

Minutes of a **Special 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 **July 28, 2026**.

ROLL CALL:

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

Absent: Councilwoman Melinda S. Meddaugh
Councilman John A. Pavese

Also Present: Marilee J. Calhoun, Town Clerk
Kelly M. Murran, Deputy Town Clerk
Melissa DeMarmels, Town Comptroller
Glenn Somers, Parks & Recreation Superintendent
James L. Carnell, Jr., Director of Buildings, Planning, & Zoning
Michael G. Messenger, Water & Sewer Superintendent

Present Via Zoom: None

SPECIAL 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.

Town Clerk Calhoun advised that notice of said meeting was published and sent to the news media and posted on the Town Hall Bulletin Board and on the Town Website.

APPROVAL OF MINUTES:

On a motion made by Councilman Benjamin and seconded by Councilman Schock the approval of the July 7th, 2026 Regular Town Board Meeting minutes was tabled until the next Town Board Meeting to be held on August 4th, 2026.

Vote: Ayes 3 Mace, Schock and Benjamin

Nays 0

Absent 2 Meddaugh & Pavese

PUBLIC COMMENT:

1) Frank Wurzel of Rock Hill commented on a dumping issue along Wild Turnpike, Rock Hill. The location was provided to Director Carnell for Code Enforcement Investigation purposes.

CORRESPONDENCE:

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

- **Sullivan County Treasurer's Office:** Check #319867, Dated 07/02/26 for \$28,262.52 for Town Share of Cannabis Revenue 12/01/25 – 02/28/26.
- **Kiwanis Club of Monticello:** Letter dated 07/10/2026 RE: Thank you for maintaining Kiwanis Club Flower Beds.
- **State of New York Comptroller's Office:** Check # 74830390 for \$2,100.00 for Unclaimed Funds from WM Corporate Services, Inc. (Waste Management).

AGENDA ITEMS:

1) REVIEW & APPROVE: AMENDED AGREEMENT WITH ROCK HILL AMBULANCE CORPS ON BEHALF OF THE ROCK HILL AMBULANCE DISTRICT

The Following Resolution Was Duly Adopted: Res. No. 322 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby approves and authorizes the Town Supervisor's execution of the amended agreement between the Town of Thompson acting on behalf of the Rock Hill Ambulance District and the Rock Hill Ambulance Corps for the period beginning January 1st, 2026 through December 31st, 2026 for the purpose of Ambulance Service for a total annual sum of \$135,000.00 to be paid for by the District to the Corps. Also, to permit billing on all calls providing mutual aid for services out of District and to permit billing on all calls providing mutual aid for services inside of District and accepting only the amount insurance companies pay. Further Be It Resolved, that a fully executed copy of said agreement shall be kept on file in the Town Clerk's Office.

Moved by: Councilman Benjamin Seconded by: Councilman Schock

Vote: Ayes 3 Mace, Schock, and Benjamin

Nays 0

Absent 2 Meddaugh & Pavese

2) REQUEST TO PLACE COMMEMORATIVE BENCH AT LAKE IDA PARK – STEVE SCHWARTZ

The Following Resolution Was Duly Adopted: Res. No. 323 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby approves the request of Steve Schwartz for installation of a Commemorative Bench at Lake Ida Park to honor Antonie Magliano and family for many years of dedication to the music community and involvement with the Rock Hill Summer Concert Series now taking place at Lake Ida Park and

Further Be It Resolved, that the installation of said bench shall be subject to design guidelines set forth and approved by the Town of Thompson Parks and Recreation Committee and Town Board.

Moved by: Councilman Benjamin Seconded by: Councilman Schock

Vote: Ayes 3 Mace, Schock, and Benjamin

Nays 0

Absent 2 Meddaugh & Pavese

3) NESIN CULTURAL ARTS CENTER – AUTHORIZE 2-WEEK YOUTH PROGRAM FOLLOWING THE SUMMER DAY CAMP PROGRAM FOR TOTAL COST NOT TO EXCEED \$5,000.00

The Following Resolution Was Duly Adopted: Res. No. 324 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes a 2-Week Summer Arts Youth Program at the Nesin Cultural Arts Center for up to 25-Youths (Grades Pre-K to 12th) at a cost of \$50.00 per youth to be paid for by the parent and the Town to supplement the difference in cost of \$200.00 per youth for a total maximum cost not to exceed \$5,000.00 for both sessions to be held on 08/17/26-08/21/26 and 08/24/26-08/28/26.

Moved by: Councilman Benjamin Seconded by: Councilman Schock

Vote: Ayes 3 Mace, Schock, and Benjamin

Nays 0

Absent 2 Meddaugh & Pavese

4) APPROVE RETURN OF SITE IMPROVEMENT PERFORMANCE CASH BOND \$680,000.00 - YJ ESTATES RELATING TO FRASER RESORT PROJECT

The Following Resolution Was Duly Adopted: Res. No. 325 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the return of a Site Improvement Cash Performance Bond for Fraser Resort in the amount of \$680,000.00 to YJ Estates, LLC.

Moved by: Councilman Benjamin Seconded by: Councilman Schock

Vote: Ayes 3 Mace, Schock and Benjamin

Nays 0

Absent 2 Meddaugh & Pavese

5) APPROVE BILL FROM WIRE PRO ELECTRIC IN THE AMOUNT OF \$4,000.00 FOR LIGHT POLE REPLACEMENT IN THE EMERALD GREEN LIGHTING DISTRICT

The Following Resolution Was Duly Adopted: Res. No. 326 of the Year 2026.

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

WirePro Electric

\$4,000.00 Total Cost

Estimate # 10253 – \$4,000.00 for Fiberglass Light Pole & Light Fixture Replacement in the Emerald Green Lighting District as a result of a car accident.

Moved by: Councilman Benjamin Seconded by: Councilman Schock

Vote: Ayes 3 Mace, Schock and Benjamin

Nays 0

Absent 2 Meddaugh & Pavese

6) ESTABLISH BID DATE: GENERATOR SERVICE MAINTENANCE, THURSDAY, 08/20/2026 AT 2PM

The Following Resolution Was Duly Adopted: Res. No. 327 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson advertise for bids for Generator Service Maintenance for the Water & Sewer Department, in accordance with specifications prepared therefore, said bids to be opened on Thursday, August 20th, 2026, at 2:00 o'clock P.M., Prevailing Time, at the Town Hall, 4052 Route 42 North, Monticello, New York, and the Town Clerk be, and she hereby is directed to advertise for bids in the official newspaper of the Town.

Moved by: Councilman Schock Seconded by: Councilman Benjamin

Vote: Ayes 3 Mace, Schock and Mace

Nays 0

Absent 2 Meddaugh & Pavese

7) REVIEW & APPROVE: IT MANUAL

The Following Resolution Was Duly Adopted: Res. No. 328 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby approves the Employee Guide to Information Security Policies aka the Information Technology (IT) Manual for the Town of Thompson as presented and that each Town Employee shall be provided with and acknowledge receipt of said Manual.

Moved by: Councilman Schock Seconded by: Councilman Benjamin

Vote: Ayes 3 Mace, Schock and Benjamin

Nays 0

Absent 2 Meddaugh & Pavese

8) AUTHORIZE APPLICATION FOR LOCAL GOVERNMENT CITIZENS GRANT (CREG) – PHASE 2

The Following Resolution Was Duly Adopted: Res. No. 329 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the submittal of a grant application for the Citizens Re-Organization Empowerment Grant (CREG) Program through the NYS Division of Local Government Services for Phase 2 regarding consolidation of Town lighting districts. Further Be It Resolved, that the Town Supervisor hereby be authorized to execute all financial/administrative documents relating to the implementation of the program/grant application and authorize Director Jill M. Weyer as the lead applicant contact person and authorize her to submit said grant application.

Moved by: Councilman Benjamin Seconded by: Councilman Schock

Vote: Ayes 3 Mace, Schock and Benjamin

Nays 0

Absent 2 Meddaugh & Pavese

9) MELODY LAKE WELLHOUSE IMPROVEMENT PROJECT ITEMS:

**A) APPROVE & AUTHORIZE – WITTCON, INC. APPLICATION FOR
PAYMENT #10 \$4,370.00**

The Following Resolution Was Duly Adopted: Res. No. 330 of the Year 2026.

Resolved, that application # 10 in the amount of \$4,370.00 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 Benjamin Seconded by: Councilman Schock

Vote: Ayes 3 Mace, Schock and Benjamin

Nays 0

Absent 2 Meddaugh & Pavese

**B) APPROVE & AUTHORIZE - TAM ENTERPRISES, INC. APPLICATION FOR
PAYMENT #9 \$2,975.88**

The Following Resolution Was Duly Adopted: Res. No. 331 of the Year 2026.

Resolved, that application # 9 in the amount of \$2,975.88 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 Schock Seconded by: Councilman Benjamin

Vote: Ayes 3 Mace, Schock and Benjamin

Nays 0

Absent 2 Meddaugh & Pavese

**C) APPROVE & AUTHORIZE - RURAL DEVELOPMENT PROJECT - USDA
FORM E FOR PAYMENT #13 \$7,345.88**

The Following Resolution Was Duly Adopted: Res. No. 332 of the Year 2026.

Resolved, that the application for Payment # 13 in the amount of \$7,345.88 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 Schock Seconded by: Councilman Benjamin

Vote: Ayes 3 Mace, Schock and Benjamin

Nays 0

Absent 2 Meddaugh & Pavese

**10) DISCUSS & APPROVE – (NYSLRS) STANDARD WORKDAY & REPORTING
RESOLUTION**

The Following Resolution Was Duly Adopted: Res. No. 333 of the Year 2026.

Resolved, that Agenda Item No. 10 pertaining to the (NYSLRS) Standard Workday & Reporting Resolution is hereby tabled until the next Town Board Meeting 08/04/2026.

Moved by: Councilman Schock Seconded by: Councilman Benjamin

Vote: Ayes 3 Mace, Schock and Benjamin

Nays 0

Absent 2 Meddaugh & Pavese

11) BILLS OVER \$5,000.00

There were no bills provided for payment.

12) BUDGET TRANSFERS & AMENDMENTS

To: Town of Thompson - Supervisor and Council

From: Melissa DeMarmels - Comptroller

Re: Budget Transfers & Amendments - FYE 12/31/25

Board
Date: Meeting 7/21/2026

The following Budget Transfers & Amendments are proposed for the following
Memo: purposes:

- 1) To Amend Principal and Interest Allocations to reflect declining balance payments on the NYPA LED project loan, as each subsequent payment has more principal than interest. Adopted budget reflected equal payments each month.

The Following Resolution Was Duly Adopted: Res. No. 334 of the Year 2026.

Resolved, that the following budgetary transfers/amendments hereby be approved as presented.

Town Of Thompson

Budget Transfers/Amendments

FYE 12/31/25

Town Board Meeting Date: 7/21/2026

<u>Account Number</u>	<u>Account Description</u>	<u>-</u>	<u>Revenue</u> <u>Increase</u>	<u>Revenue</u> <u>Decrease</u>	<u>Appropriation</u> <u>Increase</u>	<u>Appropriation</u> <u>Decrease</u>
A000.9790.600	NYPA LED Project Principal				28,285.00	
A000.9790.700	NYPA LED Project Interest					28,285.00
SL01.9790.600	NYPA LED Project Principal				6,171.00	

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SL01.9790.700	NYPA LED Project Interest					6,171.00
SL02.9790.600	NYPA LED Project Principal				1,262.00	
SL02.9790.700	NYPA LED Project Interest					1,262.00
SL03.9790.600	NYPA LED Project Principal				3,796.00	
SL03.9790.700	NYPA LED Project Interest					3,796.00
SL04.9790.600	NYPA LED Project Principal				2,535.00	
SL04.9790.700	NYPA LED Project Interest					2,535.00
SL05.9790.600	NYPA LED Project Principal				705.00	
SL05.9790.700	NYPA LED Project Interest					705.00
SL06.9790.600	NYPA LED Project Principal				56,940.00	
SL06.9790.700	NYPA LED Project Interest					56,940.00
SL07.9790.600	NYPA LED Project Principal				318.00	
SL07.9790.700	NYPA LED Project Interest					318.00
SL08.9790.600	NYPA LED Project Principal				568.00	
SL08.9790.700	NYPA LED Project Interest					568.00
SL12.9790.600	NYPA LED Project Principal				13,070.00	
SL12.9790.700	NYPA LED Project Interest					13,070.00

Totals - - 113,650.00 113,650.00

Net Effect To Budget -

Moved by: Councilman Schock

Seconded by: Councilman Benjamin

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Public Hearing on Monday, August 10th, 2026 at 5PM. The date and time will be confirmed for action to be taken at our next Town Board Meeting on 08/04/2026.

REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS

Comptroller DeMarmels

- Moving TD Bank accounts to Jeff Bank due to excessive fees and service.

Superintendent Somers

- Wire Pro Light installation/replacement in Emerald Green was completed.
- NYS DOH Inspection completed at the East Mongaup River Town Park for the Summer Youth Day Camp.

PUBLIC COMMENT

There was no public comment.

ANNOUNCEMENTS, REMINDERS & FOR YOUR INFORMATION

- 08/18/26 at 7PM: Regular Town Board Meeting.

ADJOURNMENT

On a motion made by Councilman Schock and seconded by Councilman Benjamin the meeting was adjourned at 5:20 PM. All board members voted in favor of adjourning the meeting.

Respectfully Submitted By:



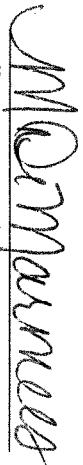
Marilee J. Calhoun, Town Clerk



Town of Thompson
Warrant Report

Town of Thompson
Warrant Report

I hereby certify that the vouchers listed on the attached abstracts of prepaid and claims payable have been duly audited and are presented for payment to the Town Board of the Town of Thompson at the regular meeting there of, held on the 28th day of July 2024 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 DeMarnels, Comptroller


Scott S. Mace, Supervisor



Town of Thompson
Warrant Report

Unposted Batch Totals

Fund	Fund Description	Invoice Batch	Manual Checks	Purchase Cards	Total
Unposted Batch Grand Totals		\$0.00	\$0.00	\$0.00	\$0.00

Posted Batch Totals

Fund	Fund Description	Invoice Batch		Manual Checks		Purchase Cards		Total
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	
A000	GENERAL FUND TOWN WIDE	\$234,696.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$234,696.99
B000	GENERAL TOWN OUTSIDE	\$740,733.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$740,733.80
DB00	HWY#1 - TOWN OUTSIDE	\$179,270.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$179,270.60
H000	CAPITAL PROJECTS	\$1,052.34	\$7,345.88	\$0.00	\$0.00	\$0.00	\$0.00	\$7,345.88
SRH0	ROCK HILL AMBULANCE DIST	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SSAR	Adelaar Sewer District	\$10,134.90	\$0.00	\$0.00	\$0.00	\$6,499.27	\$0.00	\$6,499.27
SSHC	Harris Consolidated Sewer District	\$8,424.55	\$0.00	\$0.00	\$0.00	\$7,000.00	\$0.00	\$17,134.90
SSKC	Klamasha Consolidated Sewer District	\$54,109.04	\$0.00	\$0.00	\$0.00	\$6,500.00	\$0.00	\$14,924.55
SSMO	MELODY LAKE SEWER DISTR.	\$1,149.86	\$0.00	\$0.00	\$0.00	\$50,500.00	\$0.00	\$104,609.04
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$26,516.04	\$0.00	\$0.00	\$0.00	\$1,700.00	\$0.00	\$2,849.86
SSSO	SACKETT LAKE SEWER DISTR	\$17,264.42	\$0.00	\$0.00	\$0.00	\$31,500.00	\$0.00	\$58,016.04
SWA0	ADELAAR RESORT WATER DISTRICT	\$1,694.91	\$0.00	\$0.00	\$0.00	\$27,000.00	\$0.00	\$44,264.42
SWC0	COLD SPRING WATER	\$756.56	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$2,684.91
SWD0	DILLON WATER DISTRICT	\$221.69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$756.56
SWK0	KIAMESHA RT42 WATER	\$112.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$221.69
SWL0	LUCKY LAKE WATER DISTR	\$828.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$112.34
SWM0	MELODY LAKE WATER	\$1,081.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$828.40
T000	TRUST & AGENCY FUND	\$6,054.49	\$0.00	\$0.00	\$0.00	\$18,340.72	\$0.00	\$1,081.23
Posted Batch Grand Totals		\$1,284,092.16	\$7,345.88	\$0.00	\$0.00	\$150,039.99	\$0.00	\$1,434,132.15
								\$7,345.88

Report Grand Totals

Fund	Fund Description	Invoice Batch		Manual Checks		Purchase Cards		Total
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	
A000	GENERAL FUND TOWN WIDE	\$234,696.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$234,696.99
B000	GENERAL TOWN OUTSIDE	\$740,733.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$740,733.80
DB00	HWY#1 - TOWN OUTSIDE	\$179,270.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$179,270.60
H000	CAPITAL PROJECTS	\$1,052.34	\$7,345.88	\$0.00	\$0.00	\$0.00	\$0.00	\$1,052.34
SRH0	ROCK HILL AMBULANCE DIST	\$0.00	\$0.00	\$0.00	\$0.00	\$6,499.27	\$0.00	\$6,499.27



Town of Thompson
Warrant Report

SSAR	Adelaar Sewer District	\$10,134.90	\$0.00	\$0.00	\$0.00	\$7,000.00	\$0.00	\$17,134.90	\$0.00
SSHC	Harris Consolidated Sewer District	\$8,424.55	\$0.00	\$0.00	\$0.00	\$6,500.00	\$0.00	\$14,924.55	\$0.00
SSKC	Kiamasha Consolidated Sewer District	\$54,109.04	\$0.00	\$0.00	\$0.00	\$50,500.00	\$0.00	\$104,609.04	\$0.00
SSMO	MELODY LAKE SEWER DISTR.	\$1,149.86	\$0.00	\$0.00	\$0.00	\$1,700.00	\$0.00	\$2,849.86	\$0.00
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$26,516.04	\$0.00	\$0.00	\$0.00	\$31,500.00	\$0.00	\$58,016.04	\$0.00
SSSO	SACKETT LAKE SEWER DISTR	\$17,264.42	\$0.00	\$0.00	\$0.00	\$27,000.00	\$0.00	\$44,264.42	\$0.00
SWAO	ADELAAR RESORT WATER DISTRICT	\$1,684.91	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$2,684.91	\$0.00
SWCO	COLD SPRING WATER	\$756.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$756.56	\$0.00
SWDO	DILLON WATER DISTRICT	\$221.69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$221.69	\$0.00
SWKO	KIAMESHA RT42 WATER	\$112.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$112.34	\$0.00
SWLO	LUCKY LAKE WATER DISTR	\$828.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$828.40	\$0.00
SWMO	MELODY LAKE WATER	\$1,081.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,081.23	\$0.00
T000	TRUST & AGENCY FUND	\$6,054.49	\$0.00	\$0.00	\$0.00	\$18,340.72	\$0.00	\$24,395.21	\$0.00
Grand Totals		\$1,284,092.16	\$7,345.88	\$0.00	\$0.00	\$150,039.99	\$0.00	\$1,434,132.15	\$7,345.88