

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 **February 19, 2026.**

ROLL CALL:

Present: Supervisor Scott S. Mace, Presiding
Councilman John A. Pavese
Councilman Ryan T. Schock
Councilman Richard L. Benjamin, Jr.

Absent: Councilwoman Melinda S. Meddaugh

Also Present: Marilee J. Calhoun, Town Clerk
Kelly M. Murrin, Deputy Town Clerk
Michael B. Mednick, Attorney for the Town
Melissa DeMarmels, Town Comptroller

REGULAR MEETING – CALL TO ORDER

Supervisor Mace opened the meeting at 5:00 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 Pavese and seconded by Councilman Schock the minutes of the February 3rd, 2026 Regular Town Board Meeting were approved with one correction on Page 13, Resolution No. 126, Town Supervisor should be replaced with Water & Sewer Superintendent. The Resolution should read as follows: “Resolved, that the Water & Sewer Superintendent Michael Messenger be authorized to sign the Property Access Consent Form to allow Hanson VanVleet Hydrogeologic Consultants, PLLC Access to test those wells that are not in use at Cold Spring Water District.”

Vote: Ayes 4 Mace, Pavese, Schock and Benjamin

Nays 0

Absent 1 Meddaugh

PUBLIC COMMENT:

There was no public comment.

CORRESPONDENCE:

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

- **Julio Garaicoechea, Project Manager, SC IDA:** 2026 Distribution of PILOT Payments – Check #2907 Dated: 01/27/26 for \$100,169.65 (8 Projects).
- **Marilee J. Calhoun, Town Clerk:** Letter dated 02/05/26 to Lebaum Company, Inc. Re: Iglesia De Dios vs. Sullivan County, Town of Thompson, Village of

Monticello & Monticello Central School District, Notice of Summons and Verified Complaint for Tax Assessment Year 2022 & 2023.

- **Leonard Rosenbaum, Senior Claims Counsel, NYMIR (The Wright Insurance Group):** Letter dated 02/09/26 to Karen Schaefer Re: Concord Associates, L.P., et al vs. Town of Thompson & Village of Monticello, Notice of Summons and Complaint for failure to conclude the legal process to extend the Adelaar Water District.
- **NYS Dept. of Taxation and Finance:** Check #10863230, Dated: 02/04/26 in the amount of \$584,943.01 – NYS Gaming Commission for Resorts World Catskill Casino Distribution 3rd Quarter Payment.
- **Charter Communications:** Letter dated 02/09/26 with Check #81387679 dated 02/05/26 for \$33,450.59 – 4th Quarter Franchise Fee (10/01/25 – 12/31/25).
- **Sullivan County Treasurer’s Office:** Check #317034, Dated 02/06/26 for \$26,163.40 for Town Share of Cannabis Revenue 06/01/25 – 11/30/25.
- **Steven Gottlieb, Chairman, Rock Hill Fire District Commissioners:** Email dated 02/18/26 to Supervisor Mace and the Town Board Re: Letter of Support to help RH Fire District in securing NYS & Federal Funding towards new fire station.

AGENDA ITEMS:

1) KIAMESHA LAKE WWTP UPGRADE PROJECT: RESOLUTION TO AUTHORIZE THE ISSUANCE OF BID DOCUMENTS

The Following Resolution Was Duly Adopted: Res. No. 127 of the Year 2026.

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 February 19, 2026

RESOLUTION TO AUTHORIZE THE ISSUANCE OF BID DOCUMENTS FOR THE KIAMESHA LAKE WASTEWATER TREATMENT PLANT UPGRADE PROJECT

WHEREAS, the *Kiamesha Lake Wastewater Treatment Plant* is in need of significant upgrades that have been identified by the Town of Thompson; and

WHEREAS, the Town has identified the need for the *Kiamesha Lake Wastewater Treatment Plant Upgrade Project*, including all associated labor, materials, equipment, and incidentals necessary to complete the work in accordance with applicable standards; and

WHEREAS, the Town Board has reviewed the preliminary scope of work, project budget, and anticipated schedule prepared by Delaware Engineering, PLLC; and

WHEREAS, pending project document approvals by NYSEFC, the proposed project is eligible to proceed under the procurement requirements of New York State General Municipal Law, including competitive bidding provisions; and

WHEREAS, the Town finds it to be in the best interest of the Municipality to solicit competitive bids to ensure cost effective and timely completion of the project.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Thompson, Sullivan County, New York, as follows:

RESOLVED, that the Town Board hereby authorizes Delaware Engineering, PLLC to prepare and issue the necessary bid documents, including plans, specifications, and contract requirements, for the *Kiamesha Lake Wastewater Treatment Plant Upgrade Project*, and it is further

RESOLVED, that the Town Clerk is authorized to advertise the project for public bid in accordance with applicable laws and the Town’s Procurement Policies; and it is further

RESOLVED, that sealed bids shall be received, opened, and publicly read at a date and time to be established by the Town Board and Town Clerk, and that a recommendation for award shall be presented to the Town Board following review of all responsive bids; and it is further

RESOLVED, that this Resolution shall be effective immediately.

Moved by: Councilman John A. Pavese
Seconded by: Councilman Ryan T. Schock

The Members voted on the foregoing Resolution as follows:

Supervisor SCOTT S. MACE	Yes [X]	No []
Councilman JOHN A. PAVESE	Yes [X]	No []
Councilwoman MELINDA S. MEDDAUGH	Yes []	No [] ABSENT
Councilman RYAN T. SCHOCK	Yes [X]	No []
Councilman RICHARD L. BENJAMIN, JR.	Yes [X]	No []

2) EMERALD GREEN WWTP UPGRADE PROJECT: RESOLUTION TO AUTHORIZE THE ISSUANCE OF BID DOCUMENTS

The Following Resolution Was Duly Adopted: Res. No. 128 of the Year 2026.

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 February 19, 2026

RESOLUTION TO AUTHORIZE THE ISSUANCE OF BID DOCUMENTS FOR THE EMERALD GREEN WASTEWATER TREATMENT PLANT UPGRADE PROJECT

WHEREAS, the *Emerald Green Wastewater Treatment Plant* is in need of significant upgrades that have been identified by the Town of Thompson; and

WHEREAS, the Town has identified the need for the *Emerald Green Wastewater Treatment Plant Upgrade Project*, including all associated labor, materials, equipment, and incidentals necessary to complete the work in accordance with applicable standards; and

WHEREAS, the Town Board has reviewed the preliminary scope of work, project budget, and anticipated schedule prepared by Delaware Engineering, PLLC; and

WHEREAS, pending project document approvals by NYSEFC, the proposed project is eligible to proceed under the procurement requirements of New York State General Municipal Law, including competitive bidding provisions; and

WHEREAS, the Town finds it to be in the best interest of the Municipality to solicit competitive bids to ensure cost effective and timely completion of the project.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Thompson, Sullivan County, New York, as follows:

RESOLVED, that the Town Board hereby authorizes Delaware Engineering, PLLC to prepare and issue the necessary bid documents, including plans, specifications, and contract requirements, for the *Emerald Green Wastewater Treatment Plant Upgrade Project*, and it is further

RESOLVED, that the Town Clerk is authorized to advertise the project for public bid in accordance with applicable laws and the Town’s Procurement Policies; and it is further

RESOLVED, that sealed bids shall be received, opened, and publicly read at a date and time to be established by the Town Board and Town Clerk, and that a recommendation for award shall be presented to the Town Board following review of all responsive bids; and it is further

RESOLVED, that this Resolution shall be effective immediately.

Moved by: Councilman Ryan T. Schock
Seconded by: Councilman John A. Pavese

The Members voted on the foregoing Resolution as follows:

Supervisor SCOTT S. MACE	Yes [X]	No []
Councilman JOHN A. PAVESE	Yes [X]	No []
Councilwoman MELINDA S. MEDDAUGH	Yes []	No [] ABSENT
Councilman RYAN T. SCHOCK	Yes [X]	No []
Councilman RICHARD L. BENJAMIN, JR.	Yes [X]	No []

2B) RESOLUTION TO ACCEPT MAP, PLAN & REPORT PREPARED BY MHE ENGINEERING FOR PROPOSED FORMATION OF THE ROCK HILL-EMERALD SPRINGS WATER DISTRICT

The Following Resolution Was Duly Adopted: Res. No. 129 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby accepts the Revised Map, Plan & Report completed by MHE Engineering, D.P.C. Professional Engineers on behalf of the Town of Thompson for Proposed Formation of the Rock Hill-Emerald Springs Water District for water facilities and services, Section 35, Block 1, Lots 7.1, 9.2, 9.1, 9.3, 9.6, 9.4, 4.1, 7.2, 6, 8 & 7.4 , Dated: 10/07/2025, Revised: 02/05/2026, Job No. 95-55.1, 25-101.

Moved by: Councilman Pavese Seconded by: Councilman Schock
Vote: Ayes 4 Mace, Pavese, Schock and Benjamin
 Nays 0
 Absent 1 Meddaugh

3) RESOLUTION AUTHORIZING HEALTH OFFICER RECEIVE FULL SALARY OF \$4,497.00 AS DESIGNATED IN 2026 RE-ORGANIZATIONAL AGENDA RES.#10 & PAYMENTS SHALL BE DIVIDED BETWEEN REMAINING BI-WEEKLY PAYCHECKS
The Following Resolution Was Duly Adopted: Res. No. 130 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes Abraham Garfinkel, M.D. receive the full salary of \$4,497.00 as previously designated in the 2026 Re-Organizational Agenda Resolution No. 10 of the Year 2026 and that all said payments shall be divided between the remaining bi-weekly paychecks.

Moved by: Councilman Benjamin Seconded by: Councilman Schock
Vote: Ayes 4 Mace, Pavese, Schock and Benjamin
 Nays 0
 Absent 1 Meddaugh

4) REVIEW & APPROVE: RESOLUTION TO SET MAXIMUM RATES FOR TOWING AND ROAD SERVICES IN THE TOWN OF THOMPSON FOR THE YEAR 2026
The Following Resolution Was Duly Adopted: Res. No. 131 of the Year 2026.

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 February 19, 2026

RESOLUTION TO SET MAXIMUM RATES FOR TOWING AND ROAD SERVICES IN THE TOWN OF THOMPSON FOR THE YEAR 2026

WHEREAS, Chapter 225 of the Town Code of the Town of Thompson requires the Town to set maximum rates to be charged by licensed towing companies in the Town of Thompson by Resolution; and

WHEREAS, the current maximum Town towing rates and road service rates have not been revised in several years and the Town Board would like to update them to be similar to the New York State Police Towing & Road Service Guidelines.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Thompson, Sullivan County, New York, as follows:

RESOLVED, that the following maximum Towing Rates charged by duly licensed tow operators in the Town of Thompson be set as follows:

1. Passenger cars and trucks not exceeding 8,600 Gross Vehicle Weight (GVW) from 6:00 a.m. to 6:00 p.m.: \$137.50, plus \$6.60 per mile from point of call or departure in excess of three miles, said mileage to be charged in one direction only.
2. Passenger cars and trucks not exceeding 8,600 GVW from 6:01 p.m. to 5:59 a.m.: \$165.00, plus \$6.60 per mile from point of call or departure in excess of three miles, said mileage to be charged in one direction only.
3. Commercial vehicles in excess of 8,600 GVW: \$247.50, plus \$7.70 per mile from point of call or departure in excess of three miles, said mileage to be charged in one direction only.
4. Commercial vehicles over 14,000 GVW: No maximum charge

and it is further

RESOLVED, that the maximum rates for Road Service Rates chargeable by duly licensed Tow operators in the Town of Thompson be set as following:

1. For all motor vehicles based on a maximum of 20 minutes of work to service same between hours of 6:00 a.m. to 6:00 p.m.: \$137.50, plus \$6.60 per mile from point of call or departure in excess of three miles, said mileage to be charged in one direction only.
2. For all motor vehicles based on a maximum of 20 minutes of work to service same between hours of 6:01 p.m. to 5:59 a.m.: \$165.00, plus \$6.60 per mile from point of call or departure in excess of three miles, said mileage to be charged in one direction only.

and it is further,

RESOLVED, that the maximum rates for Storage chargeable by licensed Tow Operators in the Town of Thompson be set as follows:

1. For both inside and outside storage: \$82.50 per day (storage fees are not to be charged for the first business day).

RESOLVED, that this Resolution shall be effective immediately.

Moved by: Councilman Richard L. Benjmain, Jr.

Seconded by: Councilman Ryan T. Schock

The Members voted on the foregoing Resolution as follows:

Supervisor SCOTT S. MACE	Yes [X]	No []
Councilman JOHN A. PAVESE	Yes [X]	No []
Councilwoman MELINDA S. MEDDAUGH	Yes []	No [] ABSENT

Councilman RYAN T. SCHOCK Yes [X] No []
Councilman RICHARD L. BENJAMIN, JR. Yes [X] No []

5) MELODY LAKE WELLHOUSE IMPROVEMENT PROJECT – USDA PAYMENT

A) APPROVE & AUTHORIZE – WITTCO, INC. PMT #7 \$3,895.00

The Following Resolution Was Duly Adopted: Res. No. 132 of the Year 2026

Resolved, that the application for Payment # 7 in the amount of \$3,895.00 with Wittcon Inc., 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: Councilman Pavese Seconded by: Councilman Schock

Vote: Ayes 4 Mace, Pavese, Schock and Benjamin

Nays 0

Absent 1 Meddaugh

B) APPROVE & AUTHORIZE – TAM ENTERPRISES PMT #5 \$20,776.50

The Following Resolution Was Duly Adopted: Res. No. 133 of the Year 2026.

Resolved, that the application for Payment # 5 in the amount of \$20,776.50 with TAM Enterprises, Inc., 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: Councilman Benjamin Seconded by: Councilman Schock

Vote: Ayes 4 Mace, Pavese, Schock and Benjamin

Nays 0

Absent 1 Meddaugh

C) APPROVE & AUTHORIZE - MHE ENGINEERING – INV# 25515 \$4,042.00

The Following Resolution Was Duly Adopted: Res. No. 134 of the Year 2026.

Resolved, that the application for Payment in the amount of \$4,042.00 with MHE Engineering, 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: Councilman Schock Seconded by: Councilman Pavese

Vote: Ayes 4 Mace, Pavese, Schock and Benjamin

Nays 0

Absent 1 Meddaugh

D) APPROVE & AUTHORIZE – RURAL DEVELOPMENT PROJECT – USDA FORM E FOR PMT #9 \$28,713.50

The Following Resolution Was Duly Adopted: Res. No. 135 of the Year 2026.

Resolved, that the application for Payment # 9 in the amount of \$28,713.50 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.

location at 686 Wolf Lake Road, Rock Hill, SBL # 52.-1-14.1. They are currently applying to the Planning Board for a service station and retail store.

The Following Resolution Was Duly Adopted: Res. No. 138 of the Year 2026.

Resolved, that the Town Attorney Michael B. Mednick hereby be authorized to prepare and send a letter to Victor Singh on behalf of the applicant 828 Broadway, LLC regarding request for Annexation of the Consolidated Rock Hill-Emerald Green Sewer District of Tax Map Parcel; 52.-1-14.1, property located at 686 Wolf Lake Road, Rock Hill (Current Billy Stop Location). Further Be It Resolved, that said letter shall inform applicant of the cost requirements necessary to proceed with the Sewer District Annexation Process. All required fees shall be placed in escrow to cover necessary Engineering, Legal and Publication costs to continue with said Annexation request.

Moved by: Councilman Benjamin Seconded by: Councilman Schock

Vote: Ayes 4 Mace, Pavese, Schock and Benjamin

Nays 0

Absent 1 Meddaugh

8) BILLS OVER \$5,000.00 – TOWN HALL

The Following Resolution Was Duly Adopted: Res. No. 139 of the Year 2026.

Resolved, that the following bills over \$5,000.00 for the Town Hall be approved for payment as follows:

Counsel Press Inc.

\$7,865.46 Total Cost

Invoice # 0009180497 – Legal Services for the Joint Record on Appeal in the case of Smith et al. vs. Town of Thompson Planning Board Re: Avon Park Project.

Moved by: Councilman Benjamin Seconded by: Councilman Schock

Vote: Ayes 4 Mace, Schock, Pavese and Benjamin

Nays 0

Absent 1 Meddaugh

8) BILLS OVER \$5,000.00 – WATER & SEWER DEPARTMENT

Supervisor Mace received an email from Water & Sewer Superintendent Michael Messenger regarding a bill in the amount of \$4,914.81 for damage that was made to the Emerald Green POA gate by our Town Vehicle. It was unclear as to who the amount was to be payable to. Supervisor Mace will request that Superintendent Messenger obtain a copy of the invoice from Emerald Green before the Town Board can authorize payment. There was no action taken at this time.

9) ORDER BILLS PAID

The Following Resolution Was Duly Adopted: Res. No. 140 of the Year 2026.

