

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 **August 19, 2025.**

ROLL CALL:

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

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
Hayden Carnell, Highway Superintendent
James Carnell, Director of Buildings, Planning & Zoning

Present Via Zoom: None

Absent: John A. Pavese, Councilman
Kelly M. Murran, Deputy Town Clerk

REGULAR MEETING – CALL TO ORDER

Supervisor Rieber opened the meeting at 7:00 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 approval of the August 05th, 2025 Regular Town Board Meeting minutes were approved as presented.

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

PUBLIC COMMENT: There was no public comment.

CORRESPONDENCE:

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

- NYSDEC: Annual Compliance Inspection – Dillon Farms Sewer District – Satisfactory Rating

- Sullivan County IDA: Transition of EPR benefits to Monticello Raceway Management Inc. & Empire Resorts, Inc.
- NYS Dept. of Taxation and Finance: Check #09904145, Dated: 08/01/25 in the amount of \$601,259.54 – NYS Gaming Commission for Resorts World Catskill Casino Distribution 1st Quarter Payment
- Charter Communications
- Sullivan County General Fund Cannabis Revenue

AGENDA ITEMS:

1) RESOLUTION TO ACCEPT & FILE AUDIT REPORT/FINANCIAL STATEMENTS FISCAL YEAR ENDING 12/31/2024 BY NUGENT & HAESSLER, P.C., CERTIFIED PUBLIC ACCOUNTANTS

The Following Resolution Was Duly Adopted: Res. No. 284 of the Year 2025.

Resolved, that the Audit Report and Financial Statements of the Town of Thompson Fiscal Affairs for 01/01/2024 to 12/31/2024 prepared by Nugent & Haessler, P.C., Certified Public Accountants, hereby be accepted and filed with the Town Clerk. Further be it Resolved, that the Town Clerk hereby be directed to publish Notice of the Filing of the Report as required by law, forward copies to the Office of the State Comptroller, NYS Justice Court Administration, and maintain a copy on file in the Office of the Town Clerk.

Moved by: Councilwoman Meddaugh Seconded by: Councilman Mace

Vote: Ayes 4 Rieber, Pavese, Meddaugh and Mace

Nays 0

Absent 1 Pavese

2B) SEQR DETERMINATION: ROCK HILL/EMERALD GREEN CONSOLIDATED SEWER DISTRICT PUMP STATION # 6

The Following Resolution Was Duly Adopted: Res. No. 285 of the Year 2025.

At a regular meeting of the Town Board of the Town of
Thompson held at the Town Hall, 4052 Route 42,
Monticello, New York, on August 19, 2025

RESOLUTION FOR NEGATIVE DECLARATION UNDER SEQR FOR EMERALD GREEN PUMP STATION #6 COLLECTION SYSTEM IMPROVEMENT PROJECT, WITHIN THE CONSOLIDATED ROCK HILL/EMERALD GREEN SEWER DISTRICT

WHEREAS, the Town Board of the Town of Thompson declared itself lead agency pursuant to Resolution dated July 15, 2025 in connection with the coordinated review of the proposed unlisted action for the Emerald Green Pump Station #6 Collection System Improvement Project, within the Consolidated Rock Hill/Emerald Green Sewer District;

and

WHEREAS, a Full Environmental Assessment Form has been filed in connection with the proposed Project, a copy of which is attached hereto and made a part of this Resolution; and

WHEREAS, a public hearing shall be conducted in connection with the Project financing on September 2, 2025, for the aforementioned Project.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Thompson determines that there are no negative environmental impacts that would be caused as a result of the proceeding with the Emerald Green Pump Station #6 Collection System Improvement Project, within the Consolidated Rock Hill/Emerald Green Sewer District, with NYSEFC WIIA Grant; and

FURTHER BE IT RESOLVED, it is determined that the Town Board of the Town of Thompson makes a negative declaration with regard to any environmental impacts caused as a result of the proposed aforementioned Project.

Moved by: Councilman Scott S. Mace
Seconded by: Councilman Ryan T. Schock
Adopted the 19th day of August, 2025.

The members of the Town Board voted as follows:

Supervisor WILLIAM J. RIEBER, JR.	Yes [X]	No []
Councilperson SCOTT S. MACE	Yes [X]	No []
Councilman JOHN A. PAVESE	Yes []	No [] Absent
Councilwoman MELINDA S. MEDDAUGH	Yes [X]	No []
Councilman RYAN T. SCHOCK	Yes [X]	No []

2A) SET DATE FOR PUBLIC HEARING – 09/02/2025: ROCK HILL/EMERALD GREEN CONSOLIDATED SEWER DISTRICT PUMP STATION # 6

The Following Resolution Was Duly Adopted: Res. No. 286 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 August 19, 2025, at 7:00 o'clock P.M., Eastern Time.

PRESENT:

Hon. William J. Rieber, Jr.
Supervisor

Hon. Melinda S. Meddaugh
Councilperson

Hon. John A. Pavese
Councilperson

Hon. Ryan T. Schock
Councilperson

Hon. Scott S. Mace
Councilperson

-----X
:
In the Matter of the Increase and Improvement :
of the Facilities of the Consolidated :
Rock Hill/ Emerald Green Sewer District :
in the Town of Thompson, Sullivan County : **ORDER CALLING PUBLIC HEARING**
:
:
-----X

WHEREAS, the Town Board of the Town of Thompson, Sullivan County, New York, has had under consideration the increase and improvement of the facilities of the Consolidated Rock Hill/Emerald Green Sewer District, in said Town (the "District"), consisting of rehabilitation or replacement of sewer mains and manholes, lateral replacement and related site improvements, including incidental expenses in connection therewith; and;

WHEREAS, the District is each located entirely within said Town; and

WHEREAS, the Town Board of said Town has duly caused MHE Engineering, D.P.C. to prepare a map, plan and report, including an estimate of cost, dated June 27, 2025, relating to said increase and improvement of facilities in said Emerald Green and Rock Hill Sewer Districts, which describes details of the project and the expected costs to be paid by property owners in each Benefitted Sewer District; and

WHEREAS, such expected costs are projections, are subject to various contingencies and, pursuant to law, may be further adjusted by the annual apportionment of such costs by the Town Board between the District; and

WHEREAS, the estimated maximum cost of such increase and improvement of facilities is determined to be \$4,900,000; and

WHEREAS, to the extent not paid from user charges, such cost shall be annually apportioned and assessed upon the several lots and parcels of land within the District after taking into account the annual apportionment of such cost between the District pursuant to Section 202-b paragraph 4 of the Town Law, in the manner provided by law, in an amount sufficient to pay the principal and interest on bonds, notes or other obligations issued to finance such cost as the same become due; and

WHEREAS, an environmental analysis was previously prepared pursuant to the regulations of the New York State Department of Environmental Conservation promulgated pursuant to the State Environmental Quality Review Act in connection with such increase and improvement of the facilities of said District and it has been determined that such increase and improvement of the facilities of said District and use will not result in any significant environmental effects; and

WHEREAS, it is now desired to call a public hearing on said proposed increase and improvement of facilities and the map, plan and report, including 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 September 02, 2025, at 7:00 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, 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 September 02, 2025, at 7:00 P.M., Eastern Time, for the purpose of conducting a public hearing relating to the proposed increase and improvement of the facilities of the Consolidated Rock Hill/Emerald Green Sewer District, in said Town (the "District"), consisting of rehabilitation or replacement of sewer mains and manholes, lateral replacement and related site improvements, including incidental expenses in connection therewith, in said District, at an estimated maximum cost of \$4,900,000, 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 map, plan and report, including estimate of cost, relating to this project is on the file in the Office of the Town Clerk where it is available for public inspection during normal business hours.

An environmental analysis has been prepared on behalf of the District pursuant to the regulations of the New York State Department of Environmental Conservation promulgated pursuant to the State Environmental Quality Review Act in connection with such increase and improvement of the facilities of said District and it has been determined that such increase and improvement of the facilities of said District will not result in any significant adverse environmental impacts.

Dated: Monticello, New York
August 19, 2025

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

Kelly M. Murran, Deputy Town Clerk

Motion by: Councilman Mace

Seconded by: Councilman Schock

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
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Melinda S. Meddaugh, Councilperson	VOTING	Aye
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John A. Pavese, Councilperson	VOTING	Absent
Ryan T. Schock, Councilperson	VOTING	Aye
Scott S. Mace, Councilperson	VOTING	Aye

The order was thereupon declared duly adopted.

3) **SACKETT LAKE SEWER EXTENSION NO. 06 – ARI JACOBS**
A) **ACCEPT MAP, PLAN & REPORT**
The Following Resolution Was Duly Adopted: Res. No. 287 of the Year 2025.

Resolved, that the Town Board of the Town of Thompson hereby accepts the Map, Plan & Report completed by MHE Engineering, D.P.C. Professional Engineers on behalf of the Town for Thompson Sackett Lake Sewer Extension No. 06, Dated: 08/01/2025.
Moved by: Councilman Mace Seconded by: Councilwoman Meddaugh
Vote: Ayes 4 Rieber, Schock, Meddaugh and Mace
 Nays 0
 Absent 1 Pavese

B) SET DATE FOR PUBLIC HEARING-09/02/2025
The Following Resolution Was Duly Adopted: Res. No. 288 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, on the 19th day of **August**, 2025, at 7:00 o'clock P.M., Prevailing Time.

PRESENT:

WILLIAM J. RIEBER, JR., Supervisor
SCOTT S. MACE, Councilman
MELINDA S. MEDDAUGH, Councilwoman
RYAN T. SCHOCK, Councilman

-----X
In the Matter of
Proposed Extension No. 6 of the **SACKETT LAKE SEWER DISTRICT** in the Town of Thompson, Sullivan County, New York.
-----X

WHEREAS, a Map, Plan and Report have been duly prepared in such manner and in such detail as has heretofore been determined by the Town Board of the Town of Thompson, Sullivan County, New York, relating to the Extension #6 of the Sackett Lake Sewer District within said Town, to serve the area more particularly described in Schedule “A” annexed hereto and made a part hereof, which area is located wholly within the Town of Thompson; and

WHEREAS, said Map, Plan and Report was prepared on behalf of the Town, by MHE Engineering, DPC, dated August 01, 2025, which engineers are duly licensed by the State of New York, and which report and plan are on file in the office of the Town Clerk for public inspection; and

WHEREAS, the boundaries of the proposed extended district are more fully set forth and described in Schedule “A” annexed hereto and made a part hereof; and

WHEREAS, the improvement proposed for the said Sackett Lake Sewer District, as extended, consists of providing a means by which Ari Jacobs (T/O Thompson Tax Map Parcel #56-1-32.54) may dispose of sewage by becoming part of the said Sackett Lake Sewer District, and

WHEREAS, the entire amount to be expended for such improvement, including but not limited to, costs of construction, engineering, administrative and legal fees, shall be borne solely and entirely by the said landowner, namely, Ari Jacobs, and

WHEREAS, the annual average cost for a typical single-family residence with four (4) bedrooms would be *Six Hundred Twenty-Nine and 60/100 (\$629.60) Dollars*, and

WHEREAS, it is now desired to call a Public Hearing for the purpose of considering said Map, Plan and Report, and extending said Sackett Lake Sewer District, and to hear

all persons interested in the subject thereof and concerning the same in accordance with the provisions of Section 209-d of the Town Law;

NOW, THEREFORE, IT IS HEREBY

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

Section 1. That a meeting of the Town Board of the Town of Thompson, Sullivan County, New York, shall be held at the Town Hall, 4052 Route 42, Monticello, New York, in said Town, on the 2nd day of September, 2025, at 7:00 o'clock, P.M., Prevailing Time, to consider said Map, Plan and Report, and to hear all persons interested in the subject thereof concerning the same and to take such action thereon as is required by law.

Section 2. That a copy of this Order shall be published in the Sullivan County Democrat, the official newspaper of said Town, and posted on the bulletin board maintained by the Town Clerk at the Town Hall in accordance with the provisions of Section 209-d of the Town Law, such publication posting to be not less than ten nor more than twenty days before the date designated for the hearing as aforesaid.

Section 3. This order shall take effect immediately.

Motion by: Councilwoman Melinda S. Meddaugh

Seconded by: Councilman Ryan T. Schock

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
SCOTT S. MACE	VOTING	Aye
JOHN A. PAVESE	VOTING	Absent

MELINDA S. MEDDAUGH

VOTING

Aye

RYAN T. SCHOCK

VOTING

Aye

The order was thereupon declared duly adopted.

SCHEDULE " A "

Sackett Lake Sewer District Ext. No. 6

August 2025

Beginning at a point, being the northeast corner of Tax map parcel 56.-1-32.54 and the southeast corner of tax map parcel 56.-1-46.1, said corner also being on the western boundary of Sacket Lake Road, County Route 45 (CR 45); Thence

1. Southerly, 125 feet more or less, along the western boundary Sackett Lake Road (CR 45), to a point, being the northeastern corner of tax map parcel 56.-1-32.51; thence
2. Westerly, 300.23 feet more or less along the northern boundary of tax map parcel 56.-1-32.51 a point; thence
3. Northerly, 125 feet more or less, along the boundary of tax map parcel 56.-1-46.1 to a point, said point; thence
4. Easterly, 300 feet more or less, along the southern boundary of tax map parcel 56.-1-46.1, to a point, said point being the southeastern corner of tax map parcel 56.-1-46.1, and being located on the western boundary of Old Sackett Road and also being the point of beginning; Containing 0.861 acres more or less.

4) MELODY LAKE WELLHOUSE IMPROVEMENT PROJECT:

A) APPROVE & AUTHORIZE – MHE ENGINEERING INV # 23581

\$5,019.60

The Following Resolution Was Duly Adopted: Res. No. 289 of the Year 2025.

MHE Engineering

\$5,019.60 Total Cost

Invoice # 23581 – Project 22-723 Melody Lake Improvements for Services through 06/30/2025

Moved by: Councilman Mace

Seconded by: Councilman Schock

Vote: Ayes 4 Rieber, Meddaugh, Schock, and Mace

Nays 0

Absent 1 Pavese

B) APPROVE & AUTHORIZE - MILLER HYDROGEOLOGIC INC.

APPLICATION FOR PAYMENT – INV# 25-012 - \$14,321.99

The Following Resolution Was Duly Adopted: Res. No. 290 of the Year 2025

Resolved, that the application for Payment in the amount of \$14,321.99 with Miller Hydrogeologic Inc., Invoice # 25-012 for the Melody Lake Wellhouse Improvement Project hereby be approved and the Town Supervisor hereby be authorized to execute said application for payment.

Moved by: Councilwoman Meddaugh Seconded by: Councilman Schock

Vote: Ayes 4 Rieber, Schock, Meddaugh and Mace

Nays 0

Absent 1 Pavese

C) APPROVE & AUTHORIZE - RURAL DEVELOPMENT PROJECT - USDA FORM E FOR PAYMENT #2 \$19,341.59

The Following Resolution Was Duly Adopted: Res. No. 291 of the Year 2025.

Resolved, that the application for Payment # 3 in the amount of \$19,341.59 with Rural Development Project – USDA Form E for the Melody Lake Wellhouse Improvement Project hereby be approved and the Town Supervisor hereby be authorized to execute said project budget/cost certification for payment.

Moved by: Councilwoman Meddaugh Seconded by: Councilman Mace

Vote: Ayes 4 Rieber, Schock, Meddaugh and Mace

Nays 0

Absent 1 Pavese

5) FRASER RESORT/GIBBER HOLDINGS AGREEMENTS:
(JK EXPEDITING, LLC.)

A) WATER WORKS AGREEMENT

The Following Resolution Was Duly Adopted: Res. No. 292 of the Year 2025.

Resolved, that the Town Board of the Town of Thompson hereby approves and authorizes the Town Supervisor to execute and enter into the agreement between the Town of Thompson and YJ Estates, LLC. for the formation of Gibber Holdings/Fraser Resort Water Works Corp.

Moved by: Councilman Mace Seconded by: Councilman Schock

ROLL CALL

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

B) SEWER WORKS AGREEMENT

The Following Resolution Was Duly Adopted: Res. No. 293 of the Year 2025.

Resolved, that the Town Board of the Town of Thompson hereby approves and authorizes the Town Supervisor to execute and enter into the agreement between the Town of Thompson and YJ Estates, LLC. for the formation of Gibber Holdings/Fraser Resort Sewer Works Corp.

Moved by: Councilman Schock Seconded by: Councilwoman Meddaugh

ROLL CALL

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

C) DEVELOPERS AGREEMENT

The Following Resolution Was Duly Adopted: Res. No. 294 of the Year 2025.

Resolved, that the Town Board hereby approves the Developer's Agreement between YJ Estates, LLC. and the Town of Thompson for the Fraser Resort Project on Ranch Road, Thompsonville for site, restoration and infrastructure work. Further Be It Resolved, that the Town Supervisor hereby be authorized to execute said agreement as presented. A fully executed copy will be filed in the Town Clerk's Office and available for review upon request.

Motion by: Councilwoman Meddaugh Seconded by: Councilman Mace

Vote: Ayes 4 Rieber, Meddaugh, Schock and Mace

Nays 0

Absent 1 Pavese

6) HAMASPIK RESORT MODIFICATION: REVISED LAYOUT FOR KOLOSHITZ WAY, ROCK HILL, NY SBL#'s 35.-1-6, 35.-1-7.1, 35.-1-7.2, & 35.-1-7.4

The Following Resolution Was Duly Adopted: Res. No. 295 of the Year 2025.

Resolved, that upon the revised request of Hamaspik Resort and approval of the Sullivan County Information Technology Services Systems the (1) roadway located within the private community known as Hamaspik Resort is adopted as indicated on the provided **REVISED** map hereby be named as follows: Koloshitz Way, Rock Hill, NY, **SBL # 's 35.-1-6, 35.-1-7.1, 35.-1-7.2, & 35.-1-7.4.** Further Be It Resolved, that the Town Clerk is hereby directed to notify the Sullivan County E911 Control Center of said change and request that all property owners/residents hereby be notified accordingly.

Motion by: Councilwoman Meddaugh Seconded by: Councilman Schock

Vote: Ayes 4 Rieber, Schock, Meddaugh, and Mace

Nays 0

Absent 1 Pavese

7) ROTARY REQUEST: USE TOWN HALL PARKING LOT FOR FOOD DRIVE – SATURDAY 9/20/25

The Following Resolution Was Duly Adopted: Res. No. 296 of the Year 2025.

Resolved, that the Monticello Rotary Club hereby be authorized to utilize the Town Hall Parking Lot for the purpose of sponsoring/holding a Food Drive to be held on Saturday, September 20th, 2025.

Moved by: Councilman Mace Seconded by: Councilman Schock

Vote: Ayes 4 Rieber, Schock, Meddaugh and Mace

Nays 0

Absent 1 Pavese

8) REVIEW & AWARD BIDS: DIESEL, #2 HEATING FUEL, KEROSENE, & GASOLINE OPENED 07/31/2025 AT 2PM (1 YEAR CONTRACT WITH OPTION OF 1 YEAR EXTENSION)

The Town opened bids for Diesel Fuel, #2 Fuel Oil, Kerosene and Unleaded Gasoline, which were opened and read on 07/31/2025 at 2PM. A copy of the bid results was provided to the Town Board for their review. There were (3) bids received in as follows:

1) County Petroleum Products, Inc.

Undyed Ultra Low Sulfur Diesel

Journal Price per Gallon \$2.6472

Bid per Gallon over Journal (+.25)

Total Bid \$2.8972

#2 Fuel Oil

Journal Price per Gallon \$2.62265

Bid per Gallon over Journal (+.25)

Total Bid \$2.87265

Kerosene

Journal Price per Gallon \$3.018

Bid per Gallon over Journal (+.75)
Total Bid \$3.768

Unleaded Gasoline

Journal Price per Gallon \$2.09625
Bid per Gallon over Journal (+.30)
Total Bid \$2.39625

2) Jus-Sar Fuel, Inc. dba Black Bear Fuel & Resnick Energy *

Undyed Ultra Low Sulfur Diesel

Journal Price per Gallon \$2.6472
Bid per Gallon over Journal (+.248)
Total Bid \$2.8952

#2 Fuel Oil

Journal Price per Gallon \$2.6227
Bid per Gallon over Journal (+.277)
Total Bid \$2.8997

Kerosene

Journal Price per Gallon \$3.018
Bid per Gallon over Journal (+.75)
Total Bid \$3.768

Unleaded Gasoline

Journal Price per Gallon \$2.0963
Bid per Gallon over Journal (+.248)
Total Bid \$2.3443

3) Mirabito Energy Products

Undyed Ultra Low Sulfur Diesel

Journal Price per Gallon \$2.6472
Bid per Gallon over Journal (+.1670)
Total Bid \$2.8142

#2 Fuel Oil

Journal Price per Gallon \$2.6227
Bid per Gallon over Journal (+.1760)
Total Bid \$2.7987

Kerosene

Journal Price per Gallon \$3.0180
Bid per Gallon over Journal (+.3600)
Total Bid \$3.3780

Unleaded Gasoline

Journal Price per Gallon \$2.0963
Bid per Gallon over Journal (+.2776)
Total Bid \$2.3239

Highway Superintendent Hayden Carnell reviewed all bids and is recommending that the bid for all (4) Fuel Products be awarded to Jus-Sar Fuel, Inc. (DBA Black Bear Fuel). Jus-Sar Fuel, Inc. (DBA Black Bear Fuel) is the second lowest bidder.

Superintendent Carnell said that the low bidder does not meet the bid specifications requiring a facility within the appropriate distance.

The Following Resolution Was Duly Adopted: Res. No. 297 of the Year 2025.

Resolved, that the bid of Jus-Sar Fuel, Inc. dba Black Bear Fuel and Resnick Energy for Diesel Fuel, #2 Fuel Oil, Unleaded Gasoline and Kerosene, in the amount as per the attached, is hereby accepted, and the Town Clerk is hereby directed to notify the successful bidder of the award thereof.

Motion by: Councilman Schock Seconded by: Councilwoman Meddaugh

Vote: Ayes 4 Rieber, Schock, Meddaugh and Mace

Nays 0

Absent 1 Pavese

9) THOMPSON DRAFT COMPREHENSIVE PLAN: SET DATE FOR PUBLIC HEARING, 09/16/2025

A draft timeline was presented for the adoption of the Updated Comprehensive Plan. The next step is to accept the Draft Plan and set a public hearing to receive comments on the Draft. Ms. Budrock of Delaware Engineering will be present at the 09/16/2025 Town Board Meeting to present the Draft.

The Following Resolution Was Duly Adopted: Res. No. 298 of the Year 2025.

At a regular meeting of the Town Board of the Town of
Thompson held at the Town Hall, 4052 Route 42,
Monticello, New York on August 19, 2025

**RESOLUTION FOR THE TOWN OF THOMPSON TO ACCEPT THE DRAFT TOWN OF THOMPSON
COMPREHENSIVE PLAN & SCHEDULE PUBLIC HEARING**

WHEREAS, the Town of Thompson has authorized the review and revision of the Town's Comprehensive Plan which the most recent Plan was adopted in 1999 as a Joint Plan with the Village of Monticello; and

WHEREAS, the Town of Thompson has authorized a Comprehensive Plan Advisory Committee to prepare an updated Town Comprehensive Plan that will update the Town's future direction with regards to land use, development and long-range planning decisions; and

WHEREAS, the Town of Thompson Comprehensive Plan Advisory Committee has put forth a draft Town Comprehensive Plan that is ready for public review. The Town Board of the Town of Thompson would like to accept the draft and schedule a Public Hearing so that all Town residents can have access to and make comments on the draft Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Thompson, as follows:

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RESOLVED, that the Town Board of the Town of Thompson having been provided with and having reviewed the Draft Town of Thompson Comprehensive Plan from the Town Comprehensive Plan Advisory Committee does hereby accept such Draft Plan, and it is further

RESOLVED that a Public Hearing shall be noticed for September 16, 2025 at 7:00 p.m. at the Town of Thompson Town Hall, located at 4052 Route 42, Monticello, New York, at which time anyone wishing to speak with regards to the draft Comprehensive Plan shall be heard and written comments accepted, and it is further

RESOLVED, that the Town Clerk shall post this Notice and have said Notice published in the Sullivan County Democrat for the aforesaid Public Hearing, and it is further

RESOLVED, that the Town Clerk shall refer and cause a copy of the Draft Comprehensive Plan be provided to the Sullivan County Planning Department for any preliminary feedback in reference thereto

RESOLVED, that this Resolution shall be effective immediately.

Moved by: Councilwoman Melinda S. Meddaugh

Seconded by: Councilman Scott S. Mace

The Members voted on the foregoing Resolution as follows:

Supervisor WILLIAM J. RIEBER, JR.	Yes [X]	No []
Councilperson SCOTT S. MACE	Yes [X]	No []
Councilman JOHN A. PAVESE	Yes [X]	No []
Councilwoman MELINDA S. MEDDAUGH	Yes [X]	No []
Councilman RYAN T. SCHOCK	Yes [X]	No []

10) AUTHORIZE APPLICATION TO NY SWIMS ROUND 2 GRANT PROGRAM

Governor Hochul announced the availability of \$53 million for a second round of New York Statewide Investment in more Swimming (NY Swims) to construct, renovate, or improve swimming pools statewide.

The Following Resolution Was Duly Adopted: Res. No. 299 of the Year 2025.

Resolved, that the Town Board of the Town of Thompson hereby authorizes completion and submittal of an 80%/20% Matching Grant Application to the NYS Office of Parks, Recreation & Historic Preservation and the Dormitory Authority of the State of New York for grant funding through the NY Statewide Investment in More Swimming (NY Swims) Program towards installation of a new pool located at the East Mongaup River Town Park and

Absent 1 Pavese

BILLS OVER \$5,000.00 - HIGHWAY DEPT.

The Following Resolution Was Duly Adopted: Res. No. 304 of the Year 2025.

Winter Equipment Company \$13,595.03 Total Cost

Invoice # 64273 – For snow plow edges, purchased before annual price increase.

Moved by: Councilman Mace Seconded by: Councilman Schock

Vote: Ayes 4 Rieber, Schock, Meddaugh, and Mace

Nays 0

Absent 1 Pavese

The Following Resolution Was Duly Adopted: Res. No. 305 of the Year 2025.

Robert Green \$60,747.00 Total Cost

Invoice # 048482 – For New Chevy Express Van with Utility Body.

Moved by: Councilman Mace Seconded by: Councilman Schock

Vote: Ayes 4 Rieber, Schock, Meddaugh, and Mace

Nays 0

Absent 1 Pavese

12) BUDGET TRANSFERS & AMENDMENTS

There were no budget transfers and amendments.

13) ORDER BILLS PAID

The Following Resolution Was Duly Adopted: Res. No. 306 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: Councilwoman Meddaugh Seconded by: Councilman Schock

Vote: Ayes 4 Rieber, Schock, Meddaugh, and Mace

Nays 0

Absent 1 Pavese

OLD BUSINESS:

APPOINTMENT: TOWN ASSESSOR – ANTHONY J. REIN

The Following Resolution Was Duly Adopted: Res. No. 307 of the Year 2025.

Resolved, that Anthony J. Rein hereby be appointed to the position of Sole Assessor to fill the unexpired term of Van B. Krzywicki for the term ending 09/30/2025, according to NYS Municipal Law subject to all necessary certifications and qualifications set forth by NYS Office of Real Property Tax Services.

Motion by: Councilman Schock Seconded by: Councilwoman Meddaugh

Vote: Ayes 4 Rieber, Schock, Meddaugh and Mace

Nays 0

Absent 1 Pavese

¹ ATTACHMENT: ORDER BILLS PAID

REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS

Supervisor William J. Rieber, Jr.

- No additional items reported upon.

Councilwoman Meddaugh

- **MONTICELLO ELKS - REQUESTING USE OF THE EAST MONGAUP RIVER PARK FOR A SOCCER FALL SHOOT OUT EVENT**
The Following Resolution Was Duly Adopted: Res. No. 308 of the Year 2025.

Resolved, that the Monticello Elks Club hereby be authorized to utilize the East Mongaup River Park for the purpose of sponsoring/holding a Soccer Shoot Out Event subject to receipt of the appropriate Certificates of Insurance and scheduling.

Moved by: Councilman Schock Seconded by: Councilman Mace

Vote: Ayes 4 Rieber, Schock, Meddaugh, and Mace

Nays 0

Absent 1 Pavese

Comptroller DeMarmels

- The current water billing program is BAS which was purchased by Edmunds Gov Tech. Edmunds is no longer going to support BAS. They have a new billing system called MCSJ. Director Weyer and Superintendent Messenger looked at another billing program called MuniBilling which she has not yet reviewed. However, so far Comptroller DeMarmels believes the MJSC program will be more cost effective and an easier conversion. The Town currently has approximately 200 water billing customers, but it could expand in the future. Down the line, Edmunds will be changing their financial program as well. This would also make a smoother transition.

WATER BILLING SOFTWARE PURCHASE – MJSC SOFTWARE

The Following Resolution Was Duly Adopted: Res. No. 309 of the Year 2025.

Resolved, that the Town will authorize the purchase of the MJSC Software Program from Edmunds GovTech at a cost of \$7,400.00.

Moved by: Councilman Schock Seconded by: Councilman Mace

Vote: Ayes 4 Rieber, Schock, Meddaugh, and Mace

Nays 0

Absent 1 Pavese

PUBLIC COMMENT

Richard Blackburn, Brittani Blackburn, Charles Brasington, and Heather Walsh were present regarding the parking and safety issues on the end of Katrina Falls Road near the Neversink Unique Area Access Point. There was a recent incident that occurred on Mr. and Mrs. Blackburn's property where a car hit a tree in their front yard. They also said there were many other instances as well. The Blackburn's stated that parking and speeding is an ongoing issue posing a safety concern. The Town has signage posted,

but it is not helping. Superintendent Carnell provided a permission letter to the Sheriff's Dept to tow away vehicles . Superintendent Carnell said he will contact the Sheriff's Department for the Daily Towing List and ask the Towing companies drive through the area. Mr. Brasington said that safety issue concerns both the residents and other visitors to the area and recommended a flashing speed limit sign.

Supervisor Rieber reached out to the Sheriff's Department and the DEC Region 9.

Attorney Mednick said based on what he is hearing the issue is enforcement which is done by the County Sheriff's Department. Councilwoman Meddaugh suggested that the Town write a letter to the County stating the need for more law enforcement presence at this area. She also said that another idea could be to have some type of peace officer hired by the Town to issue parking tickets. Attorney Mednick said this is something he can look into if the Town would like. It was suggested that the Blackburn's attend a public safety meeting at the County Government Center on 09/04/2025, 10AM and other County legislative meetings to voice their concern as well.

ADJOURNMENT

On a motion made by Councilman Schock and seconded by Councilwoman Meddaugh the meeting was adjourned at 8:03PM. All board members voted in favor of adjourning the meeting.

Respectfully Submitted By:



Kelly M. Murran, Deputy Town Clerk

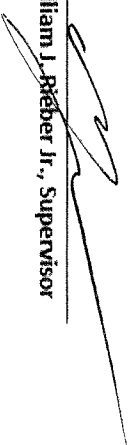


Town of Thompson
Warrant Report

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 19th day of August 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 DeMarmels, Comptroller


William J. Reber Jr., Supervisor



Town of Thompson
Warrant Report

Posted Batch Grand Totals \$806,063.72 \$19,341.59 \$286,000.00 \$0.00 \$6,139,801.83 \$0.00 \$7,231,865.55 \$19,341.59

Fund	Fund Description	Invoice Batch		Manual Checks		Purchase Cards		Total	
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	Paid	Unpaid
A000	GENERAL FUND TOWN WIDE	\$298,575.12	\$0.00	\$0.00	\$0.00	\$6,298,000.00	\$0.00	\$6,298,575.12	\$0.00
B000	GENERAL TOWN OUTSIDE	\$54,995.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$54,995.90	\$0.00
DA00	HWY#3 / 4 - TOWN WIDE	\$84,249.03	\$0.00	\$46,000.00	\$0.00	\$0.00	\$0.00	\$130,249.03	\$0.00
DB00	HWY#1 - TOWN OUTSIDE	\$176,633.13	\$0.00	\$43,000.00	\$0.00	\$0.00	\$0.00	\$219,633.13	\$0.00
H000	CAPITAL PROJECTS	\$45,000.00	\$19,341.59	\$0.00	\$0.00	\$0.00	\$0.00	\$45,000.00	\$19,341.59
RD00	ADELAAR ROAD IMPROVEMENT DISTRICT	\$0.00	\$0.00	\$197,000.00	\$0.00	\$0.00	\$0.00	\$197,000.00	\$0.00
SL01	ROCK HILL LIGHTING	\$6.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6.24	\$0.00
SL02	LUCKY LAKE LIGHTING	\$1.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.28	\$0.00
SL03	LAKE LOUISE MARIE	\$3.84	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3.84	\$0.00
SL04	PATIO HOMES LIGHTING	\$2.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.56	\$0.00
SL05	KIAMESHA SHORES LIGHTING	\$0.71	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.71	\$0.00
SL06	EMERALD GREEN LIGHTING	\$57.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$57.41	\$0.00
SL07	TREASURE LAKE LIGHTING	\$0.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.33	\$0.00
SL08	CONGERO ROAD LIGHTING	\$0.58	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.58	\$0.00
SL09	YESHIVA/KIAM. LIGHTING DISTRICT	\$3.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3.40	\$0.00
SL12	Route 42 N Lighting	\$13.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13.16	\$0.00
SSAR	Adelaar Sewer District	\$9,937.49	\$0.00	\$0.00	\$0.00	\$12,000.00	\$0.00	\$21,937.49	\$0.00
SSHC	Harris Consolidated Sewer District	\$9,010.78	\$0.00	\$0.00	\$0.00	\$6,000.00	\$0.00	\$15,010.78	\$0.00
SSKC	Kiamesha Consolidated Sewer District	\$73,898.46	\$0.00	\$0.00	\$0.00	\$54,000.00	\$0.00	\$127,898.46	\$0.00
SSM0	MELODY LAKE SEWER DISTR.	\$1,238.98	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,238.98	\$0.00
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$26,314.16	\$0.00	\$0.00	\$0.00	\$32,000.00	\$0.00	\$58,314.16	\$0.00
SSS0	SACKETT LAKE SEWER DISTR	\$15,755.46	\$0.00	\$0.00	\$0.00	\$11,000.00	\$0.00	\$26,755.46	\$0.00
SWA0	ADELAAR RESORT WATER DISTRICT	\$1,868.73	\$0.00	\$0.00	\$0.00	\$6,000.00	\$0.00	\$7,868.73	\$0.00
SWC0	COLD SPRING WATER	\$630.95	\$0.00	\$0.00	\$0.00	\$2,000.00	\$0.00	\$2,630.95	\$0.00
SWD0	DILLON WATER DISTRICT	\$260.96	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,260.96	\$0.00
SWK0	KIAMESHA RT42 WATER	\$153.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$153.45	\$0.00
SWL0	LUCKY LAKE WATER DISTR	\$684.64	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$684.64	\$0.00
SWM0	MELODY LAKE WATER	\$1,001.70	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$2,001.70	\$0.00
T000	TRUST & AGENCY FUND	\$5,765.27	\$0.00	\$0.00	\$0.00	\$14,801.83	\$15,577.77	\$20,567.10	\$15,577.77
Grand Totals		\$806,063.72	\$19,341.59	\$286,000.00	\$0.00	\$6,139,801.83	\$15,577.77	\$7,231,865.55	\$34,919.36



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	\$15,577.77	\$15,577.77
Unposted Batch Grand Totals		\$0.00	\$0.00	\$15,577.77	\$15,577.77

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	\$298,575.12	\$0.00	\$0.00	\$0.00	\$6,298,575.12	\$0.00	\$6,298,575.12	\$0.00
B000	GENERAL TOWN OUTSIDE	\$54,995.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$54,995.90	\$0.00
DA00	HWY#3 / 4 - TOWN WIDE	\$84,249.03	\$0.00	\$46,000.00	\$0.00	\$0.00	\$0.00	\$130,249.03	\$0.00
DB00	HWY#1 - TOWN OUTSIDE	\$176,633.13	\$0.00	\$43,000.00	\$0.00	\$0.00	\$0.00	\$219,633.13	\$0.00
H000	CAPITAL PROJECTS	\$45,000.00	\$19,341.59	\$0.00	\$0.00	\$0.00	\$0.00	\$45,000.00	\$19,341.59
RD00	ADELAAR ROAD IMPROVEMENT DISTRICT	\$0.00	\$0.00	\$197,000.00	\$0.00	\$0.00	\$0.00	\$197,000.00	\$0.00
SL01	ROCK HILL LIGHTING	\$6.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6.24	\$0.00
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SL09	YESHIVAKIAM. LIGHTING DISTRICT	\$3.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3.40	\$0.00
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SSM0	MELODY LAKE SEWER DISTR.	\$1,238.98	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,238.98	\$0.00
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