

**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 **October 02, 2018**.

**ROLL CALL:**

**Present:** Supervisor William J. Rieber, Jr., Presiding  
Councilman Peter T. Briggs  
Councilman John A. Pavese  
Councilman Scott S. Mace  
Councilwoman Melinda S. Meddaugh

**APPROVED**

**Also Present:** Marilee J. Calhoun, Town Clerk  
Michael B. Mednick, Attorney for the Town  
Michael G. Messenger, Water & Sewer Superintendent  
Glenn Somers, Parks & Recreation Superintendent  
Melissa DeMarmels, Town Comptroller  
Patrice Chester, Deputy Administrator  
James L. Carnell, Jr., Director of Building, Planning, & Zoning  
Richard L. Benjamin Jr., Highway Superintendent

**WORK-SESSION – HELD PRIOR TO REGULAR MEETING**

Supervisor Rieber opened the Work-Session at 6:34 PM.

Discussion was held regarding the following matters:

- 1) Current condition of the Federation for the Homeless Building and request for possible assistance.
- 2) Water & Sewer Department/District issues: Melody Lake Water District, Sackett Lake Sewer District, Kiamesha Lake Sewer District and Dillon Farms Water District.
- 3) The status of the Town Park Pavilion Project Bids.

The Work-Session was closed at 6:58 PM.

**REGULAR MEETING – CALL TO ORDER**

Supervisor Rieber opened the meeting at 7:00 PM with the Pledge to the Flag.

**MONTHLY REPORTS FOR SEPTEMBER 2018 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 Briggs and seconded by Councilman Pavese the minutes of the September 11, 2018 Regular Town Board Meeting were approved as presented.

Vote: Ayes 5            Rieber, Pavese, Briggs, Meddaugh and Mace  
      Nays 0

**PUBLIC COMMENT:**

Paul Walsh of Rock Hill expressed several concerns as follows: the cell service in the Rock Hill area, the guardrail replacement along Rock Hill Drive and the amount of salt usage during the 2017-2018 Winter Season. Supervisor Rieber replied to Mr. Walsh's first concern regarding the cell service and Supt. Benjamin addressed the second and third concerns.

**PRESENTATION: SULLIVAN RENAISSANCE PHOTO PLAQUE PRESENTATION BY HELEN BUDROCK**

Ms. Helen Budrock of the Sullivan Renaissance presented the Silver Feather Award Plaque to the Town Board. She congratulated the Town on winning the \$50,000 Award through the Sullivan Renaissance Municipal Partnership Grant Program for the "Walk Your Heart Healthy Trail" Project located at the Town Park. Pictures were taken with Ms. Budrock and the Town Board. She thanked everyone for their help and support to make this program a success.

**CORRESPONDENCE:**

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

- 1) **Dawson Jenkins, Secretary, Newport Township Sewer Authority:** Letter dated 09/10/18 to Water & Sewer Dept. thanking Keith Rieber for providing a tour of the Town of Thompson Water & Sewer Facilities.
- 2) **Sullivan County Treasurer's Office:** 2<sup>nd</sup> Quarter Mortgage Tax Payment – Check #2903 dated 09/19/18 for \$76,426.33.
- 3) **NYS Dept. of Taxation & Finance:** Check #06662290 dated 09/20/18 for \$47,628.00 for State Aid (AIM).
- 4) **Edward McAndrew, PE, Commissioner, Sullivan County DPW:** Letter dated 09/05/18 to Supervisor Rieber Re: Cost of sand/salt used during 2017-2018 Winter Season - \$191,311.02 (Summary Sheet Provided). Supt. Benjamin reported on.
- 5) **The Association of Towns of the State of NY:** Letter dated 09/18/18 to Town Clerk Calhoun Re: 2018 Winter Planning & Zoning Schools – Town of Schoharie (Schoharie County) Sat. 11/10/18 & Town of Minetto (Oswego County) Sat. 11/17/18
- 6) **Pamela Gendron, P.E., Traffic Operations Engineer, NYS DOT:** Letter dated 09/20/18 to Tzvi Aryeh Young Re: Response to Request for Ramp Improvements and Speed Limit Ahead Signs, NYS Route 42 & 55 in Towns of Thompson and Liberty.

**AGENDA ITEMS:**

**1. UNSAFE BUILDING(S) HEARING – ROCK HILL DRIVE (ROCK HILL DINER),  
ROCK HILL, NY SBL #32.-2-48**

The hearing was opened at 7:13 PM. Attorney Mednick reported on a conversation that he had with Mr. Zachary D. Kelson, Attorney representing the property owner Steven Moss Concessions, Inc. regarding a request to either adjourn this hearing or if held to leave the hearing open for at least 30-days since he was unable to attend this meeting and also to allow his client an opportunity to be heard. They are also working towards the demolition of the unsafe building. They have applied for building permits and started asbestos abatements. The additional time would also allow for the property owner to receive the asbestos abatements back and work with their insurance company to demolish the structure. Attorney Mednick asked that Attorney Kelson provide the Town Board with a letter of request, which was provided. Attorney Mednick is recommending that the hearing be held open before the 60-day letter is sent to allow the property owner to continue to move forward with the process. It is the goal to allow the property owner to demolish the building themselves in a reasonable time period. Attorney Mednick said that is the reason why the hearing will be held open at this time. Attorney Mednick acknowledged that the Town Board has already received a report from the Building Inspector in regards to the condition of the property, which is already part of the record. Attorney Kelson's letter will also be made part of the record and the hearing should remain open until 11/05/2018 to accept any additional information and/or submissions regarding the matter. Further discussion was held with Director Carnell regarding the condition and efforts to secure the unsafe structure.

**The Following Resolution Was Duly Adopted: Res. No. 335 of the Year 2018.**

Resolved, that the unsafe buildings hearing on the Rock Hill Drive (Rock Hill Diner) Property, SBL # 32.-2-48 hereby be help open until the November 5<sup>th</sup>, 2018 Town Board Meeting to allow the property owner additional time to proceed with remedying and demolition of said unsafe building and to accept any additional information and/or submissions regarding the matter.

Moved by: Councilman Briggs                      Seconded by: Councilman Mace  
Vote: Ayes 5                      Rieber, Pavese, Briggs, Meddaugh and Mace  
      Nays 0

**2. UNSAFE BUILDING(S) HEARING – 64 LANAHAN ROAD, MONTICELLO, NY SBL  
# 13.-1-33**

The hearing was opened at 7:15 PM and there was no one present on behalf of the property owner or property regarding this matter. According to Director Carnell the Building Department has received no response from the property owner, their representative or any other interested parties involved that would have been notified. Attorney Mednick acknowledged that the Town Board has already received and accepted the report from the Building Inspector regarding the condition of the property, which is made part of the record. Attorney Mednick is recommending that the hearing be closed and action on a resolution to make final determination that the building(s) on



**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 October 16, 2018 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 02, 2018

Supervisor WILLIAM J. RIEBER, JR.	Yes [X ]	No [ ]
Councilman PETER T. BRIGGS	Yes [X ]	No [ ]
Councilman SCOTT S. MACE	Yes [X ]	No [ ]
Councilman JOHN A. PAVESE	Yes [X ]	No [ ]
Councilwoman MELINDA S. MEDDAUGH	Yes [X ]	No [ ]

Town of Thompson

Proposed Local Law No. 07 of the year 2018

A local law amending §235 entitled “Vehicles and Traffic” in the Town of Thompson Code

Be it enacted by the Town Board of the

Town of Thompson

1. Chapter §235-46 Schedule K: No Parking At Any Time is hereby amended to include the following:

<b>Name of Street</b>	<b>Side</b>	<b>Location</b>
Resorts World Drive	Both	Between Cimarron Road and Thompson Road

2. The Town hereby determines that this amendment is an Unlisted action that will not have a significant effect on the environment and, therefore, no other determination or procedure under the State Environmental Quality Review Act (“SEQRA”) is required.



Scott S. Mace, Councilman  
John A. Pavese, Councilman  
Melinda S. Meddaugh, Councilwoman

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In the Matter of  
The Proposed Extension No. 4 of the  
**HARRIS SEWER DISTRICT**  
in the Town of Thompson, Sullivan County,  
New York.

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**WHEREAS**, a map, plan and report have been duly prepared in such manner and in such detail as has heretofore been determined by the Town Board of the Town of Thompson, Sullivan County, New York, relating to the extension no. 4 of the Harris Sewer District in said Town to serve the area more particularly described in Schedule A annexed hereto and made a part hereof, which area is located wholly within the Town of Thompson; and

**WHEREAS**, said map, plan and report was prepared by McGoey, Hauser and Edsall Consulting Engineers, P.C., dated September 17, 2018, which engineers are duly licensed by the State of New York, and which report and plan are on file in the office of the Town Clerk for public inspection; and

**WHEREAS**, the boundaries of the proposed extended district are more fully set forth and described in Schedule A annexed hereto and made a part hereof; and

**WHEREAS**, the improvement proposed for the said Sewer District as extended consists of providing a means by which The Center for Discovery may dispose of its sewage by becoming part of the said Harris Sewer District, and

**WHEREAS**, the entire amount to be expended for such improvement, including but not limited to, costs of construction, engineering, administrative and legal fees, shall be borne solely and entirely by the said The Center for Discovery; and

**WHEREAS**, it is now desired to call a public hearing for the purpose of considering said map, plan and report, and extending said Sewer District, and to hear all persons interested in the subject thereof and concerning the same in accordance with the provisions of Section 209-d of the Town Law;

**NOW, THEREFORE, IT IS HEREBY**

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

**Section 1.** That a meeting of the Town Board of the Town of Thompson, Sullivan County, New York, shall be held at the Town Hall, 4052 Route 42, Monticello, New York, in said Town, on the 5<sup>th</sup> day of November, 2018, at 7:30 o'clock, P.M., Prevailing Time, or as soon thereafter as such public hearing shall be convened, to consider said map, plan and report, and to hear all persons interested in the subject thereof concerning the same and to take such action thereon as is required by law.

**Section 2.** That a copy of this order shall be published in the Sullivan County Democrat, the official newspaper of said Town, and posted on the bulletin board maintained by the Town Clerk at the Town Hall in accordance with the provisions of Section 209-d of the Town Law, such publication posting to be not less than ten nor more than twenty days before the date designated for the hearing as aforesaid.

**Section 3.** This order shall take effect immediately.

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

WILLIAM J. RIEBER, JR.	VOTING	AYE
PETER T. BRIGGS	VOTING	AYE



SCOTT S. MACE	VOTING	AYE
JOHN A. PAVESE	VOTING	AYE
MELINDA S. MEDDAUGH	VOTING	AYE

The order was thereupon declared duly adopted.

\* \* \* \* \*

## Schedule A

# Boundary Description

### Schedule A

#### Boundary Description Harris Sewer District Ext. 4

BEGINNING at a point along the existing Harris Sewer District Boundary also being the center line of Holmes Road and extending in an easterly direction to the easterly right-of-way line of Holmes Road and the corner of tax parcel 7-1-26.6 and 7-1-26.7.

THENCE extending in an easterly direction along the northerly boundary of tax parcel 7-1-26.7 and the southerly boundary of tax parcel 7-1-26.6 to the most south easterly corner of tax parcel 7-1-26.7 and the south easterly corner of tax parcel 7-1-26.6; also being a point on the existing boundary of the Harris Sewer District and a point along the boundary of tax parcel 7-1-25.1.

THENCE in a southerly direction along the easterly boundary of tax parcel 7-1-26.7 and the northerly boundary of tax parcel 7-1-25.1 to the south easterly corner of tax parcel 7-1-26.7 and the north easterly boundary of tax parcel 7-1-26.8.

THENCE continuing in a southerly direction along the easterly boundary of tax parcel 7-1-26.8 to the south easterly corner of tax parcel 7-1-26.8; also a point along the boundary of tax parcel 7-1-25.1 and 7-1-26.9.

THENCE traveling along the existing boundary of the Harris Sewer District in a westerly direction also along the southerly boundary of tax parcel 7-1-26.8 and the northerly boundary of tax parcel 7-1-26.9 to the easterly right-of-way line of Holmes Road; also the south westerly corner of tax parcel 7-1-26.8 and the north westerly corner of tax parcels 7-1-26.9.

THENCE continuing in a westerly direction to the center line of Holmes Road.

THENCE traveling in a northerly direction along the center line of Holmes Road also being the existing boundary of the Harris Sewer District to the point or place of beginning.





For the purchase of 1 – Glacier Sampler with 2.5 gallon bottle kit, vinyl suction line kit and model 948 Lead Acid Battery for use at Emerald Green and Sackett Lake WWTF.

(Procurement: (3) Price Quotes obtained as follows: 1) CPE Service Systems Solutions for \$5,724.00, 2) CHEMTRAC for \$6,480.00 and 3) CCLYNCH & Associates for \$5,848.00.)

**Excelsior Blower Systems** **\$10,799.00 Total Cost**

For repair of a bearing and seal replacement, a purchase of a new radial bearing bracket and labor installation cost for the bracket for the Emerald Green WWTF.

(Procurement: Sole Source – Repairs, replacement parts for Spencer bearings and seals can only be purchased from and completed by a Spencer representative. Excelsior Blower Systems is the area representative, which constitutes sole source procurement.)

**Kandel Brothers of Middletown, Inc.** **\$2,600.00 TOTAL COST**

Invoice # 41433-1 for the purchase of (1) 200 amp, 600 volt, 6 pole disconnect for Ditch #1 at Kiamesha Lake WWTF

**TOTAL COST= \$2,600.00**

(Procurement: There were (2) price quotes obtained as follows: 1) Kandel Brothers of Middletown, Inc. for \$2,600.00 and 2) Schmidt's Wholesale, Inc. for \$3,830.00.)

**Harry F. Rotolo & Sons, Inc.** **\$11,957.27 Total Cost**

MH&E Project No. 17-702.3

Payment No. 07 - \$9,128.98

Payment No. 08 - \$2,828.29

For Emerald Green Pump Station No. 09 Replacement Project

**TOTAL COST = \$11,957.27**

(Vendor was awarded Contract 1-E for the Emerald Green Pump Station No. 9 Replacement Project.)

**Vacri Construction Corp.** **\$30,400.00 Total Cost**

MH&E Project No. 17-702.3

Payment No. 06 - \$30,400.00

For Emerald Green Pump Station No. 9 Replacement Project

**TOTAL COST = \$30,400.00**

(Vendor was awarded Contract 1-G for the Emerald Green Pump Station No. 9 Replacement Project.)

Motion by: Councilman Pavese

Seconded by: Councilman Briggs

Vote: Ayes 5

Rieber, Pavese, Meddaugh, Briggs and Mace

Nays 0

**10. BILLS OVER \$2,500.00 – TOWN HALL FOR SEALING & RE-STRIPING TOWN HALL PARKING AREAS**

**The Following Resolution Was Duly Adopted: Res. No. 344 of the Year 2018.**

Resolved, that the following bills over \$2,500.00 for the Town Hall be approved for payment as follows:

**Shortlines Coatings Corporation** **\$4,600.00 Total Cost**  
Invoice #8466 – For Seal Coating and Re-Striping the entire Town Hall Parking Lot on 09/16/18.  
(Procurement: Obtained (2) Price Quotes, (1) Shortlines Coatings Corporation and (1) Duffys Pavement Markings, Inc. for \$5,717.50.)

Motion by: Councilman Pavese Seconded by: Councilwoman Meddaugh  
Vote: Ayes 5 Rieber, Pavese, Meddaugh, Briggs and Mace  
Nays 0

**11. BUDGET TRANSFERS & AMENDMENTS**

There were no budget transfers or amendments requested for this meeting.

**12. ORDER BILLS PAID**

**The Following Resolution Was Duly Adopted: Res. No. 345 of the Year 2018.**

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>1</sup>

Motion by: Councilwoman Meddaugh Seconded by: Councilman Briggs  
Vote: Ayes 5 Rieber, Pavese, Meddaugh and Mace  
Nays 0

**OLD BUSINESS:**

There was no old business reported on.

**NEW BUSINESS:**

**REQUEST TO APPROVE AND AUTHORIZE EXECUTION OF THE HOOVER AVENUE (T.R.113) EASEMENT BETWEEN THE TOWN OF THOMPSON AND MAKOVIC HOMES, LLC**

Mr. Glenn L. Smith, P.E., Consulting Engineer for Makovic Homes, LLC was present and explained the request he submitted for review, approval and execution of the Hoover Avenue (T.R.113) Easement between the Town of Thompson and Makovic Homes, LLC. The Easement is required as part of the Final Site Plan Approval granted by the Town of Thompson Planning Board in connection with the Makovic Homes Display Yard Project. Highway Supt. Benjamin discussed the matter with Attorney Kay regarding Easement for Highway Department Access. Engineer Smith provided the

<sup>1</sup> ATTACHMENT: ORDER BILLS PAID





### **COUNCILMEN & DEPARTMENT HEAD REPORTS:**

Councilman Briggs reported on two events to be held on Saturday, October 27<sup>th</sup>, 2018 as follows: Robert J. Kaiser Middle School PTO Monster Dash 5K Fundraising Event at the Town Park and the Halloween Parade at 12:30 PM, Broadway, Monticello.

Superintendent Somers thanked Supt. Benjamin and the Highway Department for the road improvements made to Town Park Road in time for the Monster Dash 5K Event.

Director Carnell asked the status of the Town Asset Inventory, which is currently taking place. Discussion was held regarding the subject.

Deputy Administrator Chester reported on the Parks & Recreation Advisory Committee Visioning Workshops that were held on 09/15/18 & 09/17/18. She also commented on the Parks and Recreation Surveys that are currently being returned.

### **PUBLIC COMMENT:**

There was no public comment given.

### **ANNOUNCEMENTS, REMINDERS & FOR YOUR INFORMATION**

- October 11<sup>th</sup>: Budget Work-Session at 4:30 PM.
- October 16<sup>th</sup>: Budget Work-Session at 4:30 PM.
- October 16<sup>th</sup>: Regular Town Board Meeting at 7PM, Work-Session at 6:30 PM.
- October 16<sup>th</sup>: Public Hearing at 7:30 PM – Proposed Local Law No. 7 of 2018 – Amend Chapter 235 of Town Code Re: Vehicle and Traffic To Impose No Parking On Resorts World Drive.
- October 18<sup>th</sup>: Bid Opening at 2PM – Dry Material Storage Hopper/Flexible Screw Conveyor with Manual/Automatic Controls with Variable Speed Drive and Optional Accessories for the (Water & Sewer Department).
- October 25<sup>th</sup>: Budget Work-Session at 4:30 PM.
- November 5<sup>th</sup>: Town Board Meeting Re-Scheduled to be held at 7:30 PM with No Work-Session.
- November 5<sup>th</sup>: Public Hearing – 2019 FY Preliminary Budget @ 7:30 PM.
- November 5<sup>th</sup>: Public Hearing @ 7:30 PM – Proposed Extension No. 4 of Harris Sewer District (Center for Discovery) SBL #'s 7.-1-26.7 & 26.8.

### **EXECUTIVE SESSION**

On a motion made by Councilman Briggs and seconded by Councilman Mace the Town Board entered into Executive Session at 8:02 PM with Town Attorney Michael B. Mednick, Comptroller DeMarmels, Highway Superintendent Benjamin and Water & Sewer Superintendent Messenger to discuss contract negotiations and a personnel matter.

On a motion made by Councilman Mace and seconded by Councilman Briggs the Town Board returned from Executive Session and reconvened the Town Board meeting at 9:39 PM. No further action was taken.



**ADJOURNMENT**

On a motion made by Councilman Briggs and seconded by Councilman Pavese the meeting was adjourned at 9:40 PM.

**Respectfully Submitted By:**



**Marilee J. Calhoun, Town Clerk**