

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 **March 03, 2026.**

ROLL CALL:

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

Also Present: Marilee J. Calhoun, Town Clerk
Michael B. Mednick, Attorney for the Town
Melissa DeMarmels, Town Comptroller
Glenn Somers, Parks & Recreation Superintendent
Michael Messenger, Water & Sewer Superintendent
Hayden Carnell, Highway Superintendent

Present Via Zoom: Kelly M. Murrin, Deputy Town Clerk
Karen Schaefer, Confidential Secretary

REGULAR MEETING – CALL TO ORDER

Supervisor Mace 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 Schock and seconded by Councilman Pavese the minutes of the February 19th, 2026 Regular Town Board Meeting were approved as presented.

Vote: Ayes 4 Mace, Pavese, Schock and Benjamin
 Nays 0
 Abstain 1 Meddaugh (She was not present for the meeting.)

PUBLIC COMMENT:

There was no public comment.

CORRESPONDENCE:

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

- **Jennifer Flad, Executive Director, SC IDA:** Amended Form RP-412-a (Adelaar Developer, LLC. – Kartrite Resort & Waterpark)

- **Jennifer Flad, Executive Director, SC IDA:** Amended Form RP-412-a (Veria Lifestyle Inc. – YO-1 Wellness Center Project)
- **Julio Garaicoechea, Project Manager, SC IDA:** 2026 Distribution of PILOT Payments – Check #2922 Dated: 02/02/26 for \$156,329.57 (9 Projects)
- **Julio Garaicoechea, Project Manager, SC IDA:** 2026 Distribution of PILOT Payments – Check #2939 Dated: 02/02/26 for \$2,371.28 (1 Project-NY Thompson I)
- **Sullivan County Treasurer’s Office:** Swim, Recreation, & Sports Program, Check #317251, Dated 02/20/26 for \$13,299.96
- **State of New York:** Check No. 74634645 Dated 02/19/2026 for \$1,681.68 (Refund from Argonaut Great General Central Insurance Company)
- **NYS DEC, Environmental Permits:** Emerald Green Property Owner’s Association Re: Permit for Freshwater Wetlands: Davies Lake Eff. 04/04/2026-12/31/2030
- **Office of Real Property Tax Services:** Letter RE: 2026 Tentative Special Franchise Full Values
- **Office of Real Property Tax Services:** Letter RE: 2026 Tentative Telecommunications Ceilings – Roll Section 6

AGENDA ITEMS:

1) SACKETT LAKE WASTEWATER TREATMENT PLANT: ESTABLISH DATE FOR REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR DESIGN THROUGH CONSTRUCTION

The Following Resolution Was Duly Adopted: Res. No. 141 of the Year 2026.

Request for Qualifications (RFQ) for Construction Phase Engineering Services Design through Construction Phase Engineering Services RFQ#1-26 - Sackett Lake Wastewater Treatment Plant Upgrades and Improvements

WHEREAS, it is recommended that the Town Board resolve to authorize the Town Clerk to publish the legal notice for Request for Qualifications for professional services for design through construction during February 2026 with response due in March 2026 or as required to meet publication and funding agency requirements.

WHEREAS, it is necessary to solicit qualifications from interested persons and/or firms to ensure a fair and open competitive process, in accordance with all applicable state and local laws and procurement procedures;

WHEREAS, the Town of Thompson Town Board has determined that a Request for Qualifications is the appropriate method for procuring these services, and as required by NYS Funding Agency (e.g., NYSEFC) A/E Guidelines;

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Thompson, County of Sullivan, and State of New York, that the Town Supervisor and Town Clerk are hereby authorized and directed to:

1. **Prepare and Issue the RFQ:** Prepare the Request for Qualifications document in a form approved by the General Counsel and Town board conforming to NYSEFC Guidelines.
2. **Advertise the RFQ:** Advertise notice of the availability of the RFQ on the Town’s Website and in the Town’s newspaper of record the Sullivan County Democrat, the Times Herald Record and/or NYS Contract Reporter, specifying the deadline for submissions.
3. **Receive Submissions:** Receive qualification statements from potential vendors no later than the date and time specified in the RFQ document. Statements will be accepted until 12:00 PM on March 27, 2026.
4. **Evaluate Submissions:** Authorize the Town Board review of submitted qualifications and provide recommendations for the award of a contract, as per the procurement policy.

BE IT FURTHER RESOLVED, that the qualification criteria on file in the Office of the Town of Clerk shall be utilized in making said appointments and/or selections.

Motion by: Councilman Richard L. Benjamin, Jr.

Seconded by: Councilman Ryan T. Schock

Board Member	Yes	No	Abstain	Absent
Scott S. Mace, Supervisor	X	—	—	—
Melinda S. Meddaugh, Board Member	X	—	—	—
Richard L. Benjamin, Jr., Board Member	X	—	—	—
Ryan T. Schock, Board Member	X	—	—	—
John A. Pavese, Board Member	X	—	—	—

2) EMERALD GREEN WASTEWATER TREATMENT PLANT: ESTABLISH DATE FOR REQUEST FOR QUALIFICATION FOR ENGINEERING SERVICES FOR CONSTRUCTION

The Following Resolution Was Duly Adopted: Res. No. 142 of the Year 2026.

**Request for Qualifications (RFQ) for Construction Phase Engineering Services
RFQ# 2-26 - Emerald Green Wastewater Treatment Plant Upgrades**

WHEREAS, it is recommended that the Town Board resolve to authorize the Town Clerk to publish the legal notice for Request for Qualifications for professional services for design through construction during February 2026 with response due in March 2026 or as required to meet publication and funding agency requirements.

WHEREAS, it is necessary to solicit qualifications from interested persons and/or firms to ensure a fair and open competitive process, in accordance with all applicable state and local laws and procurement procedures;

WHEREAS, the Town of Thompson Town Board has determined that a Request for Qualifications is the appropriate method for procuring these services, and as required by NYS Funding Agency (e.g., NYSEFC) A/E Guidelines;

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Thompson, County of Sullivan, and State of New York, that the Town Supervisor and Town Clerk are hereby authorized and directed to:

1. Prepare and Issue the RFQ: Prepare the Request for Qualifications document in a form approved by the General Counsel and Town board conforming to NYSEFC Guidelines.

2. Advertise the RFQ: Advertise notice of the availability of the RFQ on the Town's Website and in the Town's newspaper of record the Sullivan County Democrat, the Times Herald Record and/or NYS Contract Reporter, specifying the deadline for submissions.

3. Receive Submissions: Receive qualification statements from potential vendors no later than the date and time specified in the RFQ document. Statements will be accepted until 12:00 PM on March 27, 2026.

4. Evaluate Submissions: Authorize the Town Board review of submitted qualifications and provide recommendations for the award of a contract, as per the procurement policy.

BE IT FURTHER RESOLVED, that the qualification criteria on file in the Office of the Town of Clerk shall be utilized in making said appointments and/or selections.

WHEREAS, the Rock Hill Volunteer Fire Department provides critical emergency services to residents, visitors and businesses within the Town of Thompson; and

WHEREAS, the existing Rock Hill Fire Station currently does not meet all operational, safety and resiliency standards necessary to effectively respond to modern emergency demands, severe weather events and large scale or catastrophic incidents; and

WHEREAS, a new Category IV hardened structure Fire House, as currently defined by applicable building and emergency management standards, would ensure that the Rock Hill Fire Department remains fully operational during such modern emergency demands, severe weather events and large scale or catastrophic incidents and would serve as a critical assets to the Town of Thompson by strengthening emergency preparedness, improving response times and supporting broader public safety and disaster resilience goals; and

WHEREAS, the Town Board of the Town of Thompson would like to show their support to the Rock Hill Fire District for this important construction 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 confirms their steadfast, unwavering support for the Rock Hill Fire District’s construction of an Essential Facility-Category IV hardened structure Fire Station, and it is further

RESOLVED, that the Town Clerk is authorized to provide and distribute certified copies of this Resolution to the Board of Commissioners of the Rock Hill Fire District and to our local, State and Federal Representatives, and it is further

RESOLVED, that this Resolution shall be effective immediately.

Moved by: Councilman John A. Pavese
Seconded by: Councilman Richard L. Benjamin, Jr.

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

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

OLD BUSINESS:

There was no old business reported on.

NEW BUSINESS:

There was no new business reported on.

REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS

Supervisor Mace

- Black Bear Fuel Bid – Fuel Surcharge. Large increase due to the cost of ice break-up in the Hudson River. Future bid specifications will include a clause for these types of possible costs.
- Peddler who would like to sell Cannabis in the Town.

Councilman Pavese

- Forestburgh Fire Department - Corned Beef Dinner, 03/07/26 – 4PM to 7PM.
- Monticello Fire Department – Pancake Breakfast, 03/15/26 – 7AM to 12PM.

Councilman Benjamin

- Long Hard Winter with Good Staff.
- Asked how the Part-time Clerk was doing in the Supervisor's Office and Supervisor Mace said she is getting it all done. Comptroller DeMarmels said it is going well but may get busier come summertime.

Councilwoman Meddaugh

- Borscht Belt Marker is coming in in August.

Superintendent Carnell

- DEC Meeting regarding ongoing Parking/Traffic Issue on Katrina Falls Road.

Superintendent Somers

- Thursday Night Lights, Last Ski Event, 03/05/26.
- Community Day went well last Saturday, 60+ youth attended.
- Pickleball and Youth Basketball are going well.

Superintendent Messenger

- Start Up of new Pump Station at Village of Ateres.

Comptroller DeMarmels

- Software Conversion for Water Billing.

PUBLIC COMMENT

There was no public comment given.

EXECUTIVE SESSION

On a motion made by Councilwoman Meddaugh and seconded by Councilman Schock the Town Board entered into Executive Session at 8:02PM to discuss Personnel Matters.

The Zoom Livestream Videoconferencing connection was disconnected.

Executive Session was held.

The Town Board returned from Executive Session at 8:10PM. There was no action taken.

ADJOURNMENT

On a motion made by Councilman Schock and seconded by Councilman Pavese the meeting was adjourned at 8:11PM. All board members voted in favor of adjourning the meeting.

Respectfully Submitted By:

Kelly Murrán

Kelly M. Murrán, 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 3rd day of MARCH 2014 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


Scott S. Mace, Supervisor



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	\$18,548.67	\$18,548.67
Unposted Batch Grand Totals		\$0.00	\$0.00	\$18,548.67	\$18,548.67

Posted Batch Totals

Fund	Fund Description	Invoice Batch	Manual Checks	Purchase Cards	Total
A000	GENERAL FUND TOWN WIDE	\$164,690.20	\$0.00	\$9.93	\$164,700.13
B000	GENERAL TOWN OUTSIDE	\$54,266.22	\$0.00	\$0.00	\$54,266.22
DA00	HWY#3 / 4 - TOWN WIDE	\$498,385.45	\$0.00	\$0.00	\$498,385.45
H000	CAPITAL PROJECTS	\$65,270.86	\$0.00	\$77.11	\$65,347.97
R000	ADELAAR ROAD IMPROVEMENT DISTRICT	\$214.30	\$0.00	\$0.00	\$214.30
SSAR	Adelaar Sewer District	\$9,245.09	\$0.00	\$2,306,000.00	\$2,315,245.09
SSHC	Harris Consolidated Sewer District	\$14,580.93	\$0.00	\$511,000.00	\$525,580.93
SSKC	Klamesha Consolidated Sewer District	\$71,898.61	\$0.00	\$1,162,693.13	\$1,234,591.74
SSM0	MELODY LAKE SEWER DISTR.	\$1,920.28	\$0.00	\$65,000.00	\$66,920.28
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$27,904.76	\$0.00	\$1,010,000.00	\$1,037,904.76
SSS0	SACKETT LAKE SEWER DISTRICT	\$11,379.86	\$0.00	\$370,000.00	\$381,379.86
SWA0	ADELAAR RESORT WATER DISTRICT	\$1,189.76	\$0.00	\$1,955,000.00	\$1,956,189.76
SWC0	COLD SPRING WATER	\$639.96	\$0.00	\$4,000.00	\$4,639.96
SWD0	DILLON WATER DISTRICT	\$162.14	\$0.00	\$0.00	\$162.14
SWK0	KIAMESHA RT42 WATER	\$124.12	\$0.00	\$0.00	\$124.12
SWL0	LUCKY LAKE WATER DISTR	\$848.39	\$0.00	\$3,000.00	\$3,848.39
SWM0	MELODY LAKE WATER TRUST & AGENCY FUND	\$861.81	\$0.00	\$46,000.00	\$46,861.81
T000		\$3,107.01	\$0.00	\$0.00	\$3,107.01
Posted Batch Grand Totals		\$926,689.75	\$0.00	\$7,432,780.17	\$8,359,469.92

Report Grand Totals

Fund	Fund Description	Invoice Batch	Manual Checks	Purchase Cards	Total
A000	GENERAL FUND TOWN WIDE	\$164,690.20	\$0.00	\$9.93	\$164,700.13
B000	GENERAL TOWN OUTSIDE	\$54,266.22	\$0.00	\$0.00	\$54,266.22
DA00	HWY#3 / 4 - TOWN WIDE	\$498,385.45	\$0.00	\$0.00	\$498,385.45
H000	CAPITAL PROJECTS	\$65,270.86	\$0.00	\$77.11	\$65,347.97