installation Fee”) in the amount of Two Thousand Five Hundred and no/100 Dollars (\$2,500.00); and

WHEREAS, the Sullivan County Legislature finds it to be in the best interest of the County to authorize execution of said amendment to support the timely implementation of broadband infrastructure improvements funded under the MIP Broadband Grant;

NOW, THEREFORE, BE IT RESOLVED, that the Sullivan County Legislature hereby authorizes the County Manager to execute the Amendment to the Short Form Antenna Site Agreement with SBA Properties, LLC, for the lease of antenna space at the Eldred/Town of Highland communications tower, consistent with the terms set forth herein, in direct support of the County’s MIP Broadband Grant initiative, and to take any and all necessary actions to effectuate the intent of this Resolution.

BE IT FURTHER RESOLVED, that said agreement to be in such form as the County Attorney shall approve.