

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 **September 01, 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
Kelly M. Murran, Deputy Town Clerk
Michael B. Mednick, Attorney for the Town
Melissa DeMarmels, Town Comptroller
Glenn Somers, Parks & Recreation Superintendent
James L. Carnell, Jr., Director of Buildings, Planning, & Zoning
Michael G. Messenger, Water & Sewer Superintendent
Hayden Carnell, Highway Superintendent
Dave Ohman, P.E., of Delaware Engineering DPC

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 August 18th, 2026 Regular Town Board Meeting were approved as presented.

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

PUBLIC COMMENT: There was no public comment given.

CORRESPONDENCE:

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

- **Mr. Bruce Perlmutter, Esq.:** Letter dated 08/11/2026 (including Summons & Verified Complaint) Re: Sullivan County SPCA against County of Sullivan, Town of Thompson, and Monticello Central School District
- **Mr. Sheldon Dillon, Veteran's Service Agency:** Email received 08/18/26 Re: Notification of POW/MIA Ceremony, 09/18/26, 10:30AM at Sullivan County Government Center

- **Sullivan County Treasurer's Office:** 2nd Quarter Mortgage Tax Payment, Check #3540, Dated 08/20/26 for \$281,922.68
- **Sullivan County Treasurer's Office:** Check #320709, Dated 08/18/2026 for \$33,055.86 for Town Share of Cannabis Revenue 03/01/26 – 05/31/26

AGENDA ITEMS:

1) ESTABLISH DATE FOR BID OPENING EMERALD GREEN PUMP STATION IMPROVEMENTS PROJECT (THURSDAY, OCTOBER 29TH, 2026 AT 2PM)

The Following Resolution Was Duly Adopted: Res. No. 370 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson advertise for bids for the Emerald Green Pump Station Improvements Project in accordance with specifications prepared and, said bids to be opened on Thursday, October 29th, 2026, at 2:00 o'clock P.M., Prevailing Time, at the Town Hall, 4052 State 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.

Motion by: Councilman Benjamin

Seconded by: Councilman Schock

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

Nays 0

2) APPROVE AMENDMENT NO. 01 TO THE PROFESSIONAL SERVICES AGREEMENT WITH DELAWARE ENGINEERING, DPC. ASSOCIATED WITH THE EMERALD GREEN WASTEWATER TREATMENT PLANT UPGRADE PROJECT (NYSEFC PROJECT # C3-5378-07-01)

The Following Resolution Was Duly Adopted: Res. No. 371 of the Year 2026.

RESOLUTION APPROVING AMENDMENT No. 1 TO THE PROFESSIONAL SERVICES AGREEMENT ASSOCIATED WITH THE EMERALD GREEN WASTEWATER TREATMENT PLANT UPGRADE PROJECT (NYSEFC PROJECT # C3-5378-07-01)

WHEREAS, since 2020 the Town Board of the Town of Thompson ("TOWN") has been advancing a project to upgrade the Emerald Green Lake Wastewater Treatment Plant (the "PROJECT"); and

WHEREAS, the Town executed a Professional Services Agreement with Delaware Engineering, DPC ("DEDPC") for design through bidding for Phase 1 (dated May 3, 2021) and for Phase 2 (dated May 9, 2024), and

WHEREAS, the Town executed a Project Financing Agreement ("PFA") with the New York Environmental Facilities Corporation ("NYSEFC") on October 3, 2024 to provide project financing including up to \$10M in Water Infrastructure Improvement Act ("WIIA") and Bipartisan Infrastructure Law General Supplemental ("BIL-GS") grants as well as loans, covering project costs including professional/engineering expenses

related to the aforementioned contracts and the proposed contract amendment for construction phase services; and

WHEREAS, the scope of the contract amendment work provides the professional services required by NYSEFC during the construction phase of the work, and

WHEREAS, the contract amendment budget for construction-phase services of \$933,737 matches the number contained in the current Project Finance Agreement - Exhibit C ESTIMATED PROJECT COSTS table; and

WHEREAS, this contract amendment is the final engineering services contract item required to be submitted to NYSEFC for the current PFA, and which needs to be in place and approved by NYSEFC in order for the Town to eligible to receive reimbursement for these services,

THEREFORE, BE IT RESOLVED, it is determined that the Town Board of the Town of Thompson approves the aforementioned amendment to the Professional Services Agreement with Delaware Engineering, DPC and authorizes the Town Supervisor to sign any related documents required by NYSEFC.

Moved by: Councilman John A. Pavese

Seconded by: Councilman Ryan T. Schock

Roll call:

The members of the Town Board voted as follows:

Supervisor Scott S. Mace: Yes

Councilwoman Melinda S. Meddaugh: Yes

Councilman Richard L. Benjamin, Jr.: Yes

Councilman Ryan T. Schock: Yes

Councilman John A. Pavese: Yes

Motion Carried: Yes

**3) REVIEW & AUTHORIZE DISBURSEMENT NO. 2 FROM NYS EFC FOR
KIAMESHA LAKE WASTEWATER TREATMENT PROJECT, NYS EFC, WIIA
PROJECT NO. C3-5378-06-00**

The Grant Disbursement Request Form is for the Town to get reimbursed in the amount of \$185,059.12, which is Disbursement Request No. 2.

Resolved, that the Town Board of the Town of Thompson hereby approves the Grant Disbursement Request Form in the amount of \$185,059.12 with the New York State Environmental Facilities Corp for the Kiamesha Lake Wastewater Treatment Plant Project (Project No.: C3-5378-06-00) as Disbursement Request No. 2 and Further Be It Resolved, that the Town Supervisor hereby be authorized to execute the Grant Disbursement Request Form as presented.

**4) REVIEW & AUTHORIZE PAYMENT AMENDMENT: HANSON VANVLEET
HYDROGEOLOGISTS THOMPSON PW 04 & 05 FROM \$100,900.00 UP TO
\$123,000.00**

Resolved, that the Town Board of the Town of Thompson authorizes payment to Hanson VanVleet Hydrogeologists in the amount not to exceed \$123,000.00 and authorizes Town Attorney Michael B. Mednick to prepare and send a letter to Bernie Weiser and Aron Weinberger further advising them of this amendment.

5) ESTABLISH DATE FOR TENTATIVE SPECIAL DISTRICT ASSESSMENT HEARING – TUESDAY, 10/06/2026 @ 7:00PM

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 September 01, 2026

1. The Town Board of the Town of Thompson has filed with the Town Clerk of the Town of Thompson the tentative special district assessment rolls for the Adelaar Sewer District, Harris Consolidated Sewer District, Kiamesha Consolidated Sewer District, Melody Lake Sewer District, Rock Hill/Emerald Green Consolidated Sewer District, Sackett Lake Sewer District, Adelaar Water District, Cold Spring Water District, Dillon Water District, Kiamesha Route 42 Water District, Lucky Lake Water District and Melody Lake Water District for the year 2027.

- Moved by: Councilman Ryan T. Schock
Seconded by: Councilman John A. Pavese
Adopted on Motion: September 01, 2026

Supervisor Scott S. Mace Yes [X] No []

Councilman John A. Pavese Yes [X] No []

Councilman Ryan T. Schock Yes [X] No []

Councilwoman Melinda S. Meddaugh Yes [X] No []

Councilman Richard L. Benjamin, Jr. Yes [X] No []

The Following Resolution Was Duly Adopted: Res. No. 375 of the Year 2026.

Motion by: Councilman Benjamin Seconded by: Councilman Pavese
Vote: Ayes 5 Mace, Pavese, Schock, Meddaugh and Benjamin
 Nays 0

The Following Resolution Was Duly Adopted: Res. No. 376 of the Year 2026.

Motion by: Councilman Benjamin Seconded by: Councilman Schock
Vote: Ayes 5 Mace, Pavese, Schock, Meddaugh and Benjamin
 Nays 0

8) REVIEW & APPROVE BID FOR WATER & SEWER DEPARTMENT: GENERATOR SERVICE MAINTENANCE

Superintendent Messenger reported that (4) bids were received on the Generator Service Maintenance as follows:

Totals for (18) Locations:	2026	2027	2028	3-Year Total
1) Peak Power Systems, Inc.	\$16,362.06	\$16,362.06	\$17,906.67	\$50,630.79 *
2) American Electric LLC	\$71,600.00	\$75,020.00	\$78,960.00	\$225,580.00
3) Kinsley Power	\$25,050.00	\$25,050.00	\$25,040.00	\$75,140.00
4) Gentech Ltd.	\$17,195.00	\$17,555.00	\$17,915.00	\$52,665.00

*Action to award the low bid was taken as follows:

The Following Resolution Was Duly Adopted: Res. No. 377 of the Year 2026.

Resolved that the bid of Peak Power Systems, Inc. for Generator Service Maintenance for the Water & Sewer Department consisting of (18) Generators for the Years 2026-2028, for a total amount of \$50,630.79 to be paid annually 2026-\$16,362.06, 2027-\$16,362.06 & 2028-\$17,906.67 thereby be approved and the Town Clerk is hereby authorized to notify the successful bidder of the award thereof.

Motion by: Councilman Benjamin

Seconded by: Councilman Pavese

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

Nays 0

9) DISCUSSION: CESSATION OF BUILDING DEPARTMENT SERVICES TO THE VILLAGE OF ATERES

Supervisor Mace said that the Village of Ateres has been issuing their own building permits even though they have an (IMA) with the Town of Thompson Building Department. Director Carnell said that buildings have already sold in the Village of Ateres and issued their own Certificates of Occupancy. He had spoken to Assessor Rein and there were approximately (18) deeds transferred to date. Because the Village of Ateres has not complied with the (IMA) the Town must terminate the agreement to eliminate liability. Mr. Carnell wrote a letter regarding the cessation of the (IMA) with the Village of Ateres, to the Board as per the recommendation of the Department of State. There is a meeting scheduled with Village Representatives to discuss this matter.

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

The Following Resolution Was Duly Adopted: Res. No. 378 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

\$91,851.16 Total Cost

Invoice # 20-2090-28 – Professional Engineering services through June 2026 for Kiamesha Lake Wastewater Treatment Plant Upgrade Project

Moved by: Councilwoman Meddaugh

Seconded by: Councilman Schock

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

Town Board Meeting

September 01, 2026

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Nays 0

11) BUDGET TRANSFERS & AMENDMENTS

There were no budget transfers or amendments.

12) ORDER BILLS PAID

The Following Resolution Was Duly Adopted: Res. No. 379 of the Year 2026.

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 Benjamin

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

Nays 0

OLD BUSINESS:

There was no old business reported on.

NEW BUSINESS:

ESTABLISH DATE FOR BUDGET WORK-SESSION

The Following Resolution Was Duly Adopted: Res. No. 380 of the Year 2026.

Resolved, that (1) Budget Work-Session is hereby scheduled for Tuesday, September 29th, 2026 at 6:00 PM to be held at the Town Hall, 4052 State Route 42, Monticello, New York for the purpose of reviewing and discussing the 2027 Fiscal-Year Tentative Budget. Now, Therefore, Be It Resolved, that the work-session will be held in-person. Further Be It Resolved that the Town Clerk is hereby directed to publish notice of said work-session in the official newspaper of the Town.

Moved by: Councilwoman Meddaugh

Seconded by: Councilman Schock

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

Nays 0

REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS

Supervisor Mace

- **MuniCollab** is working well in the Planning and Building Departments. Discussed proposed changes regarding Escrow Accounts.

Director Carnell

- **Edmund's Software Program:** The Building Department is still using the older software that they will not support in the future.

Superintendent Somers

¹ ATTACHMENT: ORDER BILLS PAID

- **Bronx Zoo Trip Billing Issue:** Comptroller DeMarmels will resolve the issues and schedule for payment at the next meeting.

Councilman Pavese

- **Thanked the Parks & Recreation Department** for all of their hard work keeping the Town looking nice. He thanked all the other Town Departments as well.

Councilwoman Meddaugh

- **Summer Concert Series:** The Summer Concerts are all done and were great! The final concert was cancelled due to poor weather.

Comptroller DeMarmels

- **Auditors:** will be presenting the FYE 2025 Audit Report/Financial Statements next meeting.

PUBLIC COMMENT: There was no public comment given.

ANNOUNCEMENTS, REMINDERS & FOR YOUR INFORMATION

- 09/15/26 at 7PM: Regular Town Board Meeting.
- 09/16/26 at 6PM: Joint Public Hearing with Village of Monticello Board of Trustees at Village Hall – Annexation Request of VPK Capital, LLC for 25 Hay Street, Monticello, SBL # 22.-1-4.
- 09/29/26 at 6PM: Budget Work-Session

ADJOURNMENT

On a motion made by Councilman Pavese and seconded by Councilman Benjamin the meeting was adjourned at 7:24 PM. All board members voted in favor of adjourning the meeting.

Respectfully Submitted By:



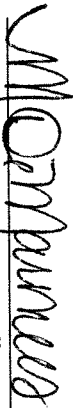
Marilee J. Calhoun, Town Clerk



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 1ST day of September 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 DeMarmels, Comptroller


Scott S. Mace, Supervisor



Town of Thompson
Warrant Report

Fund		Fund Description		Unposted Batch Totals									
				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	Paid	Unpaid				
A000	GENERAL FUND TOWN WIDE	\$178,901.29	\$0.00	\$0.00	\$0.00	\$105,324.96	\$0.00	\$284,226.25	\$0.00				
B000	GENERAL TOWN OUTSIDE	\$130,075.55	\$0.00	\$0.00	\$0.00	\$74,029.36	\$0.00	\$204,104.91	\$0.00				
DA00	HWY#3 / 4 - TOWN WIDE	\$58,015.09	\$0.00	\$0.00	\$0.00	\$11,248.18	\$0.00	\$69,263.27	\$0.00				
DB00	HWY#1 - TOWN OUTSIDE	\$122,398.02	\$0.00	\$0.00	\$0.00	\$9,498.11	\$0.00	\$131,896.13	\$0.00				
DD00	ADELAAR RESORT DRAINAGE DISTRICT	\$0.00	\$0.00	\$0.00	\$0.00	\$37,670.86	\$0.00	\$37,670.86	\$0.00				
H000	CAPITAL PROJECTS	\$225.17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$225.17	\$0.00				
RD00	ADELAAR ROAD IMPROVEMENT DISTRICT	\$207.56	\$0.00	\$0.00	\$0.00	\$377.93	\$0.00	\$585.49	\$0.00				
SL01	ROCK HILL LIGHTING	\$0.00	\$0.00	\$0.00	\$0.00	\$8,481.68	\$0.00	\$8,481.68	\$0.00				
SL02	LUCKY LAKE LIGHTING	\$0.00	\$0.00	\$0.00	\$0.00	\$1,781.86	\$0.00	\$1,781.86	\$0.00				
SL03	LAKE LOUISE MARIE	\$0.00	\$0.00	\$0.00	\$0.00	\$7,199.16	\$0.00	\$7,199.16	\$0.00				
SL04	PATIO HOMES LIGHTING	\$0.00	\$0.00	\$0.00	\$0.00	\$20,893.79	\$0.00	\$20,893.79	\$0.00				
SL05	KIAMESHA SHORES LIGHTING	\$0.00	\$0.00	\$0.00	\$0.00	\$4,906.26	\$0.00	\$4,906.26	\$0.00				
SL06	EMERALD GREEN LIGHTING	\$1,521.39	\$0.00	\$0.00	\$0.00	\$34,780.99	\$0.00	\$36,302.38	\$0.00				
SL07	TREASURE LAKE LIGHTING	\$0.00	\$0.00	\$0.00	\$0.00	\$221.47	\$0.00	\$221.47	\$0.00				
SL08	CONGERO ROAD LIGHTING	\$0.00	\$0.00	\$0.00	\$0.00	\$882.17	\$0.00	\$882.17	\$0.00				
SL10	EMERALD CORP. PARK L/D#10	\$0.00	\$0.00	\$0.00	\$0.00	\$14,831.51	\$0.00	\$14,831.51	\$0.00				
SL11	ADELAAR Lighting	\$0.00	\$0.00	\$0.00	\$0.00	\$80,843.35	\$0.00	\$80,843.35	\$0.00				
SRH0	ROCK HILL AMBULANCE DIST	\$11,250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,250.00	\$0.00				
SSAR	Adelaar Sewer District	\$6,881.82	\$0.00	\$0.00	\$0.00	\$9,124.41	\$0.00	\$16,006.23	\$0.00				
SSHC	Harris Consolidated Sewer District	\$6,136.09	\$0.00	\$0.00	\$0.00	\$12,285.68	\$0.00	\$18,421.77	\$0.00				
SSKC	Kiamesha Consolidated Sewer District	\$54,845.76	\$0.00	\$0.00	\$0.00	\$198,882.71	\$0.00	\$253,728.47	\$0.00				
SSMO	MELODY LAKE SEWER DISTR.	\$919.70	\$0.00	\$0.00	\$0.00	\$3,029.72	\$0.00	\$3,949.42	\$0.00				
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$25,509.15	\$0.00	\$0.00	\$0.00	\$29,952.83	\$0.00	\$55,461.98	\$0.00				
SSS0	SACKETT LAKE SEWER DISTR	\$9,918.73	\$0.00	\$0.00	\$0.00	\$19,817.04	\$0.00	\$29,735.77	\$0.00				
SWA0	ADELAAR RESORT WATER DISTRICT	\$1,011.41	\$0.00	\$0.00	\$0.00	\$1,086.42	\$0.00	\$2,097.83	\$0.00				
SWC0	COLD SPRING WATER	\$388.44	\$0.00	\$0.00	\$0.00	\$6,971.63	\$0.00	\$7,360.07	\$0.00				
SWD0	DILLON WATER DISTRICT	\$192.28	\$0.00	\$0.00	\$0.00	\$4,236.35	\$0.00	\$4,428.63	\$0.00				
SWK0	KIAMESHA RT42 WATER	\$112.25	\$0.00	\$0.00	\$0.00	\$3,711.87	\$0.00	\$3,824.12	\$0.00				
SWL0	LUCKY LAKE WATER DISTR	\$319.64	\$0.00	\$0.00	\$0.00	\$10,350.80	\$0.00	\$10,670.44	\$0.00				
SWM0	MELODY LAKE WATER	\$707.65	\$0.00	\$0.00	\$0.00	\$651.77	\$0.00	\$1,359.42	\$0.00				
T000	TRUST & AGENCY FUND	\$3,180.62	\$0.00	\$0.00	\$0.00	\$17,942.24	\$0.00	\$21,122.86	\$0.00				



Town of Thompson
Warrant Report

Posted Batch Grand Totals		\$612,717.61	\$0.00	\$0.00	\$0.00	\$731,015.11	\$0.00	\$1,343,732.72	\$0.00
Report Grand Totals									
Fund	Fund Description	Invoice Batch		Manual Checks		Purchase Cards		Total	
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid		
A000	GENERAL FUND TOWN WIDE	\$178,901.29	\$0.00	\$0.00	\$0.00	\$105,324.96	\$0.00	\$284,226.25	\$0.00
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SL03	LAKE LOUISE MARIE	\$0.00	\$0.00	\$0.00	\$0.00	\$7,199.16	\$0.00	\$7,199.16	\$0.00
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