

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 **April 21, 2026.**

ROLL CALL:

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

Absent: Councilman John A. Pavese

Also Present: Marilee J. Calhoun, Town Clerk
Kelly M. Murrin, Deputy Town Clerk
Michael B. Mednick, Attorney for the Town
Melissa DeMarmels, Town Comptroller
Jill M. Weyer, Director of Community Development
Glenn Somers, Parks & Recreation Superintendent
Michael Messenger, Water & Sewer Superintendent
Hayden Carnell, Highway Superintendent
James L. Carnell, Jr., Director of Buildings, Planning, & Zoning

Present Via Zoom: 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 Councilwoman Meddaugh and seconded by Councilman Schock the minutes of the April 07th, 2026 Regular Town Board Meeting were approved as presented.

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

PUBLIC COMMENT:

The was no public comment.

CORRESPONDENCE:

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

- **Sat Parkash, Sidelines 2 Silhouettes, Inc.:** Letter received 04/10/2026 to Town Clerk's Office Re: Notification of Liquor License Renewal Application for on-site premise at 462 State Route 17B, Monticello, NY, Serial Number 2191738.
- **Christine Douglass, NYS Dept of Taxation & Finance:** Interim Certificate received for Anthony Rein, Appointed Assessor for the term 10/01/2025-09/30/2031.

PRESENTATION OF AWARD:
BEST NEW YORK ROAD PRESERVATION PROJECT OF 2025

Mr. Tony Squicciarini and Mr. Dane Mellon both of the NYS Association of Town Superintendents of Highway were present to present Town Highway Superintendent Hayden Carnell with the award for Pavement Preservation Excellence Award of 2025. The award was for Resorts World Road and Thompson Road Fibermat with Fog Seal. All present congratulated Mr. Carnell and pictures were taken.

AGENDA ITEMS:

1) KIAMESHA LAKE WWTP UPGRADE PROJECT—AUTHORIZE AMENDMENT & RE-ISSUANCE OF BID DOCUMENTS (RE-BID)

A) REJECTION OF BIDS

The Following Resolution Was Duly Adopted: Res. No. 196 of the Year 2026.

Resolved, that the bids for the Kiamesha Lake Wastewater Treatment Plant Upgrade Project Upgrade that were publicly opened on April 09th, 2026 at 2PM hereby be rejected and will be re-advertised and re-bid at a future date, and the Town Clerk is hereby directed to notify all bidders of said rejection.

Motion by: Councilman Benjamin Seconded by: Councilman Schock

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

Nays 0

Absent 1 Pavese

B) RE-ISSUANCE OF BID DOCUMENTS

The Following Resolution Was Duly Adopted: Res. No. 197 of the Year 2026.

**Resolution Authorizing the Reissuance of Bid Documents for the
KIAMESHA LAKE WASTEWATER TREATMENT PLANT UPGRADE PROJECT**

WHEREAS, the Town of Thompson 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 of Thompson advertised the issuance of bid documents on March 20, 2026 and established a bid opening date of April 9, 2026 at which time bids were publicly opened and read aloud; and

WHEREAS, upon tabulating and analyzing the bids it was determined that the total bid price exceeds the Town’s available financing for the project, and scope reduction was recommended by Delaware Engineering DPC; and

WHEREAS, the Town finds it to be in the best interest of the Municipality to modify and reissue the bid documents to ensure cost-effective and timely completion of the project; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board hereby authorizes Delaware Engineering, PLLC to amend and reissue the necessary bid documents, including plans, specifications, and contract requirements, for the **KIAMESHA LAKE WASTEWATER TREATMENT PLANT UPGRADE PROJECT**; and

BE IT FURTHER RESOLVED, that the Town Clerk is authorized to advertise the project for public bid in accordance with applicable laws and municipal procurement policies; and

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

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

Moved by: Councilman Richard L. Benjamin, Jr.

Seconded by: Councilman Ryan T. Schock

Adopted on Motion April 21, 2026

Supervisor SCOTT S. MACE	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Councilman JOHN A. PAVESE	Yes <input type="checkbox"/>	No <input type="checkbox"/> ABSENT
Councilwoman MELINDA S. MEDDAUGH	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Councilman RYAN T. SCHOCK	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Councilman RICHARD L. BENJAMIN, JR.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

2) COLD SPRING WATER DISTRICT EXTENSION (220 COLD SPRING ROAD, LLC & COLD SPRING ROAD, LLC- COLLECTIVELY “PRESTIGE”) - AUTHORIZE PREPARATION OF MAP, PLAN, & REPORT

The Following Resolution Was Duly Adopted: Res. No. 198 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 April 21, 2026

RESOLUTION PURSUANT TO TOWN LAW FOR THE PROPOSED EXTENSION NO. 05 OF THE COLD SPRING WATER DISTRICT IN THE TOWN OF THOMPSON

WHEREAS, 220 Cold Spring Road LLC and Cold Spring Road LLC (collectively “Prestige”) has made a request to the Town Board of the Town of Thompson to extend the Cold

Spring Water District, a Special Improvement District heretofore created in said Town, to include certain parcels of property, namely SBL 29-1-22.1, 29-1-25.1, 29-1-24, 29-1-15, 29-1-34.1 and 29-1-45; and

WHEREAS, the said area to be included in the Cold Spring Water District is totally located within the Town of Thompson and outside any incorporated village; and

WHEREAS, the said Town Board is desirous of preparing a general map and plan for providing water facilities in the aforesaid area of said Town and to appropriate a specific amount to pay the cost of preparing said general map and plan, and for other services in connection therewith; the costs of which shall be borne by said applicants, 220 Cold Spring Road LLC and Cold Spring Road LLC (collectively “Prestige”).

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

1. That the Town Board does hereby authorize MHE Engineering, D.P.C. of 33 Airport Center Drive, Suite 202, New Windsor, New York 12553 to prepare a general map and plan for the extension of the water facilities and services in the area of the Town of Thompson now serviced by the Cold Spring Water District, and for such other services as may be necessary in connection therewith.

2. That the Town Board does hereby appropriate the sum of \$11,000.00 to pay the cost of preparing the general map and plan for the extension of the sewer facilities, as well as all legal expenses incurred by the district to complete any district extension, and all costs and disbursements incurred by the district in processing the extension. That all engineering, legal costs and other disbursements for preparation of a general map, plan and report shall be paid by the applicants. Said monies shall be deposited by the applicants in the Town escrow account prior to preparation of said map, plan and report and will be released to MHE Engineering, D.P.C. upon completion, and other monies held in escrow will be disbursed upon completion of the extension.

3. That MHE Engineering, D.P.C., of 33 Airport Center Drive, Suite 202, New Windsor, New York 12553, be, and they hereby are, retained at a cost not to exceed \$5,000.00, of which said monies are to be paid by the applicants, to prepare a general map and plan for the extension of the sewer facilities and services to the area known as the Consolidated Harris Sewer District.

4. Legal fees incurred by the Town in connection with the extension of the Cold Spring Water District are to be paid by the applicants.

5. That all maps and plans prepared by MHE Engineering, D.P.C. shall conform with the requirements of Section 192 of the Town Law, and shall be filed with the Town Clerk.

6. That the map, plan and report shall be prepared once monies are placed in escrow by the applicants.

7. That in the event that the said Cold Spring Water District shall be extended as herein proposed, and shall thereafter be approved pursuant to the provisions of the Town Law, the expense incurred by the Town for the preparation of the maps and plans and other services therefor shall be deemed to be part of the cost of such improvement, and the Town shall be reimbursed the amount paid therefor, or such portion of that amount which the Town Board at the public hearing held pursuant to the Town Law shall allocate against such District.

8. That this Resolution is subject to a permissive referendum pursuant to and in accordance with the provisions of Sections 209-b and 90 of the Town Law.

9. That within ten (10) days from the date of this Resolution, the Town Clerk shall post and publish a Notice which shall set forth the date of the adoption of the Resolution, shall contain an abstract of such Resolution concisely setting forth the purpose and effect thereof, shall specify that this Resolution was adopted subject to a permissive referendum, and shall publish such Notice in the Sullivan County Democrat, the official newspaper of the Town, and in addition, that the Town Clerk shall post or cause to be posted on the signboard of the Town of Thompson a copy of such Notice within ten (10) days after the date of the adoption of this Resolution.

Moved by: Councilwoman Melinda S. Meddaugh

Seconded by: Councilman Richard L. Benjamin, Jr.

The Members voted on the foregoing Resolution as follows:

Supervisor SCOTT S. MACE	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman JOHN A. PAVESE	Yes <input type="checkbox"/> No <input type="checkbox"/> ABSENT
Councilwoman MELINDA S. MEDDAUGH	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman RYAN T. SCHOCK	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman RICHARD L. BENJAMIN, JR.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

3) CONSOLIDATED HARRIS SEWER DISTRICT EXTENSION (220 COLD SPRING ROAD, LLC & COLD SPRING ROAD, LLC– COLLECTIVELY “PRESTIGE”) – AUTHORIZE PREPARATION OF MAP, PLAN, & REPORT

The Following Resolution Was Duly Adopted: Res. No. 199 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 April 21, 2026

RESOLUTION PURSUANT TO TOWN LAW FOR THE PROPOSED EXTENSION NO. 03 OF THE CONSOLIDATED HARRIS SEWER DISTRICT IN THE TOWN OF THOMPSON

WHEREAS, 220 Cold Spring Road LLC and Cold Spring Road LLC (collectively “Prestige”) has made a request to the Town Board of the Town of Thompson to extend the Consolidated Harris Sewer District, a Special Improvement District heretofore created in said Town, to include certain parcels of property, namely SBL 29-1-22.1, 29-1-25.1, 29-1-24, 29-1-15, 29-1-34.1 and 29-1-45; and

WHEREAS, the said area to be included in the Consolidated Harris Sewer District is totally located within the Town of Thompson and outside any incorporated village; and

WHEREAS, the said Town Board is desirous of preparing a general map and plan for providing sewer facilities in the aforesaid area of said Town and to appropriate a specific amount to pay the cost of preparing said general map and plan, and for other services in connection therewith; the costs of which shall be borne by said applicants, 220 Cold Spring Road LLC and Cold Spring Road LLC (collectively “Prestige”).

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

1. That the Town Board does hereby authorize MHE Engineering, D.P.C. of 33 Airport Center Drive, Suite 202, New Windsor, New York 12553 to prepare a general map and plan for the extension of the sewer facilities and services in the area of the Town of Thompson now serviced by the Consolidated Harris Sewer District, and for such other services as may be necessary in connection therewith.

2. That the Town Board does hereby appropriate the sum of \$11,000.00 to pay the cost of preparing the general map and plan for the extension of the sewer facilities, as well as all legal expenses incurred by the district to complete any district extension, and all costs and disbursements incurred by the district in processing the extension. That all engineering, legal costs and other disbursements for preparation of a general map, plan and report shall be paid by the applicants. Said monies shall be deposited by the applicants in the Town escrow account prior to preparation of said map, plan and report and will be released to MHE Engineering, D.P.C. upon completion, and other monies held in escrow will be disbursed upon completion of the extension.

3. That MHE Engineering, D.P.C., of 33 Airport Center Drive, Suite 202, New Windsor, New York 12553, be, and they hereby are, retained at a cost not to exceed \$5,000.00, of which said monies are to be paid by the applicants, to prepare a general map and plan for the extension of the sewer facilities and services to the area known as the Consolidated Harris Sewer District.

4. Legal fees incurred by the Town in connection with the extension of the Consolidated Harris Sewer District are to be paid by the applicants.

5. That all maps and plans prepared by MHE Engineering, D.P.C. shall conform with the requirements of Section 192 of the Town Law, and shall be filed with the Town Clerk.

6. That the map, plan and report shall be prepared once monies are placed in escrow by the applicants.

7. That in the event that the said Consolidated Harris Sewer District shall be extended as herein proposed, and shall thereafter be approved pursuant to the provisions of the Town Law, the expense incurred by the Town for the preparation of the maps and plans and other services therefor shall be deemed to be part of the cost of such improvement, and the Town shall be reimbursed the amount paid therefor, or such portion of that amount which the Town Board at the public hearing held pursuant to the Town Law shall allocate against such District.

8. That this Resolution is subject to a permissive referendum pursuant to and in accordance with the provisions of Sections 209-b and 90 of the Town Law.

9. That within ten (10) days from the date of this Resolution, the Town Clerk shall post and publish a Notice which shall set forth the date of the adoption of the Resolution, shall contain an abstract of such Resolution concisely setting forth the purpose and effect thereof, shall specify that this Resolution was adopted subject to a permissive referendum, and shall publish such Notice in the Sullivan County Democrat, the official newspaper of the Town, and in addition, that the Town Clerk shall post or cause to be posted on the signboard of the Town of Thompson a copy of such Notice within ten (10) days after the date of the adoption of this Resolution.

Moved by: Councilman Richard L. Benjamin, Jr.

Seconded by: Councilman Ryan T. Schock

The Members voted on the foregoing Resolution as follows:

Supervisor SCOTT S. MACE	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman JOHN A. PAVESE	Yes <input type="checkbox"/> No <input type="checkbox"/> ABSENT
Councilwoman MELINDA S. MEDDAUGH	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman RYAN T. SCHOCK	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman RICHARD L. BENJAMIN, JR.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

**4) CONSOLIDATED KIAMESHA LAKE SEWER DISTRICT EXTENSION
(EVERGREEN HILLS, SBL# 8.-1-2.2) – AUTHORIZE PREPARATION OF MAP,
PLAN, & REPORT**

The Following Resolution Was Duly Adopted: Res. No. 200 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 April 21, 2026

RESOLUTION PURSUANT TO TOWN LAW FOR THE PROPOSED EXTENSION NO. 05 OF THE CONSOLIDATED KIAMESHA SEWER DISTRICT IN THE TOWN OF THOMPSON

WHEREAS, Evergreen Hills Estates LLC has made a request to the Town Board of the Town of Thompson to extend the Consolidated Kiamesha Sewer District, a Special Improvement District heretofore created in said Town, to include a certain parcel of property, namely SBL 8-1-2.1; and

WHEREAS, the said area to be included in the Consolidated Kiamesha Sewer District is totally located within the Town of Thompson and outside any incorporated village; and

WHEREAS, the said Town Board is desirous of preparing a general map and plan for providing sewer facilities in the aforesaid area of said Town and to appropriate a specific amount to pay the cost of preparing said general map and plan, and for other services in connection therewith; the costs of which shall be borne by said applicant, Evergreen Hills Estates LLC.

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

1. That the Town Board does hereby authorize MHE Engineering, D.P.C. of 33 Airport Center Drive, Suite 202, New Windsor, New York 12553 to prepare a general map and plan for the extension of the sewer facilities and services in the area of the Town of Thompson now serviced by the Consolidated Harris Sewer District, and for such other services as may be necessary in connection therewith.

2. That the Town Board does hereby appropriate the sum of \$11,000.00 to pay the cost of preparing the general map and plan for the extension of the sewer facilities, as well as all legal expenses incurred by the district to complete any district extension, and all costs and disbursements incurred by the district in processing the extension. That all engineering, legal costs and other disbursements for preparation of a general map, plan and report shall be paid by the applicants. Said monies shall be deposited by the applicants in the Town escrow account prior to preparation of said map, plan and report and will be released to MHE Engineering, D.P.C. upon completion, and other monies held in escrow will be disbursed upon completion of the extension.

3. That MHE Engineering, D.P.C., of 33 Airport Center Drive, Suite 202, New Windsor, New York 12553, be, and they hereby are, retained at a cost not to exceed \$5,000.00, of which said monies are to be paid by the applicants, to prepare a general map and plan for the extension of the sewer facilities and services to the area known as the Consolidated Harris Sewer District.

4. Legal fees incurred by the Town in connection with the extension of the Consolidated Kiamesha Sewer District are to be paid by the applicants.

5. That all maps and plans prepared by MHE Engineering, D.P.C. shall conform with the requirements of Section 192 of the Town Law, and shall be filed with the Town Clerk.

6. That the map, plan and report shall be prepared once monies are placed in escrow by the applicants.

7. That in the event that the said Consolidated Kiamesha Sewer District shall be extended as herein proposed, and shall thereafter be approved pursuant to the provisions of the Town Law, the expense incurred by the Town for the preparation of the maps and plans and other services therefor shall be deemed to be part of the cost of such improvement, and the Town shall be reimbursed the amount paid therefor, or such portion of that amount which the Town Board at the public hearing held pursuant to the Town Law shall allocate against such District.

8. That this Resolution is subject to a permissive referendum pursuant to and in accordance with the provisions of Sections 209-b and 90 of the Town Law.

9. That within ten (10) days from the date of this Resolution, the Town Clerk shall post and publish a Notice which shall set forth the date of the adoption of the Resolution, shall contain an abstract of such Resolution concisely setting forth the purpose and effect thereof, shall specify that this Resolution was adopted subject to a permissive referendum, and shall publish such Notice in the Sullivan County Democrat, the official newspaper of the Town, and in addition, that the Town Clerk shall post or cause to be posted on the signboard of the Town of Thompson a copy of such Notice within ten (10) days after the date of the adoption of this Resolution.

Moved by: Councilman Richard L. Benjamin, Jr.

Seconded by: Councilwoman Melinda S. Meddaugh

The Members voted on the foregoing Resolution as follows:

Supervisor SCOTT S. MACE	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman JOHN A. PAVESE	Yes <input type="checkbox"/> No <input type="checkbox"/> ABSENT
Councilwoman MELINDA S. MEDDAUGH	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman RYAN T. SCHOCK	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman RICHARD L. BENJAMIN, JR.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

B) EVERGREEN HEIGHTS, LLC. (AVI POMERANTZ), STRONG ROAD NEAR OLD ROUTE 17, HARRIS - SBL #'S: 11.-24-1 & 11.-27-1

Mr. Avi Pomerantz of Evergreen Heights, LLC had requested a zone change from SR/RR-1 Zoning District to SR Zoning District to allow for the development of residential dwellings and a hotel. This matter received Planning Board approval and was referred back to the Town Board. The Town Board felt this project does not support the Town Comprehensive Plan. They did not take action and will not move forward. Supervisor Mace will inform the applicant.

6) EMERALD SPRINGS WATER DISTRICT – ACCEPT MAP, PLAN, & REPORT & SET DATE FOR PUBLIC HEARING

ACCEPT, MAP, PLAN, & REPORT

The Following Resolution Was Duly Adopted: Res. No. 201 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby accepts the Map, Plan & Report Dated 10/07/2025, Revised on 02/05/2026 completed by MHE Engineering, D.P.C. Professional Engineers on behalf of the Town for the Rock Hill Emerald Springs Water District.

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

ESTABLISH DATE FOR PUBLIC HEARING

The Following Resolution Was Duly Adopted: Res. No. 202 of the Year 2026.

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 21st day of **April**, 2026, at 7:00 o'clock P.M., Prevailing Time.

PRESENT:

SCOTT S. MACE, Supervisor
JOHN A. PAVESE, Councilman
MELINDA S. MEDDAUGH, Councilwoman
RYAN T. SCHOCK, Councilman
RICHARD L. BENJAMIN, JR., Councilman

-----X
In the Matter of the Proposed Creation of the
ROCK HILL EMERALD SPRINGS WATER 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 creation of the Rock Hill Emerald Springs Water 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 October 07, 2025 (revised February 05, 2026), 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 Rock Hill Emerald Springs Water District, as created, consists of providing a means by which residential properties may secure water service by becoming part of the said Rock Hill Emerald Springs Water 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 all property owners of the newly created Water District. The cost to a typical property in the newly created Water District will be *Nine Hundred Sixty-Seven and 25/100 (\$967.25) Dollars*, per year, and

WHEREAS, it is now desired to call a Public Hearing for the purpose of considering said Map, Plan and Report, and creating said Rock Hill Emerald Springs Water 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 19th day of May, 2026, 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. The Town Clerk shall mail Notice of Public Hearing to each property owner to be included in said Water District at the address of such property owner as same appears on the tax roll of the Town of Thompson within the time allowed for publication as provided in Section 2.

Section 4. This order shall take effect immediately.

Motion by: Councilman Richard L. Benjamin, Jr.

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:

SCOTT S. MACE	VOTING	Aye
JOHN A. PAVESE	VOTING	ABSENT
MELINDA S. MEDDAUGH	VOTING	Aye
RYAN T. SCHOCK	VOTING	Aye
RICHARD L. BENJAMIN, JR.	VOTING	Aye

The order was thereupon declared duly adopted.

* * * * *

"SCHEDULE A" - District Property Description

Rock Hill Emerald Springs Water District Extension

1. Beginning at a point being the southeast corner of tax map parcel 35.-1-8, and located on the bounds of Rock Hill Drive, Town Road 51 and Emerald Place, N63°55'40"W a distance of 179.69 feet along the boundary or tax map parcel 35.-1-8 and Rock Hill Drive to a point; thence
3
2. N60°54'14"W a distance of 417.47 feet to a point; thence N35°44'22"E a distance of 95.57 feet to a point; thence
4. N32°45'13"E a distance of 116.31 feet to a point; thence
5. N57°14'47"W a distance of 95.03 feet to a point; thence
6. N32°47'54"E distance of 37.06 feet to a point; thence
7. N55°46'49"W a distance of 170.31 feet to a point; thence
8. N28°20'07"E a distance of 279.50 feet to a point; thence
9. N82°26'17"W a distance of 159.21 feet to a point; thence
10. N14°29'16"E a distance of 314.87 feet to a point; thence
11. N14°31'01"E a distance of 267.84 feet to a point; thence
12. N14°31'01"E a distance of 1230.5 feet to a point; thence
13. S56°05'34"E a distance of 545.08 feet to a point; thence
14. N85°40'14"E a distance of 871.04 feet to a point in the approximate centerline of Adams Road, TR 2, thence along centerline of said road the following courses:
S16°54'52"E a distance of 99.98 feet
S20°01'26"E a distance of 84.69 feet S35°14'45"E a distance of 95.03 feet S39°02'55"E a distance of 192.38 feet S45°42'28"E a distance of 80.88 feet
Thence a distance of 570 feet along the center of Adams Road in the Southeasterly direction to a point; thence
15. S64°58'25"E a distance of 97 feet to a point; thence
16. S06°30'50"W a distance of 923.70 feet, crossing Adams Road, to a point; thence

subject to the approval of the Town Highway Superintendent, the NYS DOT and the Sullivan County DPW.

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

9) AWARD BID: FIBER-REINFORCED BITUMINOUS MEMBRANE SURFACE TREATMENT

Highway Superintendent Hayden Carnell provided a recommendation on the Fiber-Reinforced Bituminous Membrane Surface Treatment bid that was opened on April 21st, 2026 at 2PM. There was (1) bid received from All States Construction, Inc. dba Gorman Construction as per the attached bid price sheets. Superintendent Carnell is recommending that the Board award the bid to All States Construction, Inc. dba Gorman Construction who is the sole bidder.

The Following Resolution Was Duly Adopted: Res. No. 205 of the Year 2026.

Resolved, that the bid of All States Construction, Inc. dba Gorman Construction for Fiber-Reinforced Bituminous Membrane Surface Treatment, in the amount as per the attached bid price sheets¹, be, and the same hereby is, accepted, and the Town Clerk be and hereby is directed to notify the successful bidder of the award thereof.

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

10) DISCUSS: SECURITY CAMERAS FOR HIGHWAY DEPARTMENT AND PARKS & RECREATION DEPARTMENT

Supervisor Mace said he wants to prevent some issues at the new Highway Barn. There were some prices for a Security Camera System, but they were quite costly. Superintendent Carnell said that there was some pipe stolen. The Jefferson Street location is okay because of the presence of law enforcement on patrol, but the concern is the new location on Cold Spring Road. The Parks & Recreation Department was looking into Security Cameras so Superintendent Carnell was looking to obtain a few cameras for the New Highway Barn. Superintendent Somers advised that he has cameras at the parks, which are working, but the quality is poor. They need to be upgraded in all three of the parks. Superintendent Somers would like to obtain the services of someone local so problems can be addressed in an expeditious manner. There have been some significant problems at Lake Ida Park. Director Weyer said the current system is clunky and she would look at some other systems available.

11) DISCUSS: BOHEME RETREATS – REQUEST FOR PARTNERSHIP

¹ ATTACHMENT: FIBER-REINFORCED BITUMINOUS MEMBRANE SURFACE TREATMENT BID PRICE LIST.

The Following Resolution Was Duly Adopted: Res. No. 208 of the Year 2026.

Resolved, that the following work be approved, as per the Streetlight Maintenance Agreement and payment as follows:

WirePro Electric

Estimate # 10223 – \$1,400.00- Patio Homes Power Pole # 468
Estimate # 10224 - \$2,200.00 – Patio Homes Power Pole # 772
Estimate # 10225 - \$3,300.00 – Patio Homes Power Pole # 470
Estimate # 10226 \$2,000.00 – Patio Homes Power Pole # 492
\$8,900.00 Total Cost

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

15) MELODY LAKE WELLHOUSE IMPROVEMENT PROJECT – USDA PAYMENT

- A) APPROVE & AUTHORIZE – TAM ENTERPRISES PMT #6 \$10,569.70**
- B) APPROVE & AUTHORIZE - MHE ENGINEERING – INV# 25820 \$2,500.00**
- C) APPROVE & AUTHORIZE - MHE ENGINEERING – INV# 26130 \$2,500.00**
- D) APPROVE & AUTHORIZE – RURAL DEVELOPMENT PROJECT – USDA FORM E FOR PMT #10 \$15,569.70**

A) APPROVE & AUTHORIZE - TAM ENTERPRISES, INC. APPLICATION FOR PAYMENT # 6

The Following Resolution Was Duly Adopted: Res. No. 209 of the Year 2026.

Resolved, that the application for Payment # 6 in the amount of \$10,569.70 with TAM Enterprises, Inc., 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: Councilwoman Meddaugh Seconded by: Councilman Schock
Vote: Ayes 4 Mace, Meddaugh, Schock and Benjamin
 Nays 0
 Absent 1 Pavese

B) APPROVE & AUTHORIZE - MHE ENGINEERING – INV# 25820 \$2,500.00

The Following Resolution Was Duly Adopted: Res. No. 210 of the Year 2026.

Resolved, that the application for Inv# 25820 in the amount of \$2,500.00 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 Benjamin

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

C) APPROVE & AUTHORIZE - MHE ENGINEERING – INV# \$2,500.00

The Following Resolution Was Duly Adopted: Res. No. 211 of the Year 2026.

Resolved, that the application for Inv# 26130 in the amount of \$2,500.00 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: Councilwoman Meddaugh
Vote: Ayes 4 Mace, Meddaugh, Schock and Benjamin
 Nays 0
 Absent 1 Pavese

D) APPROVE & AUTHORIZE - RURAL DEVELOPMENT PROJECT – USDA FORM E FOR PAYMENT #10

The Following Resolution Was Duly Adopted: Res. No. 212 of the Year 2026.

Resolved, that the application for Payment # 10 in the amount of \$15,569.70 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 application for payment.

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

16) RESOLUTIONS TO CORRECT 03/17/2026 TOWN BOARD MEETING MINUTES: RES. NOS. 170 AND 171 OF 2026 TO INCLUDE “AND AUTHORIZE SUPERVISOR TO SIGN”

The Following Resolution Was Duly Adopted: Res. No. 213 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the correction to the March 17th, 2026 Town Board Meeting Minutes to correct the following: Page 8 – Section entitled “Comprehensive Plan – Award Request for Proposals (RFP) for Planning Services.” Resolution No. 170 of 2026 will include – “and authorize Town Supervisor to sign.”

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

The Following Resolution Was Duly Adopted: Res. No. 214 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the correction to the March 17th, 2026 Town Board Meeting Minutes to correct the following: Page 8 – Section entitled “Comprehensive Plan – Award Request for Proposals (RFP) for Planning Services.” Resolution No. 171 of 2026 will include – “and authorize Town Supervisor to sign.”

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

RESOLUTION TO CORRECT 01/20/2026 TOWN BOARD MEETING MINUTES RES. NO. 90 OF 2026 TO STATE NOT TO EXCEED \$100,900.00 PERTAINING TO TEST PRODUCTION WELLS BY HANSON VANVLEET HYDROGEOLOGIC CONSULTANTS, LLC. - COLD SPRING

The Following Resolution Was Duly Adopted: Res. No. 215 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the correction to the January 20th, 2026 Town Board Meeting Minutes to correct the following: Resolved that Hanson VanVleet is authorized to continue work for evaluating and permitting two existing test production wells in the Cold Spring Water District at a price not to exceed \$100,900.00.

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

AUTHORIZE BINDING THE TOWN’S INSURANCE COVERAGE EFFECTIVE 05/01/2026

The Following Resolution Was Duly Adopted: Res. No. 216 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the Town Supervisor to bind Property and Casualty Insurance Renewal Coverage with New York Municipal Insurance Reciprocal (NYMIR) effective May 1st, 2026, brokered through the Lebaum Company, Inc. Insurance Specialists in the amount not to exceed \$260,000.00.

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

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

The Following Resolution Was Duly Adopted: Res. No. 217 of the Year 2026.

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

Delaware Engineering **\$32,840.00 Total Cost**
Invoice # 24-3143-12 – Engineering services through February 2026 for the Emerald Green WWTP Phase 2 Plant Upgrade Project.
Moved by: Councilwoman Meddaugh Seconded by: Councilman Schock
Vote: Ayes 4 Mace, Meddaugh, Schock, and Benjamin
 Nays 0
 Absent 1 Pavese

The Following Resolution Was Duly Adopted: Res. No. 218 of the Year 2026.

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

Delaware Engineering **\$16,224.79 Total Cost**
Invoice # 20-2090-25 – Engineering services through February 2026 for the Kiamesha Lake WWTP Upgrade Project.
Moved by: Councilwoman Meddaugh Seconded by: Councilman Schock
Vote: Ayes 4 Mace, Meddaugh, Schock, and Benjamin
 Nays 0
 Absent 1 Pavese

The Following Resolution Was Duly Adopted: Res. No. 219 of the Year 2026.

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

Hanson VanVleet Hydrogeologic Consultants, PLLC **\$18,020.00 Total Cost**
Invoice # 13109 – For Task # 3 of the work on the two existing test production wells in the Cold Spring Water District.
Moved by: Councilwoman Meddaugh Seconded by: Councilman Schock
Vote: Ayes 4 Mace, Meddaugh, Schock, and Benjamin
 Nays 0
 Absent 1 Pavese

The Following Resolution Was Duly Adopted: Res. No. 220 of the Year 2026.

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

MHE Engineering **\$20,000.00 Total Cost**
Invoice # 26129 – Engineering services for the design of the Harris Sewer District Replacement Project – Benmoche & Racetrack Pump Stations.
Moved by: Councilman Benjamin Seconded by: Councilman Schock

- The Hammock Park Eagle Scout Project is starting at the Neversink River Access Area Park on May 2nd.

Superintendent Messenger

- 3 Day Water Test at Kiamesha Well as a possible source for Route 42 Water District

Moment of Silence for Frederick G. Robinson, Retired Thompson Highway Department Employee

Comptroller DeMarmels

- Working on final report of ARPA Funds
- Water Bills will be sent out shortly

Director Jim Carnell

- Construction Season is upon us.

Director Weyer

- Kick off of Comprehensive Plan Planning Services
- IT is working on Infrastructure Improvements

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

On a motion made by Councilwoman Meddaugh and seconded by Councilman Schock the meeting was adjourned at 8:35 PM. All board members voted in favor of adjourning the meeting.

Respectfully Submitted By:

Marilee J. Calhoun, Town Clerk