

**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 **May 07, 2024.**

**ROLL CALL:**

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

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

**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 Councilwoman Meddaugh and seconded by Councilman Schock the minutes of the April 16<sup>th</sup>, 2024 Work-Session Town Board Meeting was approved as presented.

Vote: Ayes 5 Rieber, Meddaugh, Schock, Pavese and Mace  
Nays 0

On a motion made by Councilwoman Meddaugh and seconded by Councilman Mace the minutes of the April 16<sup>th</sup>, 2024 Regular Town Board Meetings was approved as presented.

Vote: Ayes 5 Rieber, Meddaugh, Schock, Pavese and Mace  
Nays 0

**PUBLIC COMMENT:**

Pamela Zaitchick of Glen Wild commented on the tree cutting along the roadways throughout the Town. She said that they are cut and left looking terrible.

Supervisor Rieber said that he would advise the Highway Superintendent of the issue.

Councilman Pavese also replied to Ms. Zaitchick's comment, questioning whether it was the Town or outside contractor hired by the utility companies doing the tree cutting.

### **CORRESPONDENCE:**

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

- Dermot P. Dowd, LS, County of Sullivan – Notice of Contract Paving – From the Intersection of Rock Hill Drive (TH No. 51) North to the Village of Woodridge Line ( Entire Road), 5.70 miles
- Richard A. Bell, Commissioner, NYS Agriculture & Markets – Final Notice of Intent for the Proposed Advance of Public Funds to Undertake an Action within an Agricultural District, Harris and Old Route 17 Pump Station and Force Main Project with the Town of Thompson, Sullivan County, Agricultural District No. 4
- Judy Klatzko of Cleveland, Thank You for an Enjoyable Time at the East Mongaup River Park

### **AGENDA ITEMS:**

#### **1) ADDITIONAL DISCUSSION: EXPANSION OF NO-PARKING REGULATIONS AT END OF KATRINA FALLS ROAD, ROCK HILL**

Supervisor Rieber reported that he went out and visited the area. He is recommending that the Town propose a local law to impose additional no-parking along the other-side of Katrina Falls Road, Rock Hill near the Unique Area. A proposed local law was prepared and introduced by the Town Attorney. Supervisor Rieber explained the proposed area indicated in the local law. Attorney Mednick said that the proposed local law has been introduced and action to establish a date for a public hearing can be taken at the next Town Board Meeting 05/21/2024. There was no action taken this evening, but further discussion regarding the subject was held.

#### **2) DELAWARE ENGINEERING, DPC – APPROVE PROFESSIONAL SERVICES AGREEMENT FOR EMERALD GREEN/LAKE LOUISE MARIE WWTP PHASE 2 UPGRADES**

**The Following Resolution Was Duly Adopted: Res. No. 184 of the Year 2024.**

Resolved, that the Town Board of the Town of Thompson hereby approves the Professional Services Agreement between the Town of Thompson and Delaware Engineering, D.P.C. for Professional Engineering Services related to the Emerald Green / Lake Louise Marie WWTP Phase 2 Upgrades for a total cost not to exceed \$606,240.00. Further Be It Resolved that the Town Supervisor hereby be authorized to execute said agreement as presented. A copy of the fully executed agreement shall be filed in the Town Clerk's Office and available for review upon request.

Moved by: Councilman Mace

Seconded by: Councilman Schock

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

Nays 0

**3) MHE ENGINEERING – APPROVE PROFESSIONAL SERVICES AGREEMENTS:**

a) **Emerald Green Pump Stations 1, 2, & 3 Upgrades**

b) **Harris Sewer District Upgrades**

c) **Sackett Lake Sewer District I & I**

**The Following Resolution Was Duly Adopted: Res. No. 185 of the Year 2024.**

Resolved, that Agenda Item #3 (items a, b & c) regarding MHE Engineering Professional Services Agreements are hereby tabled until the next Town Board Meeting to be held on 05/21/2024.

Moved by: Councilman Schock

Seconded by: Councilwoman Meddaugh

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

Nays 0

**4) REPORT ON THE TOWN’S INSURANCE POLICY RENEWAL WITH NYMIR**

Comptroller DeMarmels and Supervisor Rieber reported on the Town’s Insurance Policy Renewal with NYMIR for a total premium of \$211,693.30. The deductible was increased from \$10,000 to \$25,000, which saved the town \$11,000.00 and some of the coverage for the streetlights was removed since all the streetlights would not need replacing at the same-time. The Crime/Cyber Insurance Policy with Travelers is also due for a 3-year renewal at a premium of \$6,537.00.

**The Following Resolution Was Duly Adopted: Res. No. 186 of the Year 2024.**

Resolved, that the Town of Thompson hereby approves the proposal for Crime/Cyber Insurance Coverage with the Travelers Insurance Company for issuance of the Crime/ Cyber Insurance Policy for a total 3-Year prepaid premium of \$6,537.00 effective May 01, 2024 to May 01, 2027.

Moved by: Councilwoman Meddaugh

Seconded by: Councilman Pavese

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

Nays 0

**5) NORTON ROSE FULBRIGHT US, LLP –**

**a) Confirmation of Fee Schedule for Bond Counsel Services Through 12/31/2024**

**The Following Resolution Was Duly Adopted: Res. No. 187 of the Year 2024.**

Resolved, that the Town of Thompson confirms that the firm of Norton Rose Fulbright US LLP has continuously represented the Town of Thompson as Bond Counsel. Said representation has been continuous for the period January 1<sup>st</sup>, 2022 continuing through



(Procurement: Obtained (2) price quotes as follows: 1) USA Bluebook \$5,720.00 and 2) Instrumart \$5,720.00.)

Moved by: Councilwoman Meddaugh                      Seconded by: Councilman Schock

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

Nays 0

**8) RESTORE NEW YORK GRANT – BROADWAY THEATER – SET DATE FOR PUBLIC HEARING, MAY 21<sup>ST</sup>, 7PM**

**The Following Resolution Was Duly Adopted: Res. No. 191 of the Year 2024.**

Resolved, that the Town Board of the Town of Thompson hereby authorizes a date for a public hearing on Tuesday, May 21, 2024 at 7:00 PM Prevailing Time to be held at the Town Hall located at 4052 State Route 42, Monticello, NY 12701. The purpose of said public hearing is to obtain citizens' views and comments relative to the submission of an application to Empire State Development for financial assistance under the Restore NY Communities Initiative. Project includes redevelopment of the 4,150 square feet, vacant historic downtown Broadway Theater located at 498 Broadway in Monticello, NY, which has been vacant and abandoned for over 20 years.

Moved by: Councilman Pavese                      Seconded by: Councilwoman Meddaugh

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

Nays 0

**9) DISCUSSION – ADMISSION OF NON-TOWN RESIDENTS TO THE TOWN OF THOMPSON YOUTH SUMMER DAY CAMP**

**The Following Resolution Was Duly Adopted: Res. No. 192 of the Year 2024.**

Resolved, that the Town Board of the Town of Thompson hereby authorizes the Town to start a waitlist for the Thompson/YMCA Summer Youth Day Camp Program for Non-Town Residents on a first come first serve basis and that all Town Residents be given preference to register by June 3<sup>rd</sup>, 2024 to secure space and after such date any remaining openings shall be filled from the waitlist of Non-Town Residents at a cost of \$1,000.00 per youth.

Moved by: Councilwoman Meddaugh                      Seconded by: Councilman Mace

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

Nays 0

**10) RHULEN ROCK HILL RUN & RAMBLE 5K- CHANGE OF LOCATION-HOLIDAY MOUNTAIN ROAD TO EDWARDS ROAD**

Supervisor Rieber provided the Town Board with an update regarding the re-location of the Rhulen Rock Hill Run & Ramble 5K Event that is scheduled to be held on Saturday, June 15<sup>th</sup>, 2024. The new location of the race is to be held on Holiday Mtn Road and Edwards Road. The proposed plans were discussed. A copy of the map was provided.

**11) BUILDING DEPT. - UNSAFE BUILDINGS – RESOLUTIONS FOR AUTHORIZATION TO PROCEED WITH REPAIR/DEMOLITION & REMOVAL PROCESS**

**a) Leo Egusquiza, 31 Crystal Street, SBL #: 13.-5-1.1**  
**The Following Resolution Was Duly Adopted: Res. No. 193 of the Year 2024.**

AT a Regular/Special Meeting of the Town Board  
of the Town of Thompson held at the Town Hall,  
Monticello, New York on May 7, 2024

The following resolution was duly moved, seconded and adopted:

WHEREAS, the Town Board of the Town of Thompson adopted the Town of Thompson Code, Chapter 113 Article I, Unsafe Buildings; and

WHEREAS, the Code Enforcement Officer has presented his written report concerning the building located on the premises located at 31 Crystal St, Monticello, NY 12701

Tax Map No. 13.-5-1.1, Complaint #: 2024-0050; and

WHEREAS, the Code Enforcement Officer found that such building is dangerous and unsafe to the general public.

Now, therefore, be it resolved:

1. The Town Board of the Town of Thompson has considered the report of the Code Enforcement Officer concerning the building described herein and does find that there is grounds to believe that such building(s) described in Exhibit A annexed hereto is dangerous or unsafe to the general public and is unfit for the purposes for which it may lawfully be used

2. The building(s) described in said report and Exhibit A is hereby ordered to be:  
is not repairable and must be demolished and removed.

3. A Notice as provided in the Town of Thompson Code, Chapter 113, Article I, Unsafe Buildings shall be served upon 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. *In the event that such building is not repaired or removed as provided herein, a public hearing is scheduled to be held to consider evidence related to the repair or the demolition and removal of such building at 7:00 PM at the Town Hall, 4052 Route 42, Monticello, New York 12701 on June 18, 2024. (Hearing date not less than 5 business days from date of service of notice)*

4. This resolution shall take effect immediately.

Moved by: Melinda S. Meddaugh

Seconded by: Scott S. Mace

Adopted on Motion on: May 7, 2024

THE MEMBERS VOTED ON THE FOREGOING RESOLUTION AS FOLLOWS:

William J. Rieber, Jr.  Yes  No  Absent  
Ryan T. Schock  Yes  No  Absent  
Scott S. Mace  Yes  No  Absent  
John A. Pavese  Yes  No  Absent  
Melinda S. Meddaugh  Yes  No  Absent

**b) M’Kor Boruch, Route 17B, SBL #: 11.-1-38.1**  
**The Following Resolution Was Duly Adopted: Res. No. 194 of the Year 2024.**

AT a Regular/Special Meeting of the Town Board  
of the Town of Thompson held at the Town Hall,  
Monticello, New York on May 7, 2024

The following resolution was duly moved, seconded and adopted:

WHEREAS, the Town Board of the Town of Thompson adopted the Town of Thompson Code, Chapter 113 Article I, Unsafe Buildings; and

WHEREAS, the Code Enforcement Officer has presented his written report concerning the building located on the premises located at Route 17B, Monticello, NY 12701

Tax Map No. 11.-1-38.1, Complaint #: 2024-0063; and

WHEREAS, the Code Enforcement Officer found that such building is dangerous and unsafe to the general public.

Now, therefore, be it resolved:

1. The Town Board of the Town of Thompson has considered the report of the Code Enforcement Officer concerning the building described herein and does find that there is grounds to believe that such building(s) described in Exhibit A annexed hereto is dangerous or unsafe to the general public and is unfit for the purpose for which it may lawfully be used.

2. The building(s) described in said report and Exhibit A is hereby ordered to be:  
is not repairable and must be demolished and removed.

3. A Notice as provided in the Town of Thompson Code, Chapter 113, Article I, Unsafe Buildings shall be served upon 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. *In the event that such building is not repaired or removed as provided herein, a public hearing is scheduled to be held to consider evidence related to the repair or the demolition and removal of such building at 7:00 PM at the Town Hall, 4052 Route 42, Monticello, New York 12701 on June 18, 2024. (Hearing date not less than 5 business days from date of service of notice)*

4. This resolution shall take effect immediately.

Moved by: John A. Pavese

Seconded by: Ryan T. Shock

Adopted on Motion on: May 7, 2024

THE MEMBERS VOTED ON THE FOREGOING RESOLUTION AS FOLLOWS:

William J. Rieber, Jr.  Yes  No  Absent  
Ryan T. Schock  Yes  No  Absent  
Scott S. Mace  Yes  No  Absent  
John A. Pavese  Yes  No  Absent  
Melinda S. Meddaugh  Yes  No  Absent

**c) BSD, LLC., 108 Old Liberty Road, SBL #: 13.-1-39**

**The Following Resolution Was Duly Adopted: Res. No. 195 of the Year 2024.**

AT a Regular/Special Meeting of the Town Board  
of the Town of Thompson held at the Town Hall,  
Monticello, New York on May 7, 2024

The following resolution was duly moved, seconded and adopted:

WHEREAS, the Town Board of the Town of Thompson adopted the Town of Thompson Code, Chapter 113 Article I, Unsafe Buildings; and

WHEREAS, the Code Enforcement Officer has presented his written report concerning the building located on the premises located at 108 Old Liberty Rd, Monticello, NY 12701

Tax Map No. 13.-1-39, Complaint #: 2022-0054; and

WHEREAS, the Code Enforcement Officer found that such building is dangerous and unsafe to the general public.

Now, therefore, be it resolved:

1. The Town Board of the Town of Thompson has considered the report of the Code Enforcement Officer concerning the building described herein and does find that there is grounds to believe that such building(s) described in Exhibit A annexed hereto is dangerous or unsafe to the general public and is unfit for the purposes for which it may lawfully be used.

2. The building(s) described in said report and Exhibit A is hereby ordered to be:  
is not repairable and must be demolished and removed.

3. A Notice as provided in the Town of Thompson Code, Chapter 113, Article I, Unsafe Buildings shall be served upon 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. *In the event that such building is not repaired or removed as provided herein, a public hearing is scheduled to be held to consider evidence related to the repair or the demolition and removal of such building at 7:00 PM at the Town Hall, 4052 Route 42, Monticello, New York 12701 on June 18, 2024. (Hearing date not less than 5 business days from date of service of notice)*

4. This resolution shall take effect immediately.

Moved by: Melinda S. Meddaugh

Seconded by: Scott S. Mace

Adopted on Motion on: May 7, 2024

THE MEMBERS VOTED ON THE FOREGOING RESOLUTION AS FOLLOWS:

William J. Rieber, Jr.  Yes  No  Absent  
Ryan T. Schock  Yes  No  Absent  
Scott S. Mace  Yes  No  Absent  
John A. Pavese  Yes  No  Absent  
Melinda S. Meddaugh  Yes  No  Absent

**d) Daniel McCormack, 209 South Shore Drive, SBL #: 66.-45-2**

**The Following Resolution Was Duly Adopted: Res. No. 196 of the Year 2024.**

AT a Regular/Special Meeting of the Town Board  
of the Town of Thompson held at the Town Hall,  
Monticello, New York on May 7, 2024

The following resolution was duly moved, seconded and adopted:

WHEREAS, the Town Board of the Town of Thompson adopted the Town of Thompson Code, Chapter 113 Article I, Unsafe Buildings; and

WHEREAS, the Code Enforcement Officer has presented his written report concerning the building located on the premises located at 209 South Shore Dr, Rock Hill, NY 12775

Tax Map No. 66.-45-2, Complaint #: 2022-0194; and

WHEREAS, the Code Enforcement Officer found that such building is dangerous and unsafe to the general public.

Now, therefore, be it resolved:

1. The Town Board of the Town of Thompson has considered the report of the Code Enforcement Officer concerning the building described herein and does find that there is grounds to believe that such building(s) described in Exhibit A annexed hereto is dangerous or unsafe to the general public and is unfit for the purposes for which it may be lawfully be used.

2. The building(s) described in said report and Exhibit A is hereby ordered to be:  
is not repairable and must be demolished and removed

3. A Notice as provided in the Town of Thompson Code, Chapter 113, Article I, Unsafe Buildings shall be served upon 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. *In the event that such building is not repaired or removed as provided herein, a public hearing is scheduled to be held to consider evidence related to the repair or the demolition and removal of such building at 7:00 PM at the Town Hall, 4052 Route 42, Monticello, New York 12701 on June 18, 2024. (Hearing date not less than 5 business days from date of service of notice)*

4. This resolution shall take effect immediately.

Moved by: John A. Pavese

Seconded by: Ryan T. Schock

Adopted on Motion on: May 7, 2024

THE MEMBERS VOTED ON THE FOREGOING RESOLUTION AS FOLLOWS:

William J. Rieber, Jr.  Yes  No  Absent

Ryan T. Schock  Yes  No  Absent

Scott S. Mace  Yes  No  Absent

John A. Pavese  Yes  No  Absent

Melinda S. Meddaugh  Yes  No  Absent

**a) Leo Egusquiza, 31 Crystal Street, SBL #: 13.-5-1.1**

**The Following Resolution Was Duly Adopted: Res. No. 197 of the Year 2024.**

AT a Regular/Special Meeting of the Town Board of the  
Town of Thompson held at the Town Hall, Monticello,  
New York on May 7, 2024

The following resolution was duly moved, seconded and adopted:

WHEREAS, the Code Enforcement Officer has presented his/her written report concerning the building located on the premises located at 31 Crystal St, Monticello, NY 12701

Tax Map No. 13.-5-1.1, Complaint #: 2024-0050; and

WHEREAS, the Town Board directed the service of a notice on the property owner or other interested person and there has been no compliance with the terms of such notice.

Now, therefore, be it resolved:

1. The owner or other interested party having failed to comply with such notice, a public hearing is scheduled to be held to consider evidence related to the repair or the demolition and removal of such building at 7:00 PM at the Town Hall, 4052 Route 42, Monticello, NY 12701, on June 18, 2024 (Hearing date not less than 5 days from date of service of notice)
2. This resolution shall take effect immediately.

Moved by: Melinda S. Meddaugh

Seconded by: Scott S. Mace

Adopted on Motion on: May 7, 2024

THE MEMBERS VOTED ON THE FOREGOING RESOLUTION AS FOLLOWS:

William J. Rieber, Jr.	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Absent
Ryan T. Schock	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Absent
Scott S. Mace	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Absent
John A. Pavese	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Absent
Melinda S. Meddaugh	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Absent

**b) M’Kor Boruch, Route 17B, SBL #: 11.-1-38.1**

**The Following Resolution Was Duly Adopted: Res. No. 198 of the Year 2024.**

AT a Regular/Special Meeting of the Town Board of the  
Town of Thompson held at the Town Hall, Monticello,  
New York on May 7, 2024

The following resolution was duly moved, seconded and adopted:

WHEREAS, the Code Enforcement Officer has presented his/her written report concerning the building located on the premises located at Route 17B, Monticello, NY 12701

Tax Map No. 11.-1-38.1, Complaint #: 2024-0063; and

WHEREAS, the Town Board directed the service of a notice on the property owner or other interested person and there has been no compliance with the terms of such notice.

Now, therefore, be it resolved:

1. The owner or other interested party having failed to comply with such notice, a public hearing is scheduled to be held to consider evidence related to the repair or the demolition and removal of such building at 7:00 PM at the Town Hall, 4052 Route 42, Monticello, NY 12701, on June 18, 2024 (Hearing date not less than 5 days from date of service of notice)
2. This resolution shall take effect immediately.

Moved by: John A. Pavese  
Seconded by: Ryan T. Shock  
Adopted on Motion on: May 7, 2024

THE MEMBERS VOTED ON THE FOREGOING RESOLUTION AS FOLLOWS:

William J. Rieber, Jr.  Yes  No  Absent  
Ryan T. Schock  Yes  No  Absent  
Scott S. Mace  Yes  No  Absent  
John A. Pavese  Yes  No  Absent  
Melinda S. Meddaugh  Yes  No  Absent

**c) BSD, LLC., 108 Old Liberty Road, SBL #: 13.-1-39**  
**The Following Resolution Was Duly Adopted: Res. No. 199 of the Year 2024.**

AT a Regular/Special Meeting of the Town Board of the  
Town of Thompson held at the Town Hall, Monticello,  
New York on May 7, 2024

The following resolution was duly moved, seconded and adopted:

WHEREAS, the Code Enforcement Officer has presented his/her written report concerning the building located on the premises located at 108 Old Liberty Rd, Monticello, NY 12701

Tax Map No. 13.-1-39, Complaint #: 2022-0054; and

WHEREAS, the Town Board directed the service of a notice on the property owner or other interested person and there has been no compliance with the terms of such notice.

Now, therefore, be it resolved:

1. The owner or other interested party having failed to comply with such notice, a public hearing is scheduled to be held to consider evidence related to the repair or the demolition and removal of such building at 7:00 PM at the Town Hall, 4052 Route 42, Monticello, NY 12701, on June 18, 2024 (Hearing date not less than 5 days from date of service of notice)
2. This resolution shall take effect immediately.

Moved by: Scott S. Mace

Seconded by: Melinda S. Meddaugh

Adopted on Motion on: May 7, 2024

THE MEMBERS VOTED ON THE FOREGOING RESOLUTION AS FOLLOWS:

William J. Rieber, Jr.	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Absent
Ryan Schock	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Absent
Scott Mace	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Absent
John Pavese	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Absent
Melinda S. Meddaugh	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Absent

**d) Daniel McCormack, 209 South Shore Drive, SBL #: 66.-45-2**

**The Following Resolution Was Duly Adopted: Res. No. 200 of the Year 2024.**

AT a Regular/Special Meeting of the Town Board of the  
Town of Thompson held at the Town Hall, Monticello,  
New York on May 7, 2024

The following resolution was duly moved, seconded and adopted:

WHEREAS, the Code Enforcement Officer has presented his/her written report concerning the building located on the premises located at 209 South Shore Dr, Rock Hill, NY 12775

Tax Map No. 66.-45-2, Complaint #: 2022-0194; and

WHEREAS, the Town Board directed the service of a notice on the property owner or other interested person and there has been no compliance with the terms of such notice.

Now, therefore, be it resolved:

1. The owner or other interested party having failed to comply with such notice, a public hearing is scheduled to be held to consider evidence related to the repair or the demolition and removal of such building at 7:00 PM at the Town Hall, 4052 Route 42, Monticello, NY 12701, on June 18, 2024 (Hearing date not less than 5 days from date of service of notice)

2. This resolution shall take effect immediately.

Moved by: Ryan T. Schock

Seconded by: Melinda S. Meddaugh

Adopted on Motion on: May 7, 2024

THE MEMBERS VOTED ON THE FOREGOING RESOLUTION AS FOLLOWS:

William J. Rieber, Jr.	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Absent
Ryan T. Schock	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Absent
Scott S. Mace	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Absent
John A. Pavese	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Absent
Melinda S. Meddaugh	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Absent

## **12) BILLS OVER \$5,000.00 – WATER & SEWER DEPARTMENT**

**The Following Resolution Was Duly Adopted: Res. No. 201 of the Year 2024.**

Resolved, that the following bills over \$5,000.00 for the Water & Sewer Department be approved for payment as follows:

### **MHE Engineering**

**\$5,950.00 Total Cost**

Invoice # 18340 – Engineering Services through February 2024 for the Harris Sewer District Pump Station Replacement Project (Harris & Old 17 Pump Stations, Project # 20-703.10.

### **Delaware Engineering**

**\$95,130.00 Total Cost**

Invoice # 20-2090-19 – Engineering Services through March 2024 on the Kiamesha Lake WWTP Upgrade Project.

Moved by: Councilman Mace

Seconded by: Councilwoman Meddaugh

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Vote: Ayes 5  
Nays 0

Rieber, Pavese, Schock, Meddaugh and Mace

**13) BUDGET TRANSFERS & AMENDMENTS**

Re: Budget Transfers & Amendments - FYE 12/31/24

Board  
Date: Meeting

5/7/2024

Memo: The following Budget Transfers & Amendments are proposed for the following purposes:

- 1) Increase Sullivan 180 grant revenue and appropriations to reflect increase
  
- 2) Advance additional \$100k from Harris Sewer District to Capital Account for Engineering of Pump Station Project. These funds should be paid back to the district once financing is in place.
  
- 3) Transfer funds from Melody Lake Sewer to Capital Account to cover negative cash balance remaining from 2014-2016 project

**The Following Resolution Was Duly Adopted: Res. No. 202 of the Year 2024.**

Resolved, that the following budgetary transfers/amendments hereby be approved as presented.

**Town Of Thompson**

**Budget Transfers/Amendments**

FYE 12/31/24

Town Board Meeting Date: 5/7/2024

<u>Account Number</u>	<u>Account Description</u>		<u>Revenue Increase</u>	<u>Revenue Decrease</u>	<u>Appropriation Increase</u>	<u>Appropriation Decrease</u>
A000.2770.300	Sullivan 180 Municipal Grant		15,000.00			
A000.8510.402	Sullivan 180 Grant Expenses				15,000.00	



2024 and approves the salary for the Dog Control Officer position at the salary of **\$40,000.00**.

Moved by: Councilwoman Meddaugh                      Seconded by: Councilman Pavese

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

Nays 0

## **NEW BUSINESS**

### **1) AUTHORIZE TOWN TO SUBMIT ADDITIONAL GRANT FUNDING APPLICATIONS TO SULLIVAN COUNTY YOUTH BUREAU & TO WAL-MART CHARITABLE FUNDING PROGRAM FOR (SUMMER YOUTH DAY CAMP PROGRAM)**

**The Following Resolution Was Duly Adopted: Res. No. 205 of the Year 2024.**

Resolved, that the Town of Thompson Town Board hereby authorizes submittal of an additional grant application up to \$3,000.00 to the Sullivan County Youth Bureau and an additional grant application to the Wal-Mart Charitable Funding Program for the 2024 Summer Youth Day Camp Program and that the Town Supervisor hereby be authorized to execute the applications, which Jill M. Weyer, Director of Community Development is authorized to complete and submit on behalf of the Town of Thompson.

Motion by: Councilwoman Meddaugh                      Seconded by: Councilman Pavese

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

Nays 0

### **2) LED LIGHTING PROJECT: REVIEW & APPROVE NON-ROUTINE MAINTENANCE OF LED STREETLIGHT TO REPLACE ALUMINUM POLE AT 15 JAMES PLACE, KIAMESHA LAKE, NY (\$2,173.80)**

**The Following Resolution Was Duly Adopted: Res. No. 206 of the Year 2024.**

Resolved, that the Price Quote from the New York Power Authority (NYPA) on behalf of EJ Electric for non-routine maintenance of the LED Streetlight Pole Replacement located in the Town of Thompson at 15 James Place, Kiamesha Lake, NY hereby be approved as presented for a total estimated cost of \$2,173.80 to be allocated out of the non-routine maintenance budget for the LED Street Lighting Project.

Motion by: Councilwoman Meddaugh                      Seconded by: Councilman Mace

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

Nays 0

## **REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS**

### **Supervisor William J. Rieber, Jr.**

- **RESOLUTION TO AUTHORIZE DIESEL FUEL ADDITIVE WITH FUEL VENDOR BLACK BEAR FUEL AT .0075 CENTS PER GALLON**

**The Following Resolution Was Duly Adopted: Res. No. 207 of the Year 2024.**

Resolved, that the Town Board of the Town of Thompson hereby authorizes the purchase of a Diesel Fuel Additive to the Diesel Fuel through the Town Fuel Vendor

Jus-Sar Fuel, Inc. dba Black Bear Fuel & Resnick Energy at additional cost of .0075 cents per gallon effective immediately.

Moved by: Councilman Schock                      Seconded by: Councilwoman Meddaugh

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

Nays 0

### **Parks & Recreation Superintendent Glenn Somers**

- Hamilton Road Community Litter Pluck Event – Was held this past Saturday, May 4<sup>th</sup> and approximately 1650 lbs. of debris were collected.
- Fly Fishing Event – Was held this past Saturday, April 27<sup>th</sup> at the Neversink River Access Park, which was well attended.
- Town Hall HVAC System Repairs – David Kerber, employee from the Highway Department came to Town Hall last week to help repair the HVAC System at the Town Hall. Supt. Somers thanked him for coming to help assist with the repairs. He also thanked Highway Supt. Richard Benjamin for allowing Mr. Kerber to come and assist with the repairs.

### **Councilman John A. Pavese**

- Cold Spring Road Property Acquisition for Highway Department Repair Facility/Garage. He reported on the concrete flooring issue. Discussion was held regarding the matter.

### **PUBLIC COMMENT**

There was no public comment given.

### **ANNOUNCEMENTS, REMINDERS & FOR YOUR INFORMATION**

- 05/07/24 at 7PM: Regular Town Board Meeting.

### **EXECUTIVE SESSION**

On a motion made by Councilman Pavese and seconded by Councilwoman Meddaugh the Town Board entered into Executive Session at 8:30 PM with Attorney Mednick, Comptroller DeMarmels, Supt. Messenger, Supt. Somers, Director Carnell and Director Weyer to discuss current investigation and possible enforcement matters.

The Zoom Livestream Videoconferencing connection was disconnected.

Executive Session was held.

On a motion made by Councilwoman Meddaugh and seconded by Councilman Schock the Town Board returned from Executive Session at 8:49 PM. There was no further action taken.

### **ADJOURNMENT**

On a motion made by Councilwoman Meddaugh and seconded by Councilman Schock the meeting was adjourned at 8:50 PM. All board members voted in favor of adjourning the meeting.

**Respectfully Submitted By:**

*Marilee J. Calhoun*  

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**Marilee J. Calhoun, Town Clerk**



VIA EMAIL: [comptroller@townofthompson.com](mailto:comptroller@townofthompson.com)

May 1, 2024

Ms. Melissa DeMarmels  
Comptroller  
Town of Thompson  
Town Hall  
4052 Route 42  
Monticello, New York 12701-322

Norton Rose Fulbright US LLP  
1301 Avenue of the Americas  
New York, New York 10019-6022  
United States

**Uyen Poh**  
**Partner**  
Direct line +1 212 318 3158  
[uyen.poh@nortonrosefulbright.com](mailto:uyen.poh@nortonrosefulbright.com)

Tel +1 212 318 3000  
Fax +1 212 318 3400  
[nortonrosefulbright.com](http://nortonrosefulbright.com)

Re: Town of Thompson, Sullivan County, New York  
Fee Schedule for Bond Counsel Services  
Client-Matter No. 1000086329

Dear Melissa:

Attached please find confirmation of the fee schedule for bond counsel services in effect since January 1, 2017 and continuing through December 31, 2024.

We highly value our relationship with the Town and we consider it a privilege to serve as your bond counsel.

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

Very truly yours,

Uyen Y. Poh  
UYP

Confirmed and accepted on behalf of the Town of Thompson  
Sullivan County, New York

William J. Rieber Jr  
Supervisor  
Town of Thompson  
Sullivan County, New York

May 9, 2024

**NORTON ROSE FULBRIGHT US LLP**  
**GENERAL OBLIGATION FEE SCHEDULE**

Date: January 1, 2017

**SINGLE YEAR BOND ANTICIPATION NOTES**

<u>Principal Amount</u>		<u>Fee</u>		
Up	to	\$ 99,999	\$ 600	
\$ 100,000	to	\$ 299,999	\$ 900	
\$ 300,000	to	\$ 499,999	\$ 1,200	
\$ 500,000	to	\$ 699,999	\$ 1,300	
\$ 700,000	to	\$ 999,999	\$ 1,400	
\$ 1,000,000	to	\$ 1,999,999	\$ 2,400	plus 60 cents per \$1,000 on amounts over \$1,000,000
\$ 2,000,000	to	\$ 3,999,999	\$ 3,000	plus 55 cents per \$1,000 on amounts over \$2,000,000
\$ 4,000,000	to	\$19,999,999	\$ 4,100	plus 50 cents per \$1,000 on amounts over \$4,000,000
\$20,000,000	and up		\$12,100	plus 45 cents per \$1,000 on amounts over \$20,000,000

Plus General charges, as described below.

E.F.C. Grid Note base fee of \$4,500 for review/preparation of E.F.C. documents, conference calls, plus above

**BOND ISSUES (PUBLIC SALE)**

Base fee \$7,000 for new money or refunding of notes  
\$18,000 for refunding of bonds under Sections 90.00 or 90.10

Plus \$1 per \$1,000 principal amount for the first \$20,000,000, plus \$.70 per \$1,000 principal amount for the next \$20,000,000, plus \$.40 per \$1,000 principal amount of the remainder, subject to a maximum of \$90,000

Plus General Charges, as described below

**BOND ISSUES (NEGOTIATED OR PRIVATE SALE)**

The same fee schedule and billing procedures set forth for Bond Issue (Public Sale) shall apply for bond issues sold at negotiated or private sale, except as follows:

Base fee \$2,500 for statutory installment bond issues  
\$7,000 for bond issues sold to E.F.C. or other State or federal agencies

## **TAX AND REVENUE ANTICIPATION NOTES**

Base fee	\$3,500 plus 95 cents per \$1,000 for the first \$10,000,000, 55 cents per \$1,000 for the next \$30,000,000 and 45 cents per \$1,000 thereafter
Plus	General Charges, as described below

## **GENERAL CHARGES**

In addition to specified charges described above for particular types of issues, the following general charges shall, where applicable, be added to each of the foregoing fee schedules:

- hourly \$ rate for time expended in connection with credit enhancement or insurance
- hourly \$ rate for time expended in connection with tax analysis and advice, arbitrage calculations and certification (we estimate this would be less than \$4,000 for bond anticipation notes and less than to \$6,000 for bonds or tax and revenue anticipation notes), with minimum charges of \$400 for bond anticipation notes and \$3,000 for bonds or cash flow borrowings.
- hourly \$ rate for time expended in connection with lengthy and extraordinary conferences, researching of special questions, etc.
- hourly \$ rate for time expended in connection with attendance at conferences and meetings where requested
- hourly \$ rate for time expended in connection with proceedings for the establishment of an improvement district or extension or benefited area and for an increase and improvement of the facilities of an improvement district or extension

For these hourly charges, the discounted rates of \$525 per hour for partners and counsel and \$400 per hour for associates shall apply. Paralegal time, to the extent required, shall be billed at \$225 per hour.

Hourly charges for other work not described above at firm standard billing rates less a 20% discount, as in effect from time to time.

## **BOND RESOLUTION PREPARATION OR REVIEW**

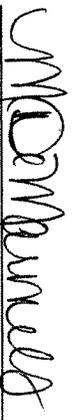
Fee	\$750 to be billed at the time of issuance of the first bond anticipation note or bonds in the event notes are not issued, or, if not used, at any time after two years after preparation
Additional Charge	\$100 for each bond resolution adopted subject to permissive referendum or mandatory referendum
Additional Charge	\$500 for each bond resolution not prepared or reviewed by us prior to adoption but necessary to support an issue on which we are opining, to be billed at the time of the first use of such bond authorization by us.



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 7<sup>th</sup> day of May 2021 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	Unposted Batch Totals		Manual Checks		Purchase Cards		Total	
		Invoice Batch	Unpaid	Unpaid	Unpaid	Paid	Unpaid	Paid	Unpaid
SSHC	Harris Consolidated Sewer District	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00	\$0.00	\$100,000.00	\$0.00
SSM0	MELODY LAKE SEWER DISTR.	\$0.00	\$0.00	\$0.00	\$0.00	\$38,714.00	\$0.00	\$38,714.00	\$0.00
<b>Unposted Batch Grand Totals</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$138,714.00</b>	<b>\$0.00</b>	<b>\$138,714.00</b>	<b>\$0.00</b>

**Posted Batch Totals**

Fund	Fund Description	Invoice Batch		Manual Checks		Purchase Cards		Total	
		Paid	Unpaid	Unpaid	Unpaid	Paid	Unpaid	Paid	Unpaid
A000	GENERAL FUND TOWN WIDE	\$237,112.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$237,112.26	\$0.00
B000	GENERAL TOWN OUTSIDE	\$147,178.03	\$0.00	\$0.00	\$0.00	\$3,750.00	\$0.00	\$150,928.03	\$0.00
DA00	HWY#3 / 4 - TOWN WIDE	\$89,412.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$89,412.86	\$0.00
DB00	HWY#1 - TOWN OUTSIDE	\$96,221.39	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$96,221.39	\$0.00
H000	CAPITAL PROJECTS	\$102,680.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$102,680.00	\$0.00
RD00	ADELAAR ROAD IMPROVEMENT DISTRICT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SL01	ROCK HILL LIGHTING	\$465.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$465.88	\$0.00
SL02	LUCKY LAKE LIGHTING	\$67.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$67.14	\$0.00
SL03	LAKE LOUISE MARIE	\$231.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$231.04	\$0.00
SL04	PATO HOMES LIGHTING	\$178.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$178.25	\$0.00
SL05	KIAMESHA SHORES LIGHTING	\$55.81	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$55.81	\$0.00
SL06	EMERALD GREEN LIGHTING	\$1,286.39	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,286.39	\$0.00
SL07	TREASURE LAKE LIGHTING	\$5.37	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5.37	\$0.00
SL08	CONGERO ROAD LIGHTING	\$87.37	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$87.37	\$0.00
SL09	YESHIVA/KIAM. LIGHTING DISTRICT	\$195.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$195.30	\$0.00
SL10	EMERALD CORP. PARK L/D#10	\$105.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$105.92	\$0.00
SL11	ADELAAR Lighting	\$427.03	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$427.03	\$0.00
SRH0	ROCK HILL AMBULANCE DIST	\$8,187.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,187.50	\$0.00
SSAR	Adelaar Sewer District	\$11,833.65	\$0.00	\$0.00	\$0.00	\$1,390,000.00	\$0.00	\$1,401,833.65	\$0.00
SSHC	Harris Consolidated Sewer District	\$8,338.65	\$0.00	\$0.00	\$0.00	\$19,000.00	\$0.00	\$27,338.65	\$0.00
SSKC	Kiamesha Consolidated Sewer District	\$70,246.67	\$0.00	\$0.00	\$0.00	\$185,000.00	\$0.00	\$280,246.67	\$0.00
SSM0	MELODY LAKE SEWER DISTR.	\$3,360.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,360.08	\$0.00
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$44,632.75	\$0.00	\$0.00	\$0.00	\$60,000.00	\$0.00	\$104,632.75	\$0.00
SSSO	SACKETT LAKE SEWER DISTR	\$16,247.93	\$0.00	\$0.00	\$0.00	\$30,000.00	\$0.00	\$46,247.93	\$0.00
SWA0	ADELAAR RESORT WATER DISTRICT	\$1,822.61	\$0.00	\$0.00	\$0.00	\$1,400,000.00	\$0.00	\$1,422,322.61	\$0.00
SWCO	COLD SPRING WATER	\$1,310.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,310.06	\$0.00
SWDO	DILLON WATER DISTRICT	\$314.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,814.80	\$0.00
SWKO	KIAMESHA RT42 WATER	\$712.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$712.62	\$0.00



Town of Thompson  
Warrant Report

Fund	Fund Description	Invoice Batch		Manual Checks		Purchase Cards		Total	
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	Paid	Unpaid
SWL0	LUCKY LAKE WATER DISTR	\$347.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$347.28	\$0.00
SWM0	MELODY LAKE WATER	\$631.55	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,631.55	\$0.00
T000	TRUST & AGENCY FUND	\$5,776.13	\$0.00	\$0.00	\$0.00	\$15,259.78	\$0.00	\$21,035.91	\$0.00
<b>Posted Batch Grand Totals</b>		<b>\$849,472.32</b>	<b>\$0.00</b>	<b>\$55,000.00</b>	<b>\$0.00</b>	<b>\$3,104,009.78</b>	<b>\$0.00</b>	<b>\$4,008,482.10</b>	<b>\$0.00</b>
Report Grand Totals		Invoice Batch		Manual Checks		Purchase Cards		Total	
Fund	Fund Description	Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	Paid	Unpaid
A000	GENERAL FUND TOWN WIDE	\$237,112.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$237,112.26	\$0.00
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H000	CAPITAL PROJECTS	\$102,680.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$102,680.00	\$0.00
RD00	ADELAAR ROAD IMPROVEMENT DISTRICT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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SL04	PATIO HOMES LIGHTING	\$178.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$178.25	\$0.00
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SL06	EMERALD GREEN LIGHTING	\$1,286.39	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,286.39	\$0.00
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SL08	CONGERO ROAD LIGHTING	\$87.37	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$87.37	\$0.00
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SWD0	DILLON WATER DISTRICT	\$314.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,814.80	\$0.00
SWK0	KIAMESHA RT42 WATER	\$712.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$712.62	\$0.00
SWL0	LUCKY LAKE WATER DISTR	\$347.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$347.28	\$0.00
SWM0	MELODY LAKE WATER	\$631.55	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,631.55	\$0.00
T000	TRUST & AGENCY FUND	\$5,776.13	\$0.00	\$0.00	\$0.00	\$15,259.78	\$0.00	\$21,035.91	\$0.00



Town of Thompson  
Warrant Report

Grand Totals \$849,472.32 \$0.00 \$55,000.00 \$0.00 \$3,104,009.78 \$138,714.00 \$4,008,482.10 \$138,714.00