

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 on **February 20, 2025**.

ROLL CALL:

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

Absent: Councilwoman Melinda S. Meddaugh

Also Present: Marilee J. Calhoun, Town Clerk
Michael B. Mednick, Town Attorney
Melissa DeMarmels, Town Comptroller
Jill M. Weyer, Director of Community Development
Michael G. Messenger, Water & Sewer Superintendent
Hayden Carnell, Highway Superintendent

REGULAR MEETING – CALL TO ORDER

Supervisor Rieber opened the meeting at 4:30 PM with the Pledge to the Flag. This meeting was held in person.

APPROVAL OF MINUTES:

On a motion made by Councilman Pavese and seconded by Councilman Mace the approval of the February 4th, 2025 Regular Town Board Meeting minutes were approved as presented.

Vote: Ayes 4 Rieber, Schock, Pavese and Mace
 Nays 0
 Absent 1 Meddaugh

PUBLIC COMMENT:

There was no public comment given.

CORRESPONDENCE:

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

- **Robert Romine, ClearPath Energy LLC:** Letter dated 01/31/25 to Supervisor Rieber Re: Notice of Intent to Install a Solar Energy System–The “Thompson’s Own” Solar Project, CP Thompson One LLC, Downs Road, Monticello, NY, SBL #16.-1-30.2.
- **Julio Garaicoechea, Project Manager, SC IDA:** 2025 Distribution of PILOT Payments – Check #2742 Dated: 02/04/25 for \$86,119.72 (13 Projects).

- **NYS Dept. of Taxation and Finance:** Check #10316064, Dated: 01/29/25 in the amount of \$595,681.80 – NYS Gaming Commission for Resorts World Catskill Casino Distribution 3rd Quarter Payment.
- **Maggie Tuttle, Inspector, NYS DOH:** Annual Water System Field Compliance Inspection, Dated: 10/30/25 – Cold Spring Road Water District, Permit No.: NY5220343.
- **Jennifer M. Flad, Executive Director, SC IDA:** Letter dated 02/12/25 to Assessor Krzywicki Re: Amended NYS Dept. of Taxation & Finance Form RP-412-a, Amended Application for Real Property Tax Exemption (County of Sullivan IDA with Kinnelon Properties, LLC and Mamma Says NY, LLC d/b/a Nonni's Acquisition Co., Inc. along with Amended and Restated PILOT Agreement, Amended and Restated Lease Agreement, (SBL # 1.-1-4.1, f/k/a portion of SBL # 1.-1-4 to the Project.
- **Charter Communications:** Letter dated 02/07/25 with Check #81159177 dated 02/07/25 for \$42,700.88 – 4th Quarter Franchise Fee (10/01/24 – 12/31/24).

AGENDA ITEMS:

1) APPROVAL OF AGREEMENT BETWEEN THE TOWN & YMCA FOR THE 2025 SUMMER YOUTH DAY CAMP

The Following Resolution Was Duly Adopted: Res. No. 110 of the Year 2025.

Resolved, that the Town Board of the Town of Thompson hereby approves and authorizes Supervisor Rieber to execute and enter into the contract/agreement between the Town of Thompson and YMCA of Middletown and Monticello for the Summer Youth Day Camp Program 2025 Season. Further Be It Resolved, that a copy of the fully executed contract will be filed in the Office of the Town Clerk.

Moved by: Councilman Pavese

Seconded by: Councilman Mace

Vote: Ayes 4 Rieber, Pavese, Schock and Mace

Nays 0

Absent 1 Meddaugh

2) ORDER CALLING FOR A PUBLIC HEARING ON TUESDAY, MARCH 4TH, 2025 AT 7PM: SACKETT LAKE SEWER DISTRICT COLLECTION SYSTEM IMPROVEMENT PROJECT NO. C3-5378-08-00 – BONDING FOR INCREASED FUNDING

The Following Resolution Was Duly Adopted: Res. No. 111 of the Year 2025.

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 February 20, 2025, at 4:30 o'clock P.M., Eastern Time.

PRESENT:

**Town Board Meeting
February 20, 2025
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William J. Rieber, Jr.
Supervisor

John A. Pavese
Councilperson

Ryan T. Schock
Councilperson

Scott S. Mace
Councilperson

-----X
:
In the Matter of the Increase and Improvement :
of the Facilities of the Sackett Lake Sewer District: **ORDER CALLING PUBLIC HEARING**
in the Town of Thompson, Sullivan County, :
New York. :
:
-----X

WHEREAS, the Town Board of the Town of Thompson, Sullivan County, New York, previously held a public hearing on November 16, 2021, and adopted a public interest order and bond resolution dated November 16, 2021 ("2021 Bond Resolution"), authorizing \$1,593,293.30 bonds to pay the costs of the increase and improvement of the facilities of the Sackett Lake Sewer District that were described in a report dated November 08, 2021 titled "Map, Plan and Report for Sackett Lake Sewer District Collection System Improvement Project", including the rehabilitation and partial replacement of the sewer main; and

WHEREAS, the Town Board of the Town of Thompson, Sullivan County, New York, previously held a public hearing on April 04, 2023, and adopted a public interest order and an amending bond resolution dated April 04, 2023, to amend the 2021 Bond Resolution to increase the amount of bonds authorized to \$2,163,936 to pay for the increase and improvement of the facilities of the Sackett Lake Sewer District that were described in a report dated November 8, 2021 titled

“Map, Plan and Report for Sackett Lake Sewer District Collection System Improvement Project”, including the rehabilitation and partial replacement of the sewer main; and

WHEREAS, it is now determined that the estimated maximum cost to said District of the aforementioned capital project is now \$2,264,000, an increase of \$100,064, which is expected to be paid for by grants with no increase to the amount of bonds previously authorized; and

WHEREAS, the Town Board of said Town has duly caused MHE Engineers D.P.C. to prepare an updated plan and report, including a revised estimate of cost, relating to said increase and improvement of facilities in said District; and

WHEREAS, to the extent not paid for by grants, the repayment of any bonds previously authorized and to be issued 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 and the updated plan and 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 March 04, 2025, at 7:00 o'clock P.M., Eastern 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 plan and 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 March 04, 2025, at 7:00 o'clock P.M., Eastern Time, for the purpose of conducting a public hearing relating to an amendment of the estimated maximum cost of the proposed increase and improvement of the facilities of the Sackett Lake Sewer District in said Town, including the rehabilitation and partial replacement of the sewer main and incidental expenses in connection therewith, in said District, at a revised estimated maximum cost of \$2,264,000, an increase of \$100,064 (expected to be paid for with grants), at which time and place said Town Board will hear all persons interested in the subject thereof. The amount of bonds previously authorized for such project will not increase.

The updated plan and report, including revised estimate of cost, relating to this project, prepared by MHE Engineers D.P.C., 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
February 20, 2025

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

Marilee J. Calhoun, Town Clerk

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., SUPERVISOR	VOTING	AYE
MELINDA S. MEDDAUGH, COUNCILWOMAN	VOTING	ABSENT
JOHN A. PAVESE, COUNCILMAN	VOTING	AYE
RYAN T. SCHOCK, COUNCILMAN	VOTING	AYE
SCOTT S. MACE, COUNCILMAN	VOTING	AYE

The order was thereupon declared duly adopted.

* * *

3) RESOLUTION TO AUTHORIZE HIRING OF JUNE E. CRANDALL AS PART-TIME CLERK IN TAX COLLECTOR'S OFFICE AT AN HOURLY RATE OF \$20.00 AND NOT TO EXCEED THE 2025 ADOPTED BUDGETED SALARY

The Following Resolution Was Duly Adopted: Res. No. 112 of the Year 2025.

Resolved, that Heather Berg, Receiver of Taxes is hereby authorized to hire June E. Crandall as a Part-Time clerk at the contracted rate of \$20.00 per hour, not to exceed the 2025 budgeted salary of \$6,000.00 effective immediately.

Motion by: Councilman Mace

Seconded by: Councilman Schock

Vote: Ayes 4 Rieber, Pavese, Schock and Mace

Nays 0

Absent 1 Meddaugh

4) BILLS OVER \$5,000.00

There were no bills over \$5,000.00 submitted for approval of payment.

5) ORDER BILLS PAID

The Following Resolution Was Duly Adopted: Res. No. 113 of the Year 2025.

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: Councilman Schock

Seconded by: Councilman Pavese

Vote: Ayes 4 Rieber, Schock, Pavese and Mace

Nays 0

Absent 1 Meddaugh

¹ ATTACHMENT: ORDER BILLS PAID

OLD BUSINESS

2025 YMCA SUMMER YOUTH DAY CAMP SEASON – NON-RESIDENT PARTICIPATION FOR (10) YOUTHS

Discussion was held regarding opening the 2025 YMCA Summer Youth Day Camp Season to (10) Non-Resident Youths at a cost of \$1,000.00 for the Season. The Town Board indicated that they are in-favor of offering Non-Resident Participation.

NEW BUSINESS

There was no new business reported on.

REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS

- No Reports Given.

PUBLIC COMMENT

There was no public comment given.


ANNOUNCEMENTS, REMINDERS & FOR YOUR INFORMATION

- 03/04/25 at 7PM: Regular Town Board Meeting.
- 03/04/25 at 7PM: Public Hearing - Proposed Local Law No. 01 of 2025 – Amend Chapter 250 of Town Code Re: Zone Change Request for Silberts Resort Community Inc. from SR to HC-2 Zoning District, SBL #'s 13.-1-17.1 & 13.-1-17.2.
- 03/18/25 at 7PM: Regular Town Board Meeting.
- 03/18/25 at 7PM: Public Hearing – Proposed Local Law No. 02 of 2025 – Amend Chapter 250 of Town Code Re: Zone Change Request for Kroeger USA, LLC from RR-1 to HC-2 Zoning District, SBL #'s 24.-1-57 & 24.-1-59.1.

ADJOURNMENT

On a motion made by Councilman Schock and seconded by Councilman Pavese the meeting was adjourned at 4:40 PM. All board members voted in favor of adjourning the meeting.

Respectfully Submitted By:




Marilee J. Calhoun, Town Clerk

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 30th day of February 20th 20²⁵ 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 DeMarnes, Comptroller


William J. Rieber Jr., Supervisor

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Town of Thompson
Warrant Report

Unposted Batch Totals									
Fund	Fund Description	Invoice Batch		Manual Checks		Purchase Cards		Total	
T000	TRUST & AGENCY FUND	\$0.00		\$0.00		\$293.45		\$293.45	
Unposted Batch Grand Totals		\$0.00		\$0.00		\$293.45		\$293.45	

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	\$5,225,827.21	\$0.00	\$1,054,776.14	\$0.00	\$10,586,639.02	\$0.00	\$16,867,242.37	\$0.00
B000	GENERAL TOWN OUTSIDE	\$61,971.35	\$0.00	\$0.00	\$0.00	\$1,292,644.76	\$0.00	\$1,354,616.11	\$0.00
DA00	HWY#3 / 4 - TOWN WIDE	\$330,394.51	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$330,394.51	\$0.00
H000	CAPITAL PROJECTS	\$0.00	\$0.00	\$0.00	\$0.00	\$541,875.94	\$0.00	\$541,875.94	\$0.00
SL01	ROCK HILL LIGHTING	\$1,483.31	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,483.31	\$0.00
SL02	LUCKY LAKE LIGHTING	\$283.98	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$283.98	\$0.00
SL03	LAKE LOUISE MARIE	\$863.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$863.49	\$0.00
SL04	PATIO HOMES LIGHTING	\$600.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.20	\$0.00
SL05	KIAMESHA SHORES LIGHTING	\$179.96	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$179.96	\$0.00
SL06	EMERALD GREEN LIGHTING	\$10,693.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,693.30	\$0.00
SL07	TREASURE LAKE LIGHTING	\$53.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$53.46	\$0.00
SL08	CONGERO ROAD LIGHTING	\$94.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$94.57	\$0.00
SL09	YESHIVA/KIAM. LIGHTING DISTRICT	\$750.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$750.23	\$0.00
SL10	EMERALD CORP. PARK L/D#10	\$99.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$99.26	\$0.00
SL11	ADELAAR Lighting	\$1,312.89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,312.89	\$0.00
SL12	Route 42 N Lighting	\$2,162.78	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,162.78	\$0.00
SRH0	ROCK HILL AMBULANCE DIST	\$18,292.66	\$0.00	\$0.00	\$0.00	\$9,080.93	\$0.00	\$27,373.59	\$0.00
SSAR	Adelaar Sewer District	\$10,924.44	\$0.00	\$0.00	\$0.00	\$5,000.00	\$0.00	\$15,924.44	\$0.00
SSHC	Harris Consolidated Sewer District	\$9,919.12	\$0.00	\$0.00	\$0.00	\$2,000.00	\$0.00	\$11,919.12	\$0.00
SSKC	Kiamesha Consolidated Sewer District	\$71,174.79	\$0.00	\$0.00	\$0.00	\$110,000.00	\$0.00	\$181,174.79	\$0.00
SSMO	MELODY LAKE SEWER DISTR.	\$1,647.25	\$0.00	\$0.00	\$0.00	\$2,000.00	\$0.00	\$3,647.25	\$0.00
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$34,287.63	\$0.00	\$0.00	\$0.00	\$30,000.00	\$0.00	\$64,287.63	\$0.00
SSSO	SACKETT LAKE SEWER DISTR	\$16,834.88	\$0.00	\$0.00	\$0.00	\$11,000.00	\$0.00	\$27,834.88	\$0.00
SWA0	ADELAAR RESORT WATER DISTRICT	\$1,542.35	\$0.00	\$0.00	\$0.00	\$4,000.00	\$0.00	\$5,542.35	\$0.00
SWCO	COLD SPRING WATER	\$1,185.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,185.32	\$0.00
SWDO	DILLON WATER DISTRICT	\$485.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$485.32	\$0.00
SWKO	KIAMESHA RT42 WATER	(\$838.14)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$838.14)	\$0.00
SWLO	LUCKY LAKE WATER DISTR	\$154.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$154.23	\$0.00
SWMO	MELODY LAKE WATER	\$612.85	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,612.85	\$0.00



Town of Thompson
Warrant Report

T000	TRUST & AGENCY FUND	\$5,892.67	\$0.00	\$0.00	\$0.00	\$40,975.30	\$0.00	\$46,867.97	\$0.00
Posted Batch Grand Totals		\$5,808,885.87	\$0.00	\$1,054,776.14	\$0.00	\$12,636,215.95	\$0.00	\$19,499,877.96	\$0.00

Report Grand Totals

Fund	Fund Description	Invoice Batch		Manual Checks		Purchase Cards		Total	
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	Paid	Unpaid
A000	GENERAL FUND TOWN WIDE	\$5,225,827.21	\$0.00	\$1,054,776.14	\$0.00	\$10,586,639.02	\$0.00	\$16,867,242.37	\$0.00
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SL05	KIAMESHA SHORES LIGHTING	\$179.96	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$179.96	\$0.00
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SL11	ADELAAR Lighting	\$1,312.89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,312.89	\$0.00
SL12	Route 42 N Lighting	\$2,162.78	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,162.78	\$0.00
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SWC0	COLD SPRING WATER	\$1,185.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,185.32	\$0.00
SWD0	DILLON WATER DISTRICT	\$485.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$485.32	\$0.00
SWK0	KIAMESHA RT42 WATER	(\$838.14)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$838.14)	\$0.00
SWL0	LUCKY LAKE WATER DISTR	\$154.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$154.23	\$0.00
SWM0	MELODY LAKE WATER	\$612.85	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,612.85	\$0.00
T000	TRUST & AGENCY FUND	\$5,892.67	\$0.00	\$0.00	\$0.00	\$40,975.30	\$293.45	\$46,867.97	\$293.45
Grand Totals		\$5,808,885.87	\$0.00	\$1,054,776.14	\$0.00	\$12,636,215.95	\$293.45	\$19,499,877.96	\$293.45