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 **October 06, 2026.**

ROLL CALL:

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

Absent: 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
Jill M. Weyer, Director of Community Development
Melissa DeMarmels, Town Comptroller
James L. Carnell, Jr., Director of Buildings, Planning, & Zoning
Glenn Somers, Parks & Recreation Superintendent
Michael G. Messenger, Water & Sewer Superintendent
Hayden Carnell, Highway Superintendent

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. Supervisor Mace advised that the Town is in the process of transitioning from Zoom to YouTube Live recording of the meeting for public viewing.

1) PUBLIC HEARING: TENTATIVE SPECIAL DISTRICT ASSESSMENT HEARING

Supervisor Mace opened the Public Hearing at 7:00 PM. Town Clerk, Marilee J. Calhoun read the legal public notice and stated that she had an original affidavit of publication. Notice of said hearing was duly published in the Sullivan County Democrat on September 22, 2026 with same being posted at the Town Hall and website on September 14, 2026.

Supervisor Mace asked if the Town Board had any comments. The Board had no comments.

Supervisor Mace asked if anyone from the public would like to be heard on this matter. There were no public comments.

After an opportunity for all persons to be heard Supervisor Mace entertained a motion that the public hearing be closed.

A motion to close the Public Hearing at 7:02 PM was made by Councilwoman Meddaugh and seconded by Councilman Pavese.

2) CONSOLIDATED HARRIS SEWER DISTRICT EXT. NO. 03 – 190 COLD SPRING ROAD (KA ANNEX, LLC., KOZY ACRES)

Supervisor Mace opened the Public Hearing at 7:03 PM. Town Clerk, Marilee J. Calhoun read the legal public notice and stated that she had an original affidavit of publication. Notice of said hearing was duly published in the Sullivan County Democrat on September 25, 2026 with same being posted at the Town Hall and website on September 16, 2026.

Supervisor Mace asked if the Town Board had any comments. The Board had no comments.

Supervisor Mace asked if anyone from the public would like to be heard on this matter. There were no public comments made.

After an opportunity for all persons to be heard Supervisor Mace entertained a motion that the public hearing be closed.

A motion to close the Public Hearing at 7:06 PM was made by Councilwoman Meddaugh and seconded by Councilman Schock.

APPROVAL OF MINUTES:

On a motion made by Councilwoman Meddaugh and seconded by Councilman Pavese the minutes of the September 15th, 2026 Regular Town Board Meeting were approved as presented.

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

On a motion made by Councilwoman Meddaugh and seconded by Councilman Pavese the minutes of the September 29th, 2026 Special Town Board Meeting and Budget Work-Session were approved as presented.

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

PUBLIC COMMENT:

Jessica Lansdale of the Rock Hill Lake Communities Alliance commented on status of Iroquois Springs property acquisition, Zoning Revisions, Town Line Solar Project and the Critical Environmental Area Document.

CORRESPONDENCE:

- **Letter dated 09/18/2026 from Town Clerk Calhoun to Office of the New York State Comptroller** Re: Standard Work Day & Reporting Resolution.
- **Email dated 09/18/2026 from County of Sullivan Division of Planning** Re: Town of Bethel Local Law to Regulate Package Wastewater Treatment Plants.
- **Email dated 09/18/2026 from County of Sullivan Division of Planning** Re: Village of Monticello Nelshore Drive Zone Change, SBL # 113.-6-6.1.
- **Letter dated 09/30/2026 from Town Clerk Calhoun to Lebaum Company** Re: Theodore A. Kemp against Town of Thompson.
- **NYS Dept. of Taxation and Finance:** Check # 11196549, Dated: 09/11/2026 in the amount of $47,628.00, Payable to Town of Thompson – Local Government Aid to Municipalities.
- **Email dated 10/01/2026 from Dave Ohman, PE of Delaware Engineering, DPC** Re: Updates for WWYP Upgrade Projects for Kiamesha Lake, Emerald Green, & Sackett Lake.
- **Letter dated 10/05/2026 from Stephen Monteverde, NYS DEC to Supervisor Mace & Town Board** Re: Kiamesha Lake Sewer District Sewage Treatment Plant Annual Compliance Inspection “Satisfactory”.

AGENDA ITEMS:

1) APPROVE: PROPOSED EXTENSION NO. 3 OF CONSOLIDATED HARRIS SEWER DISTRICT FOR 190 COLD SPRING ROAD (KA ANNEX, LLC., KOZY ACRES), SBL # 29.-1-21

A) NEGATIVE DECLARATION RESOLUTION UNDER SEQR

The Following Resolution Was Duly Adopted: Res. No. 401 of the Year 2026.

**********X

In the Matter of Extension No. 3 of the CONSOLIDATED HARRIS SEWER DISTRICT of the Town of Thompson, Sullivan County, New York.

NEGATIVE DECLARATION UNDER SEQR

**********X

1. The Town Board of the Town of Thompson, by Resolution duly adopted at a regular meeting thereof, held on the 6th day of October, 2026, did determine that Extension No. 3 of the Consolidated Harris Sewer District in the Town of Thompson, will not have a significant effect on the environment.

2. Lead agency for such project is the Town Board of the Town of Thompson, whose address is 4052 Route 42, Monticello, New York 12701, the designation of which was accomplished by Resolution duly adopted at a regular meeting of the Town Board held on the 6th day of October, 2026.

3. The person to contact for further information is Supervisor Scott Mace, whose address is 4052 Route 42, Monticello, New York 12701, telephone number 845-794-2500.

4. The proposed extension of the Consolidated Harris Sewer District enables KA Annex LLC to become part of the said district and to use the facilities of the Consolidated Harris Sewer Treatment Plant for the disposal of its sewage, the cost thereof being borne solely by the said property owners.

5. The basis for the negative declaration is as follows: that the administration and operation and maintenance of the sewer facilities and the use thereof by KA Annex LLC will not violate any of the criteria for determining environmental significance as set forth in Part 617 of the Regulations.

Motion by: Councilwoman Melinda S. Meddaugh
Seconded by: Councilman Ryan T. Schock

Scott S. Mace, Supervisor	VOTING	Aye
John A. Pavese, Councilman	VOTING	Aye
Melinda S. Meddaugh, Councilwoman	VOTING	Aye
Ryan T. Schock, Councilman	VOTING	Aye
Richard L. Benjamin, Jr., Councilman	VOTING	Absent

B) RESOLUTION MAKING CERTAIN DETERMINATIONS IN RELATION TO PROPOSED EXTENSION

The Following Resolution Was Duly Adopted: Res. No. 402 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, in the said Town, on the 6th day of October, 2026, at 7:00 o'clock P.M., Prevailing Time.

The meeting was called to order by Supervisor Mace, and upon roll being called, the following were

PRESENT: Scott S. Mace, Supervisor
John A. Pavese, Councilman
Melinda S. Meddaugh, Councilwoman
Ryan T. Schock, Councilman

ABSENT: Richard L. Benjamin, Jr., Councilman

The following resolution was duly moved and seconded, to wit:

RESOLUTION DATED OCTOBER 06, 2026

A RESOLUTION MAKING CERTAIN DETERMINATIONS IN RELATION TO PROPOSED EXTENSION NO. 3 OF THE CONSOLIDATED HARRIS SEWER DISTRICT, IN THE TOWN OF THOMPSON, SULLIVAN COUNTY, NEW YORK.

WHEREAS, the Town Board of the Town of Thompson, Sullivan County, New York, has heretofore duly caused a general Map, Plan and Report to be prepared and filed in the office of the Town Clerk of said Town in relation to the proposed Extension No. 3 of the Consolidated Harris Sewer District in said Town; and

WHEREAS, an Order was duly adopted by said Town Board on September 15th, 2026, reciting a description of the boundaries of said proposed district, the improvements proposed, the maximum amount proposed to be expended for said improvements, the proposed method of financing to be employed, the fact that said map, plan and report were on file in the Town Clerk's Office for public inspection and specifying the 6th day of October, 2026 at 7:00 o'clock P.M., Prevailing Time, at the Town Hall, 4052 Route 42, Monticello, New York, in said Town as the time when and the place where said Town Board would meet for the purpose of holding a Public Hearing to hear all persons interested in the subject thereof concerning the same; and

WHEREAS, such Order was duly published and posted in the manner and within the time prescribed by Section 209-d of the Town Law, and proof of said publication and posting has been duly presented to said Town Board; and

WHEREAS, said Public Hearing was duly held at the time and place set forth in said Order, as aforesaid, at which all persons desiring to be heard were duly heard; and

WHEREAS, said Town Board has duly considered said Map, Plan and Report and the evidence given at said Public Hearing; **NOW, THEREFORE, BE IT**

RESOLVED, by the Town Board of the Town of Thompson, Sullivan County, New York, as follows:

Section 1. Upon the evidence given at the aforesaid Public Hearing, it is hereby found and determined as follows:

a) The notice of the aforesaid Public Hearing was published and posted as required by law and is otherwise sufficient;

b) All the property and property owners within said proposed district are benefitted thereby;

c) All the property and property owners benefitted are included within the limits of said proposed district;

d) The establishment of said proposed district is in the public interest;

e) That the average annual cost for a typical single-family residence would be *Six Hundred Eighty-Three and 20/100 ($683.20) Dollars*; and

f) That the requirements of the State Environmental Quality Review Act have been complied with.

Section 2. This Resolution shall take effect immediately.

Moved by: Councilwoman Melinda S. Meddaugh

Seconded by: Councilman John A. Pavese

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Scott S. Mace	VOTING	Aye
John A. Pavese	VOTING	Aye
Melinda S. Meddaugh	VOTING	Aye
Ryan T. Schock	VOTING	Aye

Richard L. Benjamin, Jr. VOTING ABSENT

The resolution was thereupon declared duly adopted.

* * * * * * * *

C) RESOLUTION PRELIMINARILY APPROVING EXTENSION NO. 3 SUBJECT TO PERMISSIVE REFERENDUM

The Following Resolution Was Duly Adopted: Res. No. 403 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, in the said Town on the 6th day of October, 2026, at 7:00 o'clock P.M., Prevailing Time.

The meeting was called to order by Supervisor Mace, and upon roll being called, the following were

PRESENT: Scott S. Mace, Supervisor
John A. Pavese, Councilman
Melinda S. Meddaugh, Councilwoman
Ryan T. Schock, Councilman

ABSENT: Richard L. Benjamin, Jr., Councilman

The following resolution was moved and seconded, to wit,

RESOLUTION DATED OCTOBER 06, 2026

A RESOLUTION APPROVING EXTENSION NO. 3 OF THE CONSOLIDATED HARRIS SEWER DISTRICT IN THE TOWN OF THOMPSON, SULLIVAN COUNTY, NEW YORK, AND FURTHER APPROVING THE CONSTRUCTION OF THE IMPROVEMENTS PROPOSED THEREFOR.

WHEREAS, the Town Board of the Town of Thompson, Sullivan County, New York, has heretofore duly caused a general Map, Plan and Report to be prepared and filed with the Town

Board of said Town in relation to Extension No. 3 of the Consolidated Harris Sewer District in said Town; and

WHEREAS, an Order was duly adopted by said Town Board on September 15, 2026, reciting a description of the boundaries of the said proposed district, the improvements proposed, the maximum amount proposed to be expended for said improvements, the proposed method of financing to be employed, the fact that said Map, Plan and Report were on file in the Town Clerk's Office for public inspection, and specifying October 06, 2026 at 7:00 o'clock P.M., Prevailing Time, at the Town Hall, 4052 Route 42, Monticello, New York, in said Town, as the time when and the place where said Town Board would meet for the purpose of holding a Public Hearing to hear all persons interested in the subject thereof concerning the same; and

WHEREAS, such Order was duly published and posted in the manner and within the time prescribed by Section 209-d of the Town Law and proof of said publication and posting has been duly presented to said Town Board; and

WHEREAS, said Public Hearing was duly held at the time and place set forth in said Order as aforesaid, at which all persons desiring to be heard were duly heard; and

WHEREAS, following said Public Hearing and based upon the evidence given thereat, said Town Board duly adopted a Resolution determining in the affirmative all of the questions set forth in subdivision 1 of Section 209-e of the Town Law; and

WHEREAS, it is now desired to adopt a further Resolution pursuant to subdivision 2(b) of Section 209-e of the Town Law approving the establishment of said district and the construction of the improvements proposed therefor; **NOW, THEREFORE, BE IT**

RESOLVED, by the Town Board of the Town of Thompson, Sullivan County, New York, as follows:

Section 1. Extension No. 3 of the Consolidated Harris Sewer District in the Town of Thompson, Sullivan County, New York, to be bounded and described as hereinafter set forth, is hereby approved and authorized. The improvement proposed for said Consolidated Sewer District as extended, consisting of providing a means by which KA Annex LLC (T/O Thompson Tax Map Parcel #29-1-21) may obtain sewer service by becoming part of the said Consolidated Harris Sewer District, is likewise approved and authorized. 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 the said landowners, namely KA Annex LLC**.** Annual charges shall be on a user consumption basis or such other method as the Town Board of the Town of Thompson shall determine by Resolution.

Section 2. Said District shall be bounded and described as more particularly set forth in Schedule A annexed hereto and made a part hereof.

Section 3. After the adoption of this Resolution, the Town Clerk is hereby directed to file certified copies of this Resolution, in accordance with and where required by law.

Section 4. This Resolution is adopted subject to a permissive referendum.

Moved by: Councilwoman Melinda S. Meddaugh

Seconded by: Councilman Ryan T. Schock

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Scott S. Mace	VOTING	Aye
John A. Pavese	VOTING	Aye
Melinda S. Meddaugh	VOTING	Aye
Ryan T. Schock	VOTING	Aye
Richard L. Benjamin, Jr.	VOTING	Absent

The resolution was thereupon declared duly adopted.

SCHEDULE A

3.16 Acre Parcel: Town of Thompson S-B-L Nos. 29-1-21

ALL that tract or parcel of land situate in the Town of Thompson, County of Sullivan and State of New York, intended to be the same premises as described in a deed from Henry R. Good to KA Annex LLC, dated August 6, 2019, recorded in the Sullivan County Clerk's Office December 11, 2019 as Instrument No. 2019-8821.

BEGINNING at a point at the southeast corner of the subject property and running thence from said point of beginning along property boundary following four courses and distances:

(1) North 66 degrees 44 minutes 16 seconds West 494.61 feet,

(2) North 10 degrees 15 minutes 00 seconds West 264.03 feet,

(3) South 71 degrees 36 minutes 00 seconds East 486.82 feet,

(4) South 10 degrees 15 minutes 00 seconds West 306.38 feet,

to the point of beginning.

As shown on a plan prepared by Packer associates, Inc. - Survey Map of Land prepared for KA Annex, LLC, dated August 24, 2020.

2) RE-SCHEDULE TUESDAY, NOVEMBER 3RD TOWN BOARD MEETING TO WEDNESDAY, NOVEMBER 4TH AT 7PM DUE TO GENERAL ELECTION DAY
The Following Resolution Was Duly Adopted: Res. No. 404 of the Year 2026.

Resolved, that due to General Election Day, the Tuesday, November 3rd, 2026 regularly scheduled Town of Thompson Town Board meeting hereby be rescheduled to Wednesday, November 4th, 2026, 7:00 PM and the Town Clerk is hereby directed to advertise same in the official newspaper of the Town.
Moved by: Councilwoman Meddaugh Seconded by: Councilman Pavese
Vote: Ayes 4 Mace, Meddaugh, Pavese, and Schock
Nays 0
Absent 1 Benjamin

3) RESOLUTION TO ESTABLISH DATE FOR PUBLIC HEARING: PROPOSED LOCAL LAW NO. 05 OF 2026 – OVERRIDE TAX LEVY LIMIT
The Following Resolution Was Duly Adopted: Res. No. 405 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 October 06, 2026

RESOLUTION TO AUTHORIZE A PUBLIC HEARING FOR THE ADOPTION OF A LOCAL LAW

WHEREAS, there has been introduced at a meeting of the Town Board of the Town of Thompson held on October 06, 2026, a proposed Local Law No. 05 of 2026, entitled "A Local Law to Override the Tax Levy Limit Established in General Municipal Law §3-c".

NOW, THEREFORE, BE IT RESOLVED, that a Public Hearing be held on said proposed Local Law by the Town Board of the Town of Thompson on November 04, 2026 at 7:00 P.M., or as soon thereafter as said Public Hearing shall be convened, at the Town Hall, 4052 Route 42, Monticello, New York, and at least three (3) days' notice of such Public Hearing be given by the Town Clerk of the Town of Thompson by due posting thereof on the bulletin board of the Town of Thompson and by publishing such Notice at least once in the official newspaper of said Town.

Moved by: Councilwoman Melinda S. Meddaugh

Seconded by: Councilman John A. Pavese

Adopted on Motion October 06, 2026

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 [ ]	No [ ] ABSENT

LOCAL LAW FILING

Town of Thompson

Proposed Local Law No. 05 of the year 2026

A Local Law to Override the Tax Levy Limit Established in General Municipal Law §3-c Be it enacted by the Town Board of the

Town of Thompson

1. Legislative Intent. It is the intent of this Local Law to allow the Town of Thompson to adopt a budget for the fiscal year commencing 2027 that requires a Real Property Tax Levy in excess of the "Tax Levy Limit" as defined by General Municipal Law §3-c.
2. Authority. This Local Law is adopted pursuant to subdivision 5 of General Municipal Law §3-c, which expressly authorizes a local government's governing body to override the Property Tax Cap for the coming fiscal year by the adoption of a Local Law approved by a vote of sixty percent (60%) of said governing body.
3. Tax Levy Limit Override. The Town Board of the Town of Thompson, County of Sullivan, is hereby authorized to adopt a budget for the fiscal year commencing 2027 that requires a Real Property Tax Levy in excess of the amount otherwise prescribed in General Municipal Law §3-c.
4. If any clause, sentence, paragraph, subdivision, section or part thereof this Local Law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment, decree or order shall not affect, impair or invalidate the remainder thereof but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part thereof directly involved in the controversy in which such judgment, decree or order shall have been rendered and the remainder of this Local Law shall not be affected thereby and shall remain in full force and effect.
5. This Local Law shall take effect immediately upon filing with the Secretary of State.

4) REVIEW & APPROVE: CONTRACT ADDENDUM: BETWEEN ATTORNEY STEVEN VEGLIANTE OF WHITEMAN, OSTERMAN, & HANNA, LLP.
The Following Resolution Was Duly Adopted: Res. No. 406 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby approves the 2026 Addendum to Consulting Agreement between Planning and Zoning Board Consulting Attorney Steven Vegliante of Whiteman, Osterman, & Hanna, LLP and the Town of Thompson to include additional legal services involving more complex matters identified in Exhibit "A" and authorizes the Town Supervisor to sign the Addendum.
Moved by: Councilwoman Meddaugh Seconded by: Councilman Schock
Vote: Ayes 4 Mace, Pavese, Meddaugh, and Schock
Nays 0
Absent 1 Benjamin

5) LAKEVIEW ESTATES OF MONTICELLO, LLC: RESOLUTION TO ACCEPT IRREVOCABLE OFFER OF DEDICATION OF SEWER PUMP STATION AND AUTHORIZE SUPERVISOR TO EXECUTE NECESSARY TRANSFER DOCUMENTS, ALSO DISCUSS RELEASE OF SITE WORK PERFORMANCE BOND

A) The Following Resolution Was Duly Adopted: Res. No. 407 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby approves the presented Irrevocable Offer of Dedication of Sewer Pump Station being made by Lakeview Estates of Monticello, LLC and authorize the Town Supervisor to execute the necessary transfer documents, subject to receipt of transfer documents and review by Town Attorney.
Moved by: Councilwoman Meddaugh Seconded by: Councilman Pavese
Vote: Ayes 4 Mace, Pavese, Meddaugh, and Schock
Nays 0
Absent 1 Benjamin

B) The Following Resolution Was Duly Adopted: Res. No. 408 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the return of a Site Work Performance Bond in the amount of $52,166.63 to Lakeview Estates of Monticello, LLC subject to receipt and approval of the transfer documents for Sewer Pump Station.
Moved by: Councilman Pavese Seconded by: Councilman Schock
Vote: Ayes 4 Mace, Pavese, Meddaugh, and Schock
Nays 0
Absent 1 Benjamin

6) SACKETT LAKE SEWER DISTRICT (TYLER WHEAT PROPERTY, SBL#'S 59.-1-75.1 & 59.-1-75.2 AND ARI JACOBS PROPERTY SBL# 59.-1-75.3) – AUTHORIZE PREPARATION OF MAP, PLAN, & REPORT
The Following Resolution Was Duly Adopted: Res. No. 409 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 October 06, 2026

RESOLUTION PURSUANT TO TOWN LAW FOR THE PROPOSED EXTENSION NO. 07 OF THE SACKETT LAKE SEWER DISTRICT IN THE TOWN OF THOMPSON

WHEREAS, Tyler Wheat has made a request to the Town Board of the Town of Thompson to extend the Sackett Lake Sewer District, a Special Improvement District heretofore created in said Town, to include certain parcels of property, namely SBL 59-1-75.1, 59-1-75.2 and 59-1-75.3 (Sackett Lake Road); and

WHEREAS, the said area to be included in the Sackett Lake 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, Tyler Wheat.

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 Sackett Lake 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 applicant. Said monies shall be deposited by the applicant 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 developer, to prepare a general map and plan for the extension of the sewer facilities and services to the area known as the Sackett Lake Sewer District.

4. Legal fees incurred by the Town in connection with the extension of the Sackett Lake Sewer District are to be paid by the applicant.

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 applicant.

7. That in the event that the said Sackett Lake 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 Ryan T. Schock

Seconded by: Councilwoman Melinda S. Meddaugh

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 [ ] No [ ] ABSENT

7) AUTHORIZE PAYMENT APPLICATION #2 FROM TAM ENTERPRISES FOR HARRIS PUMP STATION PHASE NO. 01 PROJECT

The Following Resolution Was Duly Adopted: Res. No. 410 of the Year 2026.

Resolved, that the application # 2 for Payment in the amount of $43,969.80 with TAM Enterprises, Inc., for the Harris Pump Station Phase No. 01 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, Pavese, Meddaugh, and Schock
Nays 0
Absent 1 Benjamin

8) REVIEW & AUTHORIZE A SUPPLEMENTAL CERTIFICATE & DISBURSEMENT #3 FROM NYS EFC FOR HARRIS SEWER DISTRICT IMPROVEMENT PROJECT NO. C3-5378-02-00

The Following Resolution Was Duly Adopted: Res. No. 411 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby approves the Supplemental Certificate and Cost Summary No. 03 in the amount of $109,433.38 with the New York State Environmental Facilities Corp for the Harris Sewer District

Improvement Project (Project No.: C3-5378-02-00) and that the Town Supervisor hereby be authorized to execute the Supplemental Certificate as presented.
Motion by: Councilwoman Meddaugh Seconded by: Councilman Pavese
Vote: Ayes 4 Mace, Pavese, Meddaugh, and Schock
Nays 0
Absent 1 Benjamin

9) AMEND RES. 315 OF 2026 RE: PURCHASE OF TELEDYNE ISCO 5800 REFRIGERATED SAMPLER TO CORRECT THE AMOUNT FROM $11,440.00 TO $11,444.00

The Following Resolution Was Duly Adopted: Res. No. 412 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the correction to Resolution No. 315 of the Year 2026 to read as follows:

Resolved, that the Town Board of the Town of Thompson hereby approve the purchase of a Teledyne Isco 5800 Refrigerated Sampler in the amount of **$11,444.00** (Plus Shipping Costs) for Emerald Green WWTP.

Further Be It Resolved, that the minutes of the July 7th, 2026 Regular Town Board Meeting be amended to reflect correction pertaining to Resolution No. 315 of the Year 2026, which shall read as per adopted Resolution No. 412 of the Year 2026.

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

10) RESOLUTION TO ADOPT THE 2026 SULLIVAN COUNTY HAZARD MITIGATION PLAN

The Following Resolution Was Duly Adopted: Res. No. 413 of the Year 2026.

TOWN OF THOMPSON, NEW YORK
RESOLUTION NO. 413 OF 2026
A RESOLUTION OF THE TOWN OF THOMPSON
ADOPTING THE 2026 SULLIVAN COUNTY HAZARD MITIGATION PLAN

WHEREAS the TOWN OF THOMPSON TOWN BOARD recognizes the threat that hazards pose to people and property within Town of Thompson; and

WHEREAS the Town of Thompson has prepared a multi-hazard mitigation plan, hereby known as 2026 Sullivan County Hazard Mitigation Plan in accordance with the Disaster Mitigation Act of 2000; and

WHEREAS 2026 Sullivan County Hazard Mitigation Plan identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in Town of Thompson from the impacts of future hazards and disasters; and

WHEREAS adoption by the Town of Thompson demonstrates their commitment to hazard mitigation and achieving the goals outlined in the 2026 Sullivan County Hazard Mitigation Plan.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN OF THOMPSON, New York, THAT:
Section 1. In accordance with Town of Thompson Code, the Town of Thompson Town Board adopts the 2026 Sullivan County Hazard Mitigation Plan. This plan, approved by the community, may be edited or amended after submission for review, but will not require the community to re-adopt any further iterations. This only applies to this specific plan and does not absolve the community from updating the plan in 5 years.

Moved by: Councilwoman Melinda S. Meddaugh

Seconded by: Councilman Ryan T. Schock

Adopted on Motion October 06, 2026

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 [ ]	No [ ] ABSENT

11) ESTABLISH DATE FOR BID OPENING – PROPANE PRODUCTS (MONDAY, OCTOBER 19TH, 2026 AT 2PM)
The Following Resolution Was Duly Adopted: Res. No. 414 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson advertise for bids for Propane Delivery, in accordance with specifications prepared therefore, said bids to be opened on Monday, October 19th, 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: Councilwoman Meddaugh
Vote: Ayes 4 Mace, Schock, Meddaugh, and Pavese
Nays 0
Absent 1 Benjamin

12) ESTABLISH DATE FOR BID OPENING – SODIUM BI-CARBONATE (MONDAY, OCTOBER 19TH, 2026 AT 2PM)
The Following Resolution Was Duly Adopted: Res. No. 415 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson advertise for bids for Sodium Bi-Carbonate, in accordance with specifications prepared therefore, said bids to be opened on Monday, October 19th, 2026, at 2:00 o'clock P.M., Prevailing Time, at the Town Hall, 4052 State Route 42, 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: Councilwoman Meddaugh Seconded by: Councilman Schock
Vote: Ayes 4 Mace, Meddaugh, Pavese, and Schock
Nays 0
Absent 1 Benjamin

13) AUTHORIZE 1-YEAR EXTENSION OF BID TO 12/31/2027: BULK SODIUM HYPOCHLORITE
The Following Resolution Was Duly Adopted: Res. No. 416 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the Bid Extension for Bulk Sodium Hypochlorite for (1) Additional Year with the same terms and conditions as specified in the Bid Specifications and that said Bid shall be Extended to Wechsler Pool & Supply Co. as per mutual agreement of both Bidder and Town effective until 12/31/2027.
Moved by: Councilman Schock Seconded by: Councilman Pavese
Vote: Ayes 4 Mace, Pavese, Schock, and Meddaugh
Nays 0
Absent 1 Benjamin

14) DISCUSS: VPK CAPITAL, LLC – JOINT PUBLIC HEARING WITH VILLAGE OF MONTICELLO, RE-SCHEDULED TO WEDNESDAY, 11/04/2026, 6PM (TENTATIVE DATE)
The Following Resolution Was Duly Adopted: Res. No. 417 of the Year 2026.

Resolved, that the Town of Thompson authorizes holding a Joint Public Hearing with the Village of Monticello on Wednesday, November 04, 2026 at 6:00 P.M. (pending Village approval) to be held at the Village of Monticello Village Hall, 2 Pleasant Street, Monticello NY for the purpose of considering the annexation petition of VPK Capital, LLC for property located 25 Hay Street, Monticello presently located in the Town of Thompson, SBL # 22.-1-4. Notice of said hearing will be published in the official newspapers for the Town, which requires Village publication as well.
Moved by: Councilwoman Meddaugh Seconded by: Councilman Pavese
Vote: Ayes 4 Mace, Pavese, Meddaugh, and Schock
Nays 0
Absent 1 Benjamin

15) DISCUSS: BUILDING DEPARTMENT FEES
Supervisor Mace stated that the Building Departments Fees have not been updated in seven years. He provided a Proposed Residential Fee Schedule and Commercial Fee Schedule for consideration. He asked the Board to review and is considering putting this matter on the Re-Organizational Agenda so the fees are reviewed every year.

16) BILLS OVER $5,000.00 – HIGHWAY DEPARTMENT
The Following Resolution Was Duly Adopted: Res. No. 418 of the Year 2026.

Resolved, that the following bills over $5,000.00 for the Highway Department be approved for payment as follows:

Winter Equipment Company **$14,174.40 Total Cost**
Invoice # 69467 – Plow edges for upcoming winter.
Moved by: Councilman Pavese Seconded by: Councilman Schock
Vote: Ayes 4 Mace, Pavese, Meddaugh, and Schock
Nays 0
Absent 1 Benjamin

16) BILLS OVER $5,000.00 – WATER & SEWER DEPARTMENT
The Following Resolution Was Duly Adopted: Res. No. 419 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, DPC **$7,566.90 Total Cost**
Invoice # 20-2090-29 – For engineering services through August 2026 on the Kiamesha Lake WWTP Upgrade Project.
Moved by: Councilman Schock Seconded by: Councilwoman Meddaugh
Vote: Ayes 4 Mace, Pavese, Meddaugh, and Schock
Nays 0
Absent 1 Benjamin

17) BUDGET TRANSFERS & AMENDMENTS
There were no budget transfers or amendments.

18) ORDER BILLS PAID
The Following Resolution Was Duly Adopted: Res. No. 420 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 Schock
Vote: Ayes 4 Mace, Pavese, Schock, and Meddaugh
Nays 0
Absent 1 Benjamin

OLD BUSINESS:
There was no old business reported on.

[1] ATTACHMENT: ORDER BILLS PAID

NEW BUSINESS:

Supervisor Mace addressed the following matters that will be discussed in upcoming Town Board meetings:

- Petition For Speed Zone Reduction – Wild Turnpike, Rock Hill. Procedures for request for speed zone reduction were discussed.
- Retirement of Dog Control Officer Joanne Gerow Effective 12/31/2026. Discussion of proposed agreement with Town of Mamakating for Dog Control Services.
- Proposed Local Law prohibiting sleeping and camping on public property (Reviewed Village of Liberty Ordinance). Discussed local residents sleeping on sidewalks.

REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS

Supervisor Mace

- Shred Day Event that was held on Saturday, October 3rd, 2026.
- Assessor has received certification from NYS ORPTS.
- Sullivan County Budget Process & Sales Tax Increase.
- Budget Work-Session Reminder.

Director Weyer

- Parks & Recreation Committee Meeting – Discussed Tree & Bench Donations Program.
- Geocaching will be live starting this week.

Superintendent Messenger

- Village is having water issues. There was a big water leak near Apollo Plaza.
- Will bring the Vac Truck to the GL Cooke Elementary School for "Touch a Truck" Event Day.

Superintendent Somers

- Treats & Trails Event – Saturday, October 17th, 2026, 3PM-6PM at East Mongaup River Park.
- Christmas Spectacular Youth Trip – Sunday, November 22nd, 2026, 9AM-6PM.
- Fall Sports are going well and Winter Sports are coming up.

Superintendent Carnell

- Difficulty in maintaining sidewalks along lower East Broadway due to the water repairs done by the Village of Monticello. There will be issues come Winter regarding snow removal and accessibility if not repair properly.

PUBLIC COMMENT:

Bill Kapito via Zoom commented on Melody Lake Sewer Plant and Town Line Solar Project. Supervisor Mace requested Mr. Kapito make an appointment to meet with him to discuss the matter.

ANNOUNCEMENTS, REMINDERS & FOR YOUR INFORMATION

- 10/20/2026 at 5PM: Budget Work-Session
- 10/20/2026 at 7PM: Regular Town Board Meeting
- 11/04/2026 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.
- 11/04/2026 at 7PM: Regular Town Board Meeting (Note: Meeting Date & Time Change from Tuesday, 11/03/2026 due to Election Day).
- 11/04/2026 at 7PM: Public Hearing – Proposed Local Law No. 05 of 2026 – Override Tax Levy Limit.
- 11/17/2026 at 7PM: Regular Town Board Meeting.

ADJOURNMENT

On a motion made by Councilwoman Meddaugh and seconded by Councilman Schock the meeting was adjourned at 8:01 PM. All board members voted in favor of adjourning the meeting.

Respectfully Submitted By:

Marilee J. Calhoun

Marilee J. Calhoun, Town Clerk

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 6th day of October 2026 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

Report Grand Totals

Fund	Fund Description	Invoice Batch		Manual Checks		Purchase Cards		Total	
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	Paid	Unpaid
A000	GENERAL FUND TOWN WIDE	$277,716.62	$0.00	$125.10	$0.00	$500,000.00	$0.00	$777,841.72	$0.00
B000	GENERAL TOWN OUTSIDE	$55,065.20	$0.00	$0.00	$0.00	$0.00	$0.00	$55,065.20	$0.00
DA00	HWY#3 / 4 - TOWN WIDE	$297,291.25	$0.00	$0.00	$0.00	$0.00	$0.00	$297,291.25	$0.00
DB00	HWY#1 - TOWN OUTSIDE	$250,431.60	$0.00	$0.00	$0.00	$0.00	$0.00	$250,431.60	$0.00
H000	CAPITAL PROJECTS	$103,008.06	$43,969.80	$0.00	$0.00	$0.00	$0.00	$103,008.06	$43,969.80
RD00	ADELAAR ROAD IMPROVMENT DISTRICT	$195.95	$0.00	$0.00	$0.00	$0.00	$0.00	$195.95	$0.00
SL01	ROCK HILL LIGHTING	$422.91	$0.00	$0.00	$0.00	$0.00	$0.00	$422.91	$0.00
SL02	LUCKY LAKE LIGHTING	$71.22	$0.00	$0.00	$0.00	$0.00	$0.00	$71.22	$0.00
SL03	LAKE LOUISE MARIE	$218.77	$0.00	$0.00	$0.00	$0.00	$0.00	$218.77	$0.00
SL04	PATIO HOMES LIGHTING	$155.61	$0.00	$0.00	$0.00	$0.00	$0.00	$155.61	$0.00
SL05	KIAMESHA SHORES LIGHTING	$59.14	$0.00	$0.00	$0.00	$0.00	$0.00	$59.14	$0.00
SL06	EMERALD GREEN LIGHTING	$1,094.36	$0.00	$0.00	$0.00	$0.00	$0.00	$1,094.36	$0.00
SL07	TREASURE LAKE LIGHTING	$13.89	$0.00	$0.00	$0.00	$0.00	$0.00	$13.89	$0.00
SL10	EMERALD CORP. PARK L/D#10	$101.93	$0.00	$0.00	$0.00	$0.00	$0.00	$101.93	$0.00
SL11	ADELAAR Lighting	$553.33	$0.00	$0.00	$0.00	$0.00	$0.00	$553.33	$0.00
SL12	Route 42 N Lighting	$251.49	$0.00	$0.00	$0.00	$0.00	$0.00	$251.49	$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	$11,254.93	$0.00	$0.00	$0.00	$15,500.00	$0.00	$26,754.93	$0.00
SSHC	Harris Consolidated Sewer District	$10,647.64	$0.00	$0.00	$0.00	$15,000.00	$0.00	$25,647.64	$0.00
SSKC	Kiamesha Consolidated Sewer District	$73,596.85	$0.00	$0.00	$0.00	$106,105.69	$0.00	$179,702.54	$0.00
SSM0	MELODY LAKE SEWER DISTR.	$2,137.88	$0.00	$0.00	$0.00	$3,000.00	$0.00	$5,137.88	$0.00
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	$56,521.53	$0.00	$0.00	$0.00	$51,253.69	$0.00	$107,775.22	$0.00
SSS0	SACKETT LAKE SEWER DISTR	$17,620.53	$0.00	$0.00	$0.00	$25,000.00	$0.00	$42,620.53	$0.00
SWA0	ADELAAR RESORT WATER DISTRICT	$1,849.07	$0.00	$0.00	$0.00	$131,000.00	$0.00	$132,849.07	$0.00
SWC0	COLD SPRING WATER	$2,429.63	$0.00	$0.00	$0.00	$1,500.00	$0.00	$3,929.63	$0.00
SWD0	DILLON WATER DISTRICT	$581.01	$0.00	$0.00	$0.00	$1,000.00	$0.00	$1,581.01	$0.00
SWK0	KIAMESHA RT42 WATER	$1,637.48	$0.00	$0.00	$0.00	$1,500.00	$0.00	$3,137.48	$0.00
SWL0	LUCKY LAKE WATER DISTR	$1,140.13	$0.00	$0.00	$0.00	$500.00	$0.00	$1,640.13	$0.00
SWM0	MELODY LAKE WATER	$1,517.08	$0.00	$0.00	$0.00	$5,000.00	$0.00	$6,517.08	$0.00
T000	TRUST & AGENCY FUND	$3,088.61	$0.00	$0.00	$0.00	$18,748.79	$0.00	$21,837.40	$0.00
Grand Totals		**$1,181,923.70**	**$43,969.80**	**$125.10**	**$0.00**	**$875,108.17**	**$0.00**	**$2,057,156.97**	**$43,969.80**

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

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		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	Paid	Unpaid
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