

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 **October 17, 2023.**

ROLL CALL:

Present: Supervisor William J. Rieber, Jr., Presiding
Councilman Ryan T. Schock
Councilwoman Melinda S. Meddaugh
Councilman Scott S. Mace

Zoom: Councilman John A. Pavese

Also Present: Marilee J. Calhoun, Town Clerk
Michael B. Mednick, Town Attorney
Melissa DeMarmels, Town Comptroller
James L. Carnell, Jr., Director of Building, Planning & Zoning
Michael G. Messenger, Water & Sewer Superintendent
Glenn Somers, Parks & Recreation Superintendent
Karen Schaefer, Supervisor's Confidential Secretary

Present Via Zoom: None

REGULAR MEETING – CALL TO ORDER

Supervisor Rieber opened the meeting at 7:04 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 Schock the minutes of the October 3rd, 2023 Regular Town Board Meeting were approved as presented.

Vote: Ayes 5 Rieber, Pavese, Schock, Meddaugh and Mace

Nays 0

PUBLIC COMMENT:

There was no public comment given.

CORRESPONDENCE:

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

- **Alissa Nowak dba Lucky Green Ladies:** NYS Office of Cannabis Management – Notification to Municipality of adult-use retail dispensary license application for New Establishment at 259 Rt.17B, Monticello, Dated 10/03/23.

Moved by: Councilman Mace

Seconded by: Councilman Schock

Vote: Ayes 5 Rieber, Meddaugh, Pavese, Schock and Mace

Nays 0

4) APPOINTMENT OF JANELLE DEPPA TO POSITION OF JUSTICE COURT CLERK 2 EFFECTIVE 11/01/2023 & RESOLUTION TO AUTHORIZE SALARY AS BUDGETED FOR THE YEAR

Supervisor Rieber said that due to personal reasons Janelle will not be accepting the position of Justice Court Clerk 2. He said that this matter is being removed from the agenda at this time. No action was taken.

5) MELODY LAKE WATER DISTRICT: PROPOSED WELL HOUSE PROJECT

A) RESOLUTION TO ACCEPT MAP, PLAN & REPORT – REVISED 09/12/2023

The Following Resolution Was Duly Adopted: Res. No. 355 of the Year 2023.

Resolved, that the Town Board of the Town of Thompson hereby accepts the Revised Map, Plan & Report completed by MHE Engineering, D.P.C. Professional Engineers on behalf of the Town for the Melody Lake Water District Proposed Well House Project, Dated 09/12/2023.

Moved by: Councilman Schock

Seconded by: Councilman Mace

Vote: Ayes 5 Rieber, Pavese, Schock, Meddaugh and Mace

Nays 0

B) RESOLUTION TO ESTABLISH DATE FOR PUBLIC HEARING FOR INCREASE OF BOND RESOLUTION ON PROJECT – PUBLIC HEARING TO BE HELD THURSDAY, NOVEMBER 2ND, 2023 AT 6PM

The Following Resolution Was Duly Adopted: Res. No. 356 of the Year 2023.

At a regular meeting of the Town Board of the Town of Thompson, Sullivan County, New York, held at the Town Hall, in Monticello, New York, in said Town, on October 17, 2023, at 7:00 o'clock P.M., Prevailing Time.

PRESENT:

William J. Rieber, Jr.
Supervisor

John A. Pavese
Councilperson

Ryan T. Schock
Councilperson

Melinda S. Meddaugh

Councilperson

Scott S. Mace
Councilperson

-----X
In the Matter of the Increase and Improvement :
of the Facilities of the of the Melody Lake Water :
District in the Town of Thompson, Sullivan County, :
New York. :
-----X

ORDER CALLING PUBLIC HEARING

WHEREAS, the Town Board of the Town of Thompson, Sullivan County, New York, previously held a public hearing on August 20, 2019, and adopted a public interest order and bond resolution dated September 3, 2019, authorizing \$725,000 bonds to pay the costs of the increase and improvement of the facilities of the Melody Lake Water District that were described in a report dated titled "Map, Plan and Report for Proposed Well House within Melody Lake Water District," in said Town, consisting of the construction and equipping of a new well house, storage tank and water treatment system at Well No. 1; and

WHEREAS, it is now determined that the estimated maximum cost to said District of the aforementioned capital project is now \$1,250,000, an increase of \$525,000 to provide for construction of a new well;

WHEREAS, the revised estimated maximum cost is expected to be paid for with \$915,000 grants from the United States Department of Agriculture Rural Utilities Service and a loan of \$335,000, which will be in the form of a bond; and

WHEREAS, the updated map, plan and report has been prepared by MHE Engineer, D.P.C., engineers duly licensed in the State of New York, titled "Map, Plan and Report for Proposed Well House within Melody Lake Water District" dated August 8, 2023, as revised on September 12, 2023

(the “2023 Updated Report”), which describes the revised estimated maximum cost and additional scope of the aforementioned project;

WHEREAS, repayment of the proposed bonds for said project shall be annually apportioned and assessed upon the several lots and parcels of land within said District in the manner provided by law in an amount sufficient to pay the principal and interest on said bonds as the same become due; and

WHEREAS, it is now desired to call a public hearing on said proposed increase and improvement of facilities described in the 2023 Updated Report, including revised estimate of cost pursuant to Section 202-b of the Town Law; NOW, THEREFORE, BE IT

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

Section 1. A meeting of the Town Board of the Town of Thompson, Sullivan County, New York, will be held at the Town Hall, in Monticello, in said Town, on November 02, 2023, at 6:00 o'clock P.M., Prevailing Time, for the purpose of conducting a public hearing on the proposed increase and improvement of the facilities of said District in said Town, and the 2023 Report, including estimate of cost referred to in the preambles hereof, at which time and place said Town Board will hear all persons interested in the subject thereof.

Section 2. The Town Clerk is hereby authorized and directed to cause a notice of said public hearing to be published in the Sullivan County Democrat, a newspaper having general circulation in said Town, and posted in the manner prescribed by law, which notice shall be in substantially the following form, to-wit:

Section 3. This order shall take effect immediately.

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Town Board of the Town of Thompson, Sullivan County, New York, will meet at the Town Hall, in Monticello, in said Town, on November 02, 2023, at 6:00 o'clock P.M., Prevailing Time, for the purpose of conducting a public hearing relating to the proposed increase and improvement of the facilities of the Melody Lake Water District (the "District") in said Town, consisting of the construction of a new well, well house, storage tank and water treatment system, in and for the Town's Melody Lake Water District, and improvements and expenses incidental thereto, in said District, at a revised estimated maximum cost of \$1,250,000 (an increase of \$525,000), which is expected to be paid for with \$915,000 grants from the United States Department of Agriculture Rural Utilities Service and a loan of \$335,000 in the form of a bond, at which time and place said Town Board will hear all persons interested in the subject thereof.

Such cost shall be annually apportioned, levied and collected in said District in the manner provided by law in an amount sufficient to pay the principal and interest on said bonds as the same become due.

The updated plan and report, including revised estimate of cost, relating to this project, prepared by MHE Engineer, D.P.C., titled "Map, Plan and Report for Proposed Well House within Melody Lake Water District" dated August 8, 2023, as revised on September 12, 2023, is on the file in the Office of the Town Clerk where it is available for public inspection during normal business hours.

Dated: Monticello, New York
October 17, 2023

BY ORDER OF THE TOWN BOARD
OF THE TOWN OF THOMPSON,
SULLIVAN COUNTY, NEW YORK

Marilee J. Calhoun, Town Clerk

**Town Board Meeting
October 17, 2023
Page 6 of 10**

The question of the adoption of the foregoing order was duly put to a vote on roll call, which resulted as follows:

WILLIAM J. RIEBER, JR.	VOTING	AYE
JOHN A. PAVESE	VOTING	AYE
RYAN T. SCHOCK	VOTING	AYE
MELINDA S. MEDDAUGH	VOTING	AYE
SCOTT S. MACE	VOTING	AYE

The order was thereupon declared duly adopted.

* * *

6) RESOLUTION: APPROVE MODIFICATIONS TO TOWN EMPLOYEE HANDBOOK

The Following Resolution Was Duly Adopted: Res. No. 357 of the Year 2023.

Resolved, that the Town Board of the Town of Thompson hereby approves several amendments to the Town of Thompson Employee Handbook as follows:

- 1) Section 402:
Meal and Breaks and Breaks for Nursing Mothers is now Broken into Section 402A and 402B. Meal Breaks in now Section 402A. Breaks for Nursing Mothers to express Breast Milk is taken out and put in as Section 402B Breaks for Nursing Mothers as per new Federal/State requirements.
- 2) Section 406:
Policy Statement – First line changed to Upon proper authorization of the Town Supervisor from Town Board. (Supervisor approves all training.)
Meals and Incidentals – Added sentence to include approval of meal packages at a conference that exceeds GSA rate.
- 3) Section 702 Vacation Leave:
Scheduling: Added sentence requiring written approval for vacation time.
Added Director of Community Development to FLSA Exempt Class Employees.
- 4) Section 704 Personal Leave:
Scheduling: Added Written approval.
- 5) Section 707 Medical Insurance Buy-Out:

Resolved, that all regular bills for the course of the month, which have been properly audited be approved for payment. A complete list of the regular bills as identified can be found appended to these minutes as per attached. ¹

Moved by: Councilwoman Meddaugh Seconded by: Councilman Schock

Vote: Ayes 5 Rieber, Pavese, Schock, Meddaugh and Mace

Nays 0

OLD BUSINESS

Supervisor Rieber recused himself from the next matter since the provided service/invoice is from his Brother's business. Supervisor Rieber left the room and Deputy Supervisor Meddaugh conducted this portion of the meeting.

REVIEW & APPROVAL OF EMERGENCY INVOICE FOR DEMOLITION & REMOVAL OF (3) UNSAFE BUILDINGS DUE TO EXPLOSION AT PATIO HOMES DEVELOPMENT

The Following Resolution Was Duly Adopted: Res. No. 360 of the Year 2023.

Resolved, that the Town Board of the Town of Thompson hereby approves the Invoice of William J. Rieber & Sons, Inc. of Monticello, New York in the amount of \$1,512.50 for the Emergency Demolition & Removal of (3) Unsafe Buildings #12, #14 & #16 due to the Explosion at the Patio Homes Development and Further Be It Resolved, that said payment shall be issued out of the account for unsafe buildings.

Moved by: Councilman Schock Seconded by: Councilman Mace

Vote: Ayes 4 Pavese, Schock, Meddaugh and Mace

Nays 0

Recused 1 Rieber

Supervisor Rieber returned to the meeting after action was taken.

Director Carnell and Supervisor Rieber both provided an update regarding the explosion in the Patio Homes Development. A brief discussion was held regarding the matter.

NEW BUSINESS

There was no new business reported on.

REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS

Supervisor William J. Rieber, Jr.

- No report provided.

Parks & Recreation Superintendent Glenn Somers

- Treats & Trails Event at the East Mongaup River Town Park Saturday, October 21st, 2023, 3-6PM.

¹ ATTACHMENT: ORDER BILLS PAID

- Auction of (3) Surplus Items – Listed and should be up for auction next week.

Councilwoman Melinda S. Meddaugh

- Parks & Recreation Department Meeting that was held last week regarding youth programs.

Water & Sewer Superintendent Michael G. Messenger

- The Boil Water Order issued by the NYS DOH for the Kiamesha Route 42 Water District is still in effect. The Kiamesha Artesian Water Company is still working to resolve the issue. The Business District is temporarily being supplied water by the Village of Monticello until the Boil Water Order is rescinded.

PUBLIC COMMENT

JR Cruz, Representative of the Monticello Motor Club thanked the Town Board and staff for assistance with the process to name their private roadway Victory Lane.

ANNOUNCEMENTS, REMINDERS & FOR YOUR INFORMATION

- 11/02/23 at 6PM: Regular Town Board Meeting (Note: Meeting Date & Time Change.)
- 11/02/23 at 6PM: Public Hearing – Proposed Local Law No. 05 of 2023 – Override Tax Levy Limit.
- 11/02/23 at 6PM: Public Hearing – 2024 Fiscal-Year Preliminary Budget Hearing.
- 11/02/23 at 6PM: Public Hearing – Revised Bonding on the Melody Lake Water District Proposed Well House Project, Revised Estimated Maximum Cost of \$1,250,000.
- 11/21/23 at 7PM: Public Hearings – Unsafe Buildings (7) Properties.

ADJOURNMENT

On a motion made by Councilman Schock and seconded by Councilwoman Meddaugh the meeting was adjourned at 7:24 PM. All board members voted in favor of adjourning the meeting.

The Zoom Livestream Videoconferencing connection was disconnected.

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 17th day of October 2023 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. Rieber Jr., Supervisor



Town of Thompson
Warrant Report

Fund	Fund Description	Invoice Batch	Report Grand Totals	Manual Checks	Purchase Cards	Total	
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid
T000	TRUST & AGENCY FUND	\$4,341.08	\$0.00	\$0.00	\$0.00	\$29,065.64	\$0.00
Posted Batch Grand Totals		\$822,242.17	\$0.00	\$0.00	\$0.00	\$29,065.64	\$0.00
A000	GENERAL FUND TOWN WIDE	\$213,858.25	\$0.00	\$0.00	\$0.00	\$213,858.25	\$0.00
B000	GENERAL TOWN OUTSIDE	\$50,808.75	\$0.00	\$0.00	\$0.00	\$50,808.75	\$0.00
DA00	HWY#3 / 4 - TOWN WIDE	\$172,096.08	\$0.00	\$0.00	\$0.00	\$172,096.08	\$0.00
DB00	HWY#1 - TOWN OUTSIDE	\$240,894.54	\$0.00	\$0.00	\$0.00	\$240,894.54	\$0.00
H000	CAPITAL PROJECTS	\$2,500.00	\$0.00	\$0.00	\$0.00	\$2,500.00	\$0.00
SL01	ROCK HILL LIGHTING	\$466.04	\$0.00	\$0.00	\$0.00	\$466.04	\$0.00
SL02	LUCKY LAKE LIGHTING	\$76.56	\$0.00	\$0.00	\$0.00	\$76.56	\$0.00
SL03	LAKE LOUISE MARIE	\$239.28	\$0.00	\$0.00	\$0.00	\$239.28	\$0.00
SL04	PATIO HOMES LIGHTING	\$182.87	\$0.00	\$0.00	\$0.00	\$182.87	\$0.00
SL05	KIAMESHA SHORES LIGHTING	\$62.39	\$0.00	\$0.00	\$0.00	\$62.39	\$0.00
SL06	EMERALD GREEN LIGHTING	\$1,278.54	\$0.00	\$0.00	\$0.00	\$1,278.54	\$0.00
SL07	TREASURE LAKE LIGHTING	\$14.39	\$0.00	\$0.00	\$0.00	\$14.39	\$0.00
SL08	CONGERO ROAD LIGHTING	\$41.20	\$0.00	\$0.00	\$0.00	\$41.20	\$0.00
SL09	YESHIVAKIAM. LIGHTING DISTRICT	\$200.97	\$0.00	\$0.00	\$0.00	\$200.97	\$0.00
SL10	EMERALD CORP. PARK L/D#10	\$123.57	\$0.00	\$0.00	\$0.00	\$123.57	\$0.00
SL11	ADELAAR Lighting	\$647.37	\$0.00	\$0.00	\$0.00	\$647.37	\$0.00
SL12	Route 42 N Lighting	\$7.51	\$0.00	\$0.00	\$0.00	\$7.51	\$0.00
SSAR	Adelaar Sewer District	\$10,253.18	\$0.00	\$0.00	\$0.00	\$10,253.18	\$0.00
SSHCH	Harts Consolidated Sewer District	\$8,186.09	\$0.00	\$0.00	\$0.00	\$8,186.09	\$0.00
SSKC	Kiamesha Consolidated Sewer District	\$64,145.99	\$0.00	\$0.00	\$0.00	\$64,145.99	\$0.00
SSM0	MELODY LAKE SEWER DISTR.	\$2,721.75	\$0.00	\$0.00	\$0.00	\$2,721.75	\$0.00
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$28,429.40	\$0.00	\$0.00	\$0.00	\$28,429.40	\$0.00
SSSO	SACKETT LAKE SEWER DISTR	\$15,222.26	\$0.00	\$0.00	\$0.00	\$15,222.26	\$0.00
SWA0	ADELAAR RESORT WATER DISTRICT	\$1,595.99	\$0.00	\$0.00	\$0.00	\$1,595.99	\$0.00
SWC0	COLD SPRING WATER	\$967.07	\$0.00	\$0.00	\$0.00	\$967.07	\$0.00
SWD0	DILLON WATER DISTRICT	\$262.46	\$0.00	\$0.00	\$0.00	\$262.46	\$0.00
SWK0	KIAMESHA RT42 WATER	\$85.10	\$0.00	\$0.00	\$0.00	\$85.10	\$0.00
SWL0	LUCKY LAKE WATER DISTR	\$163.26	\$0.00	\$0.00	\$0.00	\$163.26	\$0.00
SWM0	MELODY LAKE WATER	\$2,370.23	\$0.00	\$0.00	\$0.00	\$2,370.23	\$0.00
T000	TRUST & AGENCY FUND	\$4,341.08	\$0.00	\$0.00	\$0.00	\$29,065.64	\$0.00
Grand Totals		\$822,242.17	\$0.00	\$0.00	\$0.00	\$851,307.81	\$285.85



Town of Thompson
Warrant Report

Unposted Batch Totals		Manual Checks		Purchase Cards		Total
Fund	Fund Description	Invoice Batch	Manual Checks	Purchase Cards		Total
T000	TRUST & AGENCY FUND	\$0.00	\$0.00	\$285.85		\$285.85
Unposted Batch Grand Totals		\$0.00	\$0.00	\$285.85		\$285.85

Posted Batch Totals

Fund	Fund Description	Invoice Batch		Manual Checks		Purchase Cards		Total	
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	Paid	Unpaid
A000	GENERAL FUND TOWN WIDE	\$213,858.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$213,858.25	\$0.00
B000	GENERAL TOWN OUTSIDE	\$50,808.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,808.75	\$0.00
DA00	HWY#3 / 4 - TOWN WIDE	\$172,096.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$172,096.08	\$0.00
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SL01	ROCK HILL LIGHTING	\$466.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$466.04	\$0.00
SL02	LUCKY LAKE LIGHTING	\$76.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$76.56	\$0.00
SL03	LAKE LOUISE MARIE	\$239.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$239.28	\$0.00
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SL08	CONGERO ROAD LIGHTING	\$41.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$41.20	\$0.00
SL09	YESHIV/KIAM. LIGHTING DISTRICT	\$200.97	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.97	\$0.00
SL10	EMERALD CORP. PARK LD#10	\$123.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$123.57	\$0.00
SL11	ADELAAR Lighting	\$647.37	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$647.37	\$0.00
SL12	Route 42 N Lighting	\$7.51	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7.51	\$0.00
SSAR	Adelaar Sewer District	\$10,253.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,253.18	\$0.00
SSHIC	Harris Consolidated Sewer District	\$8,186.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,186.09	\$0.00
SSKC	Kiamasha Consolidated Sewer District	\$64,145.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$64,145.99	\$0.00
SSMO	MELODY LAKE SEWER DISTR.	\$2,721.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,721.75	\$0.00
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$28,429.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$28,429.40	\$0.00
SSSO	SACKETT LAKE SEWER DISTRICT	\$15,222.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,222.26	\$0.00
SWA0	ADELAAR RESORT WATER DISTRICT	\$1,595.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,595.99	\$0.00
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SWDO	DILLON WATER DISTRICT	\$262.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$262.46	\$0.00
SWKO	KIAMESHA RT42 WATER	\$85.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$85.10	\$0.00
SWLO	LUCKY LAKE WATER DISTR	\$163.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$163.26	\$0.00
SWMO	MELODY LAKE WATER	\$2,370.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,370.23	\$0.00