

**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 on **December 05, 2017**.

**ROLL CALL:**

**Present:** Deputy Supervisor Richard Sush, Presiding  
Councilman Peter T. Briggs  
Councilman John A. Pavese  
Councilman Scott S. Mace

**APPROVED**

**Also Present:** Marilee J. Calhoun, Town Clerk  
Michael B. Mednick, Attorney for the Town  
Michael Messenger, Water & Sewer Superintendent  
Glenn Somers, Parks & Recreation Superintendent  
Patrice Chester, Deputy Administrator  
James L. Carnell Jr., Director of Building, Planning, & Zoning  
Gary J. Lasher, Town Comptroller  
Richard McClernon, Zoning Board of Appeals Chairperson

**Absent:** William J. Rieber, Jr., Supervisor

**PUBLIC HEARING: TIME WARNER CABLE FRANCHISE AGREEMENT**

Deputy Supervisor Sush opened the Public Hearing at 7:30 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 December 01, 2017 with same being posted at the Town Hall on November 27, 2017.

Deputy Supervisor Sush explained the purpose for the public hearing, which is to consider approval of a Cable Television Franchise Agreement between Time Warner Cable Northeast, LLC a/k/a Charter Communications and the Town of Thompson. A copy of the revised agreement was provided.

Deputy Supervisor Sush asked if the Town Board had any comments:

Councilman Mace and Councilman Briggs both stated that they only received the revised agreement moments before this meeting.

Deputy Supervisor Sush asked if anyone from the public would like to be heard on this matter:

Richard McClernon, Planning Board Chairperson asked if Time Warner was keeping up with their agreement to increase the high speed internet service. Deputy Supervisor Sush said they wired more roads, but he was not sure if they were adding high speed internet. He said Assemblywoman Gunther raised this issue with them the other day. Further discussion was held and Attorney Mednick said that he would ask about the

High Speed Internet Service at his meeting next week with the Time Warner Cable Representatives.

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

A motion to close the Public Hearing at 7:36 PM was made by Councilman Briggs and seconded by Councilman Mace.

**REGULAR MEETING – CALL TO ORDER**

Deputy Supervisor Sush opened the meeting at 7:37 PM with the Pledge to the Flag. He welcomed the Participation in Government students to the meeting.

**MONTHLY REPORTS FOR NOVEMBER 2017 RECEIVED AND FILED**

Building Department & Code Enforcement Officer's Report

Dog Control Officer's Report

Comptroller's Budgetary Report

**APPROVAL OF MINUTES:**

On a motion made by Councilman Pavese and seconded by Councilman Briggs the minutes of the November 21, 2017 Regular Town Board were approved as presented.

Vote: Ayes 4            Sush, Briggs, Pavese, and Mace

Nays 0

Absent 1        Rieber

**PRESENTATION BY: TAMMY MANGUS, SUPERINTENDENT, MONTICELLO CENTRAL SCHOOL DISTRICT, CAPITAL IMPROVEMENT PROJECTS**

Monticello Central School District (MCSD) Superintendent Tammy Mangus gave a 10-minute special presentation on the Capital Improvement Project. Phase 1 of the project would be a complete gut/renovation to the High School, new transportation center and re-configuration of parking. Phase 2 of the project would be to re-open the Cornelius Duggan Elementary School and re-configure the grades in all schools. The Monticello Central School District is requesting the voters come out to the vote on this project on December 19, 2017. She provided a summary of information, which can be found appended to these minutes.<sup>1</sup>

**PUBLIC COMMENT:**

Roger Betters of Columbia Hill Neighborhood Alliance thanked Councilman Sush for his years of service.

**CORRESPONDENCE:**

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

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<sup>1</sup> ATTACHMENT: (MCSD) CAPITAL IMPROVEMENT PROJECT SUMMARY





Resolved, that the Cable Television Franchise Agreement between the Town of Thompson and Time Warner Cable Northeast, LLC a/k/a Charter Communications, hereby be approved and the Town Supervisor hereby be authorized to execute any necessary documents in connection with said Franchise Agreement.

Moved by: Councilman Briggs                      Seconded by: Councilman Mace

Vote: Ayes 4              Sush, Briggs, Pavese, and Mace

        Nays 0

        Absent 1      Rieber

**2. PROFESSIONAL ENGINEERING AGREEMENTS &/OR AMENDMENTS WITH MCGOEY, HAUSER & EDSALL CONSULTING ENGINEERS – REVIEW, DISCUSS & APPROVE**

Water & Sewer Superintendent Messenger said that Dillon Farms Water District and Melody Lake Water District agreements do not have estimates for people on site. Three of the four projects have grants involved. Councilman Mace does not want to delay these approvals due to grant deadlines. Councilman Mace has some questions regarding the first two new agreements. The Town Board decided to table the first two agreements and approve the second two letters of amendments.

**1. Emerald Green Sewer District Pump Station No. 9 Replacement Project Agreement**

**The Following Resolution Was Duly Adopted: Res. No. 370 of the Year 2017.**

Resolved, that the request to authorize the agreement between the Town of Thompson and McGoey, Hauser & Edsall Consulting Engineers DPC for Professional Engineering Services in connection with the Emerald Green Sewer District Pump Station No. 9 Replacement Project, hereby be tabled pending further review.

Moved by: Councilman Mace                      Seconded by: Councilman Briggs

Vote: Ayes 4              Sush, Briggs, Pavese, and Mace

        Nays 0

        Absent 1      Rieber

**2. Melody Lake Water District Water Main Replacement Project Agreement**

**The Following Resolution Was Duly Adopted: Res. No. 371 of the Year 2017.**

Resolved, that the request to authorize the agreement between the Town of Thompson and McGoey, Hauser & Edsall Consulting Engineers DPC for Professional Engineering Services in connection with the Melody Lake Water District Main Replacement Project, hereby be tabled pending further review.

Moved by: Councilman Mace                      Seconded by: Councilman Briggs

Vote: Ayes 4              Sush, Briggs, Pavese, and Mace

        Nays 0

        Absent 1      Rieber



**3. Dillon Farms Water District Water System Improvements Project - Letter of Amendment**

**The Following Resolution Was Duly Adopted: Res. No. 372 of the Year 2017.**

Resolved, that the amendment of McGoey, Hauser & Edsall Consulting Engineers DPC related to the Dillon Farms Water District System Improvements Project, for Professional Engineering Services related to studies and improvements to Town Water Districts hereby be approved and the Town Supervisor hereby be authorized to execute said letter of amendment as presented. A copy of the executed amendment shall be filed in the Town Clerk's Office and available for review upon request.

Moved by: Councilman Mace                      Seconded by: Councilman Briggs

Vote:        Ayes 4            Sush, Briggs, Pavese, and Mace  
              Nays 0  
              Absent 1        Rieber

**4. Melody Lake Water District Water System Improvements Project - Letter of Amendment**

**The Following Resolution Was Duly Adopted: Res. No. 373 of the Year 2017.**

Resolved, that the amendment of McGoey, Hauser & Edsall Consulting Engineers DPC related to the Melody Lake Water District System Improvements Project, for Professional Engineering Services related to Melody Lake Water System Improvements hereby be approved and the Town Supervisor hereby be authorized to execute said letter of amendment as presented. A copy of the executed amendment shall be filed in the Town Clerk's Office and available for review upon request.

Moved by: Councilman Mace                      Seconded by: Councilman Briggs

Vote:        Ayes 4            Sush, Briggs, Pavese, and Mace  
              Nays 0  
              Absent 1        Rieber

**3. HEALTH INSURANCE BUYOUT INCENTIVE – APPROVE EMPLOYEE REQUESTS FOR 2017**

**The Following Resolution Was Duly Adopted: Res. No. 374 of the Year 2017.**

Resolved, that Jerry T. Stackhouse hereby be authorized to obtain the current insurance Buyout for 2017 in the amount of \$5,000.00 due to the change in NYSHIP's buyout policy.

Moved by: Councilman Briggs                      Seconded by: Councilman Mace

Vote: Ayes 4            Sush, Pavese, Briggs, and Mace  
      Nays 0  
      Absent 1        Rieber

**The Following Resolution Was Duly Adopted: Res. No. 375 of the Year 2017.**

Resolved, that Richard Sush hereby be authorized to obtain the current insurance Buyout for 2017 in the amount of \$5,000.00 due to the change in NYSHIP's buyout policy.

Moved by: Councilman Mace                      Seconded by: Councilman Pavese

Vote: Ayes 3              Pavese, Briggs, and Mace

Nays 0

Absent 1      Rieber

Recused 1      Sush

**4. PROPOSED LOCAL LAW #9 TO AMEND HEALTH INSURANCE REGULATIONS REGARDING BUYOUT INCENTIVE – Discuss and Establish Date for Public Hearing.**

Attorney Mednick explained that there was an amendment regarding the health insurance buyout. He said it was expanded and he narrowed the law at the same time. The proposed local law says that any employee of the Town of Thompson who is not covered under either another employer's coverage, spouse's coverage, family member's coverage or domestic partner's coverage they can be eligible for a buyout unless the family member's policy is under the Town of Thompson. For example, if there are two married spouses and one spouse has a family plan covered by the Town of Thompson, under the old rules the other spouse would be eligible for the buyout. With the proposed local law, the spouse is no longer eligible for the Town of Thompson buyout. The Town will save money by not paying buyouts to employees that are already covered under a family member who has coverage under the Town of Thompson.

**The Following Resolution Was Duly Adopted: Res. No. 376 of the Year 2017.**

**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 December 05, 2017, a proposed Local Law No. 09 of 2017, entitled "A local law to amend Chapter 48 Section 15 of the Town of Thompson Code regarding Health Insurance".

**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 December 19, 2017 at 7:30 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: Councilman John A. Pavese

Seconded by: Councilman Peter T. Briggs

Adopted on Motion: December 05, 2017.

Supervisor WILLIAM J. RIEBER, JR.	Yes [ ]	No [ ] Absent
Councilman PETER T. BRIGGS	Yes [X]	No [ ]
Councilman RICHARD SUSH	Yes [X]	No [ ]
Councilman SCOTT S. MACE	Yes [X]	No [ ]
Councilman JOHN A. PAVESE	Yes [X]	No [ ]

Proposed Local Law No. 09 of the year 2017

A local law to amend Chapter 48 Section 15 of the Town of Thompson Code regarding Health Insurance entitled "A Local Law to amend Chapter 48 of the Code of the Town of Thompson".

Be it enacted by the Town Board of the

Town of Thompson

1. Chapter 48 Section 15 entitled "Health insurance", subsection F (1) is amended to read as follows:
  - F. (1) Have in place bona fide health insurance benefits from either (a) another employer, or (b) from a spouse's or other family member's or domestic partner's employer, other than from the Town of Thompson. Employee shall submit proof of alternate insurance coverage to the Town that said employee is and shall remain covered through said plan for the fiscal year.
2. Except as herein specifically amended, the remainder of Chapter 48 of such Code shall remain in full force and effect.
3. 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.
4. Except as herein otherwise provided penalties for the violation of this local law, any person committing an offense against any provision of the chapter of the Code of the





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 December 05, 2017, a proposed Local Law No. 10 of 2017, entitled "A local law to amend the Town of Thompson Code, Chapter 197, entitled 'Sewers'".

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 December 19, 2017 at 7:30 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: Councilman Scott S. Mace

Seconded by: Councilman Peter T. Briggs

Adopted on Motion: December 05, 2017

Supervisor WILLIAM J. RIEBER JR.	Yes [ ]	No [ ] Absent
Councilman PETER T. BRIGGS	Yes [X]	No [ ]
Councilman RICHARD SUSH	Yes [X]	No [ ]
Councilman SCOTT S. MACE	Yes [X]	No [ ]
Councilman JOHN A. PAVESE	Yes [X]	No [ ]

Town of Thompson

Proposed Local Law No. 10 of 2017

A local law entitled "A local law to amend the Town of Thompson Code, Chapter 197, entitled 'Sewers'."

Be it enacted by the Town Board of the

Town of Thompson

1. The Town Board of the Town of Thompson, pursuant to the provisions of Article 14-F of the General Municipal Law, entitled "Sewer Rent Law", and in particular Section 452

thereof, does hereby establish and impose sewer rents to be charged in the Harris Sewer District, Harris Woods Sewer District, Dillon Farms Sewer District, Kiamesha Lake Sewer District, Melody Lake Sewer District, Sackett Lake Sewer District, Cold Spring Sewer District, Emerald Green-Lake Louise Marie Sewer District, Anawana Sewer District, and Adelaar Resort Sewer District for the year 2018.

- The rates to be charged pursuant to Chapter 197 of the Code of the Town of Thompson, Section 197-45, for the year 2018 are as follows:

<u>DISTRICT:</u>	<u>Operation &amp; Maintenance</u>	<u>Capital</u>
Anawana Sewer District:	\$40.23	\$ 0.00
Cold Spring Sewer District:	\$32.00	\$ 0.00
Dillon Farms Sewer District:	\$69.83	\$ 0.00
Emerald Green/Lake Louise Marie Sewer District	\$63.27	\$ 16.82
Harris Sewer District:	\$24.84	\$ 0.00
Kiamesha Lake Sewer District:	\$80.59	\$ 5.23
Melody Lake Sewer District	\$83.87	\$ 19.97
Sackett Lake Sewer District:	\$53.72	\$ 2.10
Harris Woods Sewer District:	\$18.87	\$109.73
Adelaar Resort Sewer District:	\$6,303.79 per lot	\$ 0.00

- Except as herein specifically amended, the remainder of Chapter 197 of such code shall remain in full force and effect.
- 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.
- This local law shall take effect immediately.

**NEW BUSINESS:**

**SNOW & ICE CONTRACT RESOLUTION FOR 2017-2018 CONTRACT RATE CHANGE**

Sullivan County DPW Commissioner Edward McAndrew, P.E. submitted the Rate Change Resolution for the Snow & Ice Contract, which is done every year with the County of Sullivan. Supt. Benjamin recommended approving the Resolution as presented, which provides automatic increases based on what the State of New York pays the County of Sullivan.

**The Following Resolution Was Duly Adopted: Res. No. 380 of the Year 2017.**



**AT A REGULAR MEETING OF THE TOWN BOARD OF THE TOWN OF THOMPSON HELD AT THE TOWN HALL ON DECEMBER 5<sup>th</sup>, 2017**

The following resolution was duly moved, seconded and adopted:

**WHEREAS**, the County of Sullivan and the Town of Thompson entered into contract for Snow and Ice Control on County Roads from July 01, 2015 through June 30, 2018;

**WHEREAS**, the contract states the Town will be paid the amount Sullivan County received from the State of New York for snow and ice control on state highways the previous snow and ice season; and

**WHEREAS**, the County of Sullivan was paid the rate of \$5,684.32 per centerline mile for the 2016-2017 contract year; and

**WHEREAS**, said section of the Highway Law of the State of New York requires the approval by resolution of each of the legislative bodies of such County, Towns;

**NOW, THEREFORE, BE IT RESOLVED**, that the County of Sullivan pay the amount of \$5,684.32 per centerline mile for two lane highways and \$8,526.48 for three lane highways to the Town for the contract year July 01, 2017 – June 30, 2018.

**FURTHER, BE IT RESOLVED**, that Town Supervisor William J. Rieber, Jr. hereby be authorized to execute such Agreement between the Town of Thompson and County of Sullivan regarding the above.

Moved by: Councilman John A. Pavese  
Seconded by: Councilman Peter T. Briggs  
Adopted the 5<sup>th</sup> day of December, 2017.

**PRESENT:**

Supervisor William J. Rieber, Jr.	Voting	Absent
Councilman John A. Pavese	Voting	Aye
Councilman Peter T. Briggs	Voting	Aye
Councilman Scott S. Mace	Voting	Aye
Councilman Richard Sush	Voting	Aye

**NEW BUSINESS:**

**SULLIVAN COUNTY IDA – PAYMENT IN LIEU OF TAXES (PILOT) AGREEMENT FOR COMMUNITY SOLAR PROJECTS**

Attorney Mednick explained that our local law requires that all solar projects require PILOT agreements. If a PILOT agreement is not done they would be tax exempt. The Sullivan County IDA has taken the task of negotiating PILOT agreements for the solar entities for all of the Towns so that they are all uniform. The Board has previously passed a resolution indicating the Town is in favor of the Sullivan County IDA negotiating the solar project PILOT agreements on the Town's behalf.

**The Following Resolution Was Duly Adopted: Res. No. 381 of the Year 2017.**

**RESOLUTION APPROVING PARTICIPATION IN THE IDA UNIFORM TAX EXEMPTION PROGRAM FOR COMMUNITY SOLAR PROJECTS**

**WHEREAS**, an application has been made and is pending before the Town of Thompson Planning Board for special use and site plan approval for the development of a commercial solar system upon certain premises located along Sackett Lake Road and identified on the Town of Thompson tax map as parcel number 28-1-37 (the “Project”); and

**WHEREAS**, in the event the Project is approved by the Planning Board and developed, the improvements made in connection therewith will be eligible for a tax exemption pursuant to Real Property Tax Law §487 which would render all such improvements wholly exempt from taxation for a period of 15 years in the absence of an agreement providing for payments in lieu of taxes (“PILOT Agreement”) entered into between each taxing jurisdiction and the owner of such improvements; and

**WHEREAS**, the County of Sullivan Industrial Development Agency (“IDA”) has developed a Uniform Tax Exemption Policy for Community Solar Projects that establishes a program pursuant to which a single PILOT Agreement may be entered into to cover all taxing jurisdictions; and

**WHEREAS**, an application has been made by the developer of the aforesaid commercial solar system to the IDA with respect to the Project and, pursuant to the IDA’s policy, it will not proceed with such application without the consent of the Town of Thompson; and

**WHEREAS**, it appears to the Town Board that in the event the Planning Board approves the Project, the most expedient, cost effective and equitable means by which each taxing jurisdiction may establish a PILOT Agreement is by participating in the IDA’s program for Community Solar Projects.

**NOW, THEREFORE, BE IT RESOLVED**, the Town Board of the Town of Thompson hereby consents to the participation by the Project in the IDA uniform tax exemption program for Community Solar Projects, provided, however, that the Project receives all necessary approvals from the Town of Thompson Planning Board.

Moved by: Councilman Scott S. Mace  
Seconded by: Councilman Peter T. Briggs  
Adopted the 5th of December, 2017.

The members of the Town Board voted as follows:

Supervisor WILLIAM J. RIEBER, JR.	Yes [ ] No [ ] Absent
Councilman PETER T. BRIGGS	Yes [X] No [ ]
Councilman RICHARH SUSH	Yes [X] No [ ]





**The Following Resolution Was Duly Adopted: Res. No. 384 of the Year 2017.**

Resolved, that the following bills over \$1,250.00 for the Water & Sewer Department be approved for payment as follows:

<b>Slack Chemical Co., Inc.</b>	<b>\$1,747.40 Total Cost</b>
Invoice # 355371	\$2,091.40
Credit Invoice # 153307	(\$344.00)
440 gallons of Sternpac for Emerald Green Wastewater Facility including credit of \$344.00 for 55 gallon drum returns.	

(Note: Sole Source Procurement. 220 gallons is normally purchased, but purchased 440 gallon to prevent running short, and to save time and duel surcharges.)

Motion by: Councilman Mace                      Seconded by: Councilman Briggs  
Vote: Ayes 4              Pavese, Briggs, Sush, and Mace  
      Nays 0  
      Absent 1            Rieber

**12. ORDER BILLS PAID**

**The Following Resolution Was Duly Adopted: Res. No. 385 of the Year 2017.**

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.<sup>2</sup>

Motion by: Councilman Mace                      Seconded by: Councilman Briggs  
Vote: Ayes 4              Pavese, Briggs, Sush, and Mace  
      Nays 0  
      Absent 1            Rieber

**SUPERVISOR'S REPORT:**

There was no report given.

**COUNCILMEN & DEPARTMENT HEAD REPORTS:**

Councilman Mace said that he will be meeting again this Thursday, December 6th, with the Monticello Central School District about the Somerville Field.

Councilman Briggs stated that the Town Board toured Resorts World Casino and Veria Lifestyles Wellness Facility this past week. He also stated that it has been a pleasure serving with Councilman Richard Sush for the past eight years.

Deputy Administrator Chester said there is a Job Fair for the Casino coming up on Thursday, December 14<sup>th</sup>, Noon-6PM at the Ramada at The Sullivan Event Center,

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<sup>2</sup> ATTACHMENT: ORDER BILLS PAID



Rock Hill and also December 16<sup>th</sup>, 11AM-5PM at the Emergency Services Center, Goshen in Orange County.

Councilman Pavese reminded everyone that the Monticello Teachers Association will be holding their 3<sup>rd</sup> Annual "Tinsel Trot" 5K Race event being held in Rock Hill, Saturday, December 9<sup>th</sup>, 2017 at 10AM.

Councilman Sush thanked everyone and stated it has been an incredible experience to work with the employees of the Town of Thompson.

Attorney Mednick thanked Councilman Richard Sush for all of his service and he will miss Richard's sense of humor.

**OLD BUSINESS:**

There was no old business reported on.

**NEW BUSINESS:**

**TAX CERTIORARI SETTLEMENT: SQUASH CONTRACTING, INC., SBL # 104.-2-12.1 (KAPITO BUILDING – JEFFERSON STREET, MONTICELLO)**

Attorney Mednick presented a Resolution on the above named property tax settlement proceeding. Attorney Mednick and Assessor Van B. Krzywicki recommended that the settlement be approved as per the provided Resolution. Attorney Mednick explained the settlement agreement. The Town Board took action on the settlement as follows:

**The Following Resolution Was Duly Adopted: Res. No. 386 of the Year 2017.**

**RESOLUTION AUTHORIZING SETTLEMENT OF A PROCEEDING  
INSTITUTED UNDER ARTICLE 7 OF THE REAL PROPERTY TAX  
LAW AGAINST THE TOWN OF THOMPSON**

WHEREAS, Squash Contracting, Inc. has instituted proceedings under Article 7 of the Real Property Tax Law to review the assessment of Tax Map Parcel Section 104, Block 2, Lot 12.1 and which proceeding is pending in the Supreme Court of the State of New York, County of Sullivan, under Index No. 1331-2017; and

WHEREAS, the parties have appeared through counsel, to wit, Michael B. Mednick, Esq. on behalf of respondents, and Richard A. Stoloff PLLC, on behalf of petitioner; and

WHEREAS, negotiations by and between the parties hereto have produced a proposed settlement of the issues and matters in dispute, and

WHEREAS, the proposed settlement will also result in a fair and equitable resolution of the complaint with respect to petitioner's 2017 assessment, to wit, a reduction in the assessment of petitioner's real property, **SBL 104-2-12.1** from \$213,600.00 to \$165,000.00.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of

Thompson as follows:

1. That the settlement of the above referenced proceeding be, and the same hereby is in all respects approved and confirmed.

2. That Michael B. Mednick, Esq., attorney for the Town of Thompson, and Van B. Krzywicki, Assessor, be, and they hereby are authorized, empowered and directed to enter into and execute a formal written stipulation of settlement and to bind the Town thereto, such stipulation to be in form approved by the said attorneys.

3. That said Michael B. Mednick, Esq. and Van B. Krzywicki, Assessor, be, and they hereby authorized and empowered to execute any and all other documents and take such other steps as may be reasonably necessary and incidental to effect and finalize the settlement of the subject proceeding.

Moved by: Councilman Scott S. Mace  
Seconded by: Councilman Peter T. Briggs

and a roll call vote thereon as follows:

Supervisor William J. Rieber, Jr.	voting	Absent
Councilman Peter T. Briggs	voting	Aye
Councilman Richard Sush	voting	Aye
Councilman Scott S. Mace	voting	Aye
Councilman John A. Pavese	voting	Aye

**PUBLIC COMMENT:**

Roger Betters of Columbia Hill Neighborhood Alliance asked about the Correspondence that was reported on at the last Town Board Meeting that was received from U.S. Congressman John J. Faso regarding the Delaware River Basin Commission (DRBC) regulations. Superintendent Messenger stated that the (DRBC) works with the DEC and they tend to put regulations on wastewater treatment plants above and beyond the DEC based on whether it is tributary to the Delaware River. The issue regarding duplication of services is being investigated. Further discussion ensued.

**ANNOUNCEMENTS, REMINDERS & FOR YOUR INFORMATION**

- December 19<sup>th</sup>: Public Hearing @ 7 PM – Tentative Special District Assessment Hearing.
- December 19<sup>th</sup>: Public Hearing @ 7:30 PM – Proposed Local Law No. 08 of 2017 – To Amend Chapters 52 & 250 of The Town of Thompson Town Code regarding Parks & Recreation.
- December 19<sup>th</sup>: Public Hearing @ 7:30 PM – Proposed Local Law No. 09 of 2017 – Amend Chapter 48, Section 15 (F) of the Town of Thompson Code entitled “Personnel Rules and Regulations” regarding Health Insurance Buyout.
- December 19<sup>th</sup>: Public Hearing @ 7:30 PM – Proposed Local Law No. 10 of 2017 – Establish Sewer Rents for the Year 2018.



**EXECUTIVE SESSION**

Executive session is not needed.

**ADJOURNMENT**

On a motion made by Councilman Pavese and seconded by Councilman Briggs the meeting was adjourned at 8:45 PM.

**Respectfully Submitted By:**



**Marilee J. Calhoun, Town Clerk**



## ▼ Capital Improvement Project

### Capital Improvement Project: An Overview

Monticello Central School District is moving full speed ahead in its planning of a capital improvement project, which will be put forth for voter approval on Dec. 19, 2017.



#### HOW DID WE GET HERE?

As part of New York state law, school districts must undergo a building condition survey (BCS) every five years to ensure the safety and integrity of a district's buildings. This survey was performed in the 2014-15 school year.

"Upon completion, the board of education became deeply concerned about the accuracy of the BCS report that had been completed in the 2014-15 school year," Superintendent Tammy Mangus said. "For example, the results of that survey had indicated that our roofs were in acceptable condition, but the roofs in several buildings had substantial leaking to the extent that we had to put areas of our buildings out of use."

The board formed a facilities committee to address the validity of the results and that committee ultimately recommended that the board retain another architectural firm to repeat the survey and hired Clark Patterson Lee (CPL), an architectural firm based out of Rochester, New York, to carry this out. The new survey's results indicated that all buildings in the district, particularly the high school, were in dire need of repairs and updates to keep the buildings functional and safe.

"With the extent of the repairs and renovations that the buildings need, it makes sense from a financial standpoint to ensure that when we do make these repairs and renovations, we do so in a way that will support 21st century learning," Ms. Mangus said. "The high school hasn't had any significant renovations since it was built in the 1960s, and if you consider the enormity of changes that we have seen since then – not just in education but in society itself, it's apparent why it's so imperative to ensure that we are approaching these opportunities with a future-focused mindset."

#### HOW HAS THE PLANNING PROCESS WORKED UP UNTIL NOW?

Once the board realized the extent of the large-scale overhaul the district needed, and discovered that the amount of funding it would take to make these repairs would be similar to the cost of a complete renovation, they decided to move forward with planning a 21st century revamp.

The facilities committee worked with CPL to review the re-survey and prioritize projects and decided that it was essential to bring the community into the process to envision what our schools could, and should, be like. The board held an open community forum in the fall of 2016 and formed the "Vision and Build Committee" to complement the work of the Facilities Committee.

"The Vision and Build Committee is comprised of our dreamers and visionaries, while our Facilities Committee is our nuts and bolts; our blueprint designers," Ms. Mangus said. "Their job is to say, "we want our classrooms to be bright, while our Facilities Committee's job is to determine how to best make the classrooms bright – the shape of the windows, the addition of skylights, the paint colors, etc."

Comprised of board members, parents, staff, residents and community leaders, the Vision and Build Committee met numerous times to explore possibilities for the District's future.

Following the work of these two committees, the board decided to hold community forums regarding the set up and structure of the elementary schools before proceeding with a full capital improvement plan.

These meetings, held on Sept. 13 and 27, were set up so the board could finalize Phase 2, which would include renovation to the district's three elementary schools and a potential shift in grade level set-up.

On Sept. 27, the BOE gave direction to the architects to move forward in planning two phases of work.

Phase 1 would include significant high school renovations and critical repairs to the middle and elementary schools, construction of a new transportation center and parking configuration adjustments, and would also include the construction of tennis courts.

In Phase 2, the Cornelius Duggan Elementary School would be reopened and the grade level configuration across all schools would change. Emma C. Chase Elementary and the Duggan School would serve grades Pre-K through 6. The George L. Cooke Elementary School would serve grades Pre-K through 3, and the Kenneth L. Rutherford Elementary School would serve grades 4 – 6. The secondary schools would shift to a junior/senior high school model, with grades 7--9 attending the current middle school and grades 10-12 in the renovated high school.

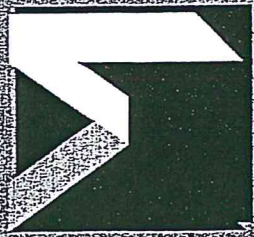
That brings us to this present moment -- the District's administrators and Board of Education will present a finalized plan of action to the public in the very near future and the public will vote on this final plan on Dec. 19, 2017

#### SO, HOW WILL THIS IMPACT MY TAXES?

The district is considering numerous financial scenarios to minimize the impact to the taxpayers.

In July 2019, the District is set to pay off a bond that financed the construction of the middle school nearly 20 years ago. State aid calculations are partially based upon the





# MONTICELLO

## CAPITAL BOND PROJECT

# FACT SHEET

### PHASE 1

#### MONTICELLO HIGH SCHOOL

#### ROBERT J. KAISER MIDDLE SCHOOL

- STATE OF THE ART THEATRE AND WELLNESS CENTER/ GYMNASIUM
- COLLABORATIVE AREAS FOR 21ST CENTURY LEARNING
- UPDATED SCIENCE CLASSROOMS FOR COLLEGE AND CAREER READINESS
- NEW TENNIS COURTS AND BUS GARAGE
- UPDATED PARKING AND TRAFFIC CIRCULATION
- CRITICAL HEALTH & SAFETY ITEMS IN ALL THE HS, MS, & ELEMENTARY SCHOOL BUILDINGS
- CONNECTION FROM MS TO HS PERFORMING ARTS & ATHLETICS

### PHASE 2

#### EMMA C. CHASE ELEMENTARY SCHOOL

- NEW MUSIC ROOM, SCIENCE ROOM, AND GYMNASIUM

#### GEORGE L. COOKE ELEMENTARY SCHOOL

- NEW GYMNASIUM AND STAGE
- NEW RESOURCES/ SPECIAL EDUCATION ROOMS
- NEW MAIN STREET AND COLLABORATIVE SPACES

#### KENNETH L. RUTHERFORD ELEMENTARY SCHOOL

- NEW MUSIC ROOM, ART ROOM, ELEMENTARY SCIENCE, GYMNASIUM, RESOURCES/ SPECIAL EDUCATION ROOMS

#### NEW MAIN STREET AND COLLABORATIVE SPACES

#### CORNELIUS DUGGAN ELEMENTARY SCHOOL

- UPDATE TO 21ST CENTURY LEARNING BEST STANDARDS
- NEW RESOURCES/ SPECIAL EDUCATION ROOMS
- NEW MAIN STREET, COLLABORATIVE SPACES, AND MAIN OFFICE

## CAPITAL BOND REFERENDUM VOTE

DECEMBER 19, 2017

# GOAL 1 VISION 1 MONTICELLO

## CAPITAL BOND PROJECT



Clark Patterson Lee  
ARCHITECTURE | ENGINEERING | PLANNING



K&S  
CONSTRUCTION

## **Monticello Central School District**

### **PUBLIC POSTING**

NOTICE IS HEREBY GIVEN that applications for absentee ballots may be applied for at the office of the District Clerk in the Administration Building during school business hours Monday – Friday 8:00 a.m.- 12:00 p.m. and 12:30 p.m. - 4:00 p.m.; completed application must be received by the District Clerk at least seven (7) days before the vote (December 12, 2017) if the ballot is to be mailed to the voter, or the day before the election (December 18, 2017), if the ballot is to be delivered personally to the voter. Absentee ballots must be received in the office of the District Clerk no later than 5:00 pm, prevailing time, on December 19, 2017.

For more information please contact the office of the District Clerk at (845) 794-7700 ext. 70523 or via email [jmontes@k12mcsd.net](mailto:jmontes@k12mcsd.net)



**MONTICELLO CENTRAL SCHOOL DISTRICT  
APPLICATION FOR ABSENTEE BALLOT**

**INSTRUCTIONS:**

1. Complete name, residence address including town or city.
2. Check the appropriate box specifying the reason for this application.
3. Complete the appropriate section, as well as section E.
4. Remember to sign the application.
5. This application must be received by the School District Clerk at least 7 days before the election if the ballot is to be mailed to the voter, or the day before the election, if the ballot is to be delivered personally to the voter.

\_\_\_\_\_, an applicant for an Absentee Ballot, states that:  
(Print or Type Name)

I reside at \_\_\_\_\_  
(Street, number, town and zip code)

I am a qualified voter of the School District in which I reside in that: *Please check all that apply:*

- I am or will be on such date, over 18 years of age; and
- I am a citizen of the United States; and
- I have or will have resided in the district for thirty days next preceding such date; and
- I am registered in the district.

**THE REASON I AM REQUESTING AN ABSENTEE APPLICATION:**

I will be unable to appear to vote in person on the day election due to: *Check ONE*

- Illness or physical disability or hospital patient ..... Complete Sections A & E
- Duties, occupation, business, studies or vacation ..... Complete Sections B & E
- Jail or prison ..... Complete Sections C & E
- Accompanying a spouse, parent, or child ..... Complete Sections D & E

**A. ILLNESS OR PHYSICAL DISABILITY OR HOSPITAL PATIENT**

- I am a patient in a hospital, or unable to appear personally at the polling place on such day because of illness or physical disability.

Name and address of hospital

= Go to Section E

**B. DUTIES, OCCUPATION, BUSINESS, STUDIES OR VACATION**

- I expect to be absent from my county or city of residence because my duties, occupation, studies or vacation require me to be elsewhere as follows:

1. Briefly explain your position and the nature of your duties, occupation, business, studies or vacation requiring such absence and give dates when you expect to begin and end your absence.

\_\_\_\_\_  
\_\_\_\_\_

2. If the nature of your duties, occupation, business or studies are **not** of such nature as ordinarily to require such absence, a statement must be given for the special circumstance to account for such absence.

\_\_\_\_\_  
\_\_\_\_\_

3. If vacation or studies, place or places where you expect to be on vacation or place of study.

\_\_\_\_\_

4. If vacation, name and address of employer, if any.

\_\_\_\_\_  
(If self-employed or retired, so state) = Go to Section E

# TOWN OF THOMPSON

## Voucher Detail Report

Voucher No.	Stub-Description	Req. No.	Req. Date	Vendor Code	Vendor Name	Ordered By	Fisc Year	Check ID	Voucher Amt.	Pay Due	Approved
Invoice Date	Batch	Recur Months	Refund Year	PO No.	PO Date	Approved By	Period	Contract No.	Check No.	Non Disc.	Cash Account
	Invoice No.			Taxable	Ref No				Check Date		Disc. Amt.

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 5<sup>th</sup> day

of Dec 2017 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.

  
 \_\_\_\_\_  
 Gary Lasher, Comptroller

  
 \_\_\_\_\_  
 William J. Rieber Jr., Supervisor



# TOWN OF THOMPSON

## Voucher Detail Report

Voucher No.	Stub- Description	Batch Invoice No.	Req. No. Recur Months	Req. Date Refund Year	Vendor Code PO No. Taxable	Vendor Name PO Date Ref No	Ordered By Approved By	Fisc Year Check ID Period Contract No.	Check No. Check Date Disc. %	Voucher Amt.		Pay Due	Approved Cash Account Disc. Amt.
										Outstanding	Non Disc.		
<b>Fund</b>													
A - GENERAL FUND TOWN WIDE				TOWN		Regular 30,156.00	Prepaid 56,563.47			0.00	0.00	0.00	86,719.47
B - GENERAL TOWN OUTSIDE				TOWN		72,147.46	13,630.48			0.00	0.00	0.00	85,777.94
DA - HWY#3 / 4 - TOWN WIDE				TOWN		88,282.07	49,864.63			0.00	0.00	0.00	138,146.70
DB - HWY#1 - TOWN OUTSIDE				TOWN		44.65	0.00			0.00	0.00	0.00	44.65
H - CAPITAL PROJECTS				TOWN		155,428.92	0.00			0.00	0.00	0.00	155,428.92
SAR - ADELAAR RESORT SEWER DISTRICT				TOWN		612.51	0.00			0.00	0.00	0.00	612.51
SHW - HARRIS WOODS SEWER				TOWN		444.33	305.27			0.00	0.00	0.00	749.60
SL1 - ROCK HILL LIGHTING				TOWN		677.76	0.00			0.00	0.00	0.00	677.76
SL10 - EMERALD CORP. PARK L/D#10				TOWN		311.79	0.00			0.00	0.00	0.00	311.79
SL2 - LUCKY LAKE LIGHTING				TOWN		185.51	0.00			0.00	0.00	0.00	185.51
SL3 - LAKE LOUISE MARIE				TOWN		506.94	0.00			0.00	0.00	0.00	506.94
SL4 - PATIO HOMES LIGHTING				TOWN		1,161.82	0.00			0.00	0.00	0.00	1,161.82
SL5 - KIAMESHA SHORES LIGHTING				TOWN		156.09	0.00			0.00	0.00	0.00	156.09
SL6 - EMERALD GREEN LIGHTING				TOWN		5,503.52	0.00			0.00	0.00	0.00	5,503.52
SL7 - TREASURE LAKE LIGHTING				TOWN		30.81	0.00			0.00	0.00	0.00	30.81
SL8 - CONGERO ROAD LIGHTING				TOWN		96.81	0.00			0.00	0.00	0.00	96.81
SL9 - YESHIVA/KIAM. LIGHTING DISTRICT				TOWN		954.58	0.00			0.00	0.00	0.00	954.58
SRH - ROCK HILL AMBULANCE DIST				TOWN		7,213.91	0.00			0.00	0.00	0.00	7,213.91
SSA - ANAWANA SEWER DISTRICT				TOWN		1,958.40	313.63			0.00	0.00	0.00	2,272.03
SSD - DILLON SEWER DISTRICT				TOWN		313.37	78.47			0.00	0.00	0.00	391.84
SSG - EMERALD GREEN SEWER				TOWN		22,926.56	9,754.86			0.00	0.00	0.00	32,681.42
SSH - HARRIS SEWER DISTRICT				TOWN		23,476.06	3,230.48			0.00	0.00	0.00	26,706.54
SSK - KIAMESHA SEWER DISTRICT				TOWN		17,004.72	13,288.40			0.00	0.00	0.00	30,293.12
SSM - MELODY LAKE SEWER DISTRICT				TOWN		6,526.57	676.82			0.00	0.00	0.00	7,203.39
SSR - ROCK HILL SEWER DISTRICT				TOWN		478.64	313.63			0.00	0.00	0.00	792.27
SSS - SACKETT LAKE SEWER DISTRICT				TOWN		2,070.61	4,213.47			0.00	0.00	0.00	6,284.08
SWA - ADELAAR RESORT WATER DISTRICT				TOWN		796.03	0.00			0.00	0.00	0.00	796.03
SWC - COLD SPRING WATER				TOWN		17.74	78.47			0.00	0.00	0.00	96.21
SWD - DILLON WATER DISTRICT				TOWN		61.74	78.47			0.00	0.00	0.00	140.21
SWK - KIAMESHA RT42 WATER				TOWN		17.74	0.00			0.00	0.00	0.00	17.74

