

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 **November 21, 2017**.

ROLL CALL:

Present: Supervisor William J. Rieber, Jr., Presiding
Councilman Richard Sush
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

PUBLIC HEARING: PARTICIPATION AND SUBMITTAL OF A RESTORE NY GRANT APPLICATION FOR THE MONTICELLO BROADWAY THEATER RESTORATION PROJECT

Supervisor Rieber 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 November 14, 2017 with same being posted at the Town Hall on November 10, 2017.

Supervisor Rieber called upon Deputy Administrator Patrice Chester to explain the purpose of said public hearing. Deputy Administrator Chester explained that the Town as a Municipality is applying for the Restore NY Grant since only Municipalities can apply for funding. The maximum amount we can apply for is \$1 Million Dollars, which is what the Town would be applying for, which would cover up to 90% of the cost. The total project cost is estimated to be \$1.4 Million Dollars. The application is due by December 15th, 2017. There are no matching funds provided by the Town, the Town would only be facilitating the grant. There is a \$500.00 application fee that the Municipality would pay for and submit along with the application. If the Town sponsors the grant the Town would be responsible for the application fee as an economic development initiative. Other than that fee the Town would not be responsible for any other matching funds.

Deputy Administrator Chester introduced Mark Anthony Rodriguez the potential purchaser of the former Monticello Broadway Theater and developer of the Proposed Monticello Broadway Theater Restoration Project. Mr. Rodriguez gave a brief overview of the proposed restoration project.

Supervisor Rieber asked if the Town Board had any comments. The Board made the following comments:

Councilman Pavese asked the type of theater being proposed. Mr. Rodriguez replied that the actual focus of the project is a Performing Arts Theater, but the actual movie screen would be preserved to run older classic/family type movies. It would be cost prohibited to run current movie releases in a one screen movie theater. He further explained other intended plans for the theater.

Councilman Mace asked Mr. Rodriguez what his background in terms of the project has been. Mr. Rodriguez responded regarding his past theater background as well as his background in the entertainment industry. Further explanation was provided.

Councilman Briggs asked what the condition of the current theater/building is. Mr. Rodriguez said that the condition of the building itself if not very good, leaky roof, projection booth room has collapsed into the main building, theater seats require replacement and front of the building requires renovations.

Supervisor Rieber 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 Rieber entertained a motion that the public hearing be closed.

A motion to close the Public Hearing at 7:40 PM was made by Councilman Briggs and seconded by Councilman Pavese.

REGULAR MEETING – CALL TO ORDER

Supervisor Rieber opened the meeting at 7:40 PM with the Pledge to the Flag.

APPROVAL OF MINUTES:

On a motion made by Councilman Briggs and seconded by Councilman Pavese the minutes of the November 08, 2017 Regular Town Board were approved as presented.

Vote: Ayes 5 Rieber, Sush, Briggs, Pavese, and Mace

Nays 0

PUBLIC COMMENT:

There was no public comment given.

CORRESPONDENCE:

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

- 1. Town Clerk Calhoun:** Letter dated 11/16/2017 to Lebaum Company, Inc. Re: Notice of Claim involving a sewer line backup – Estate of Marvin & Sandra Cohen, Date of Loss: 03/17/2017.

- 2. Trident Public Risk Solutions:** Letter of Denial dated 11/21/2017 to Kemper Service Group Re: Notice of Claim involving a sewer line backup – Estate of Marvin & Sandra Cohen, Date of Loss: 03/17/2017.
- 3. U.S. Congressman John J. Faso:** Letter dated 11/09/2017 to Supervisor Rieber Re: Delaware River Basin Commission (DRBC) Regulations.
- 4. NYS DEC:** Letter dated 11/01/2017 to Supervisor Rieber Re: Approval of Report, Plans & Specifications for Emerald Green Sewer District Pump Station No. 9 Replacement Project, SPDES Permit No. NY0035645.
- 5. Pamela Zaitchick:** Letter dated 11/17/2017 Re: Resignation from Zoning Board of Appeals effective 12/31/2017.
- 6. The Center for Discovery:** Two Letters dated 11/15/2017 to Supervisor Rieber Re: Establishment of Individual Residential Alternative at 1030 Old Liberty Road, Monticello, SBL# 2.-1-12.2 and at 1030 Old Liberty Road, Monticello, SBL# 2.-1-31.1 under the “Padavan Act”.
- 7. American Red Cross Greater New York Region:** Free Emergency Preparedness Training information.
- 8. NYS Dept. of Agriculture & Markets:** Letter dated 11/10/2017 Re: Municipal Shelter Inspection Report for Humane Society of Port-Jervis Deerpark, Inc. rated “Satisfactory.”
- 9. Shannon Armbrust, SC Treasurer’s Office:** Letter dated 11/13/17 Re: List of Chargebacks to be added to 2018 Tax Roll.
- 10. Golden Ridge Limited Partnership:** Check #3102 dated 11/10/17, \$16,362.00 for 2017 PILOT Fee Payment.
- 11. Edward McAndrew PE, Commissioner SC DPW:** Memo dated 11/13/2017 Re: Snow & Ice Watch Begins 11/18/2017 at 12:00 AM.
- 12. Town of Liberty Planning Board:** Public Hearing Notices for 12/05/2017 for Special Use Permits for Camp Munk for Boys, Inc. SBL #48.-2-19 and Bais Yaakov Council SBL #46.-1-57.
- 13. Stantec Consulting Services, Inc. on behalf of the Town of Thompson Planning Board:** Notice of Intent & Lead Agency Designation dated 11/10/17 to Town Board and Other Interested or Involved Agencies Re: Cold Spring Cottages, LLC Project.
- 14. Boys & Girls Clubs of Town of Wallkill, Inc.:** Letter dated 11/09/17 to Supervisor Rieber from Lori A. Rivenburgh, M.A., Executive Director Re: Continued support and willingness to meet and discuss Club services and programs.

AGENDA ITEMS

1. SCHEDULE DATE FOR TENTATIVE SPECIAL DISTRICT ASSESSMENT HEARING: 12/19/2017 @ 7PM

The Following Resolution Was Duly Adopted: Res. No. 352 of the Year 2017.

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 November 21, 2017

RESOLUTION TO DIRECT FILING OF TENTATIVE SPECIAL DISTRICT ASSESSMENT ROLLS AND FIX A DATE FOR THE HEARING OF OBJECTIONS

NOW, THEREFORE, BE IT RESOLVED:

1. The Town Board of the Town of Thompson has filed with the Town Clerk of the Town of Thompson the tentative special district assessment rolls for the Adalaar Sewer District, Anawana Sewer District, Cold Spring Sewer District, Dillon Farms Sewer District, Emerald Green/Lake Louise Marie Sewer District, Harris Sewer District, Harris Woods Sewer District, Kiamesha Lake Sewer District, Melody Lake Sewer District, Rock Hill Sewer District, Sackett Lake Sewer District, Kiamesha Outside User, Adalaar Water District, Cold Spring Water District, Dillon Water District, Kiamesha Route 42 Water District and Lucky Lake Water District for the year 2018.
2. The Town Board will meet at the Town Hall, 4052 State Route 42, Monticello, New York at 7:00 P.M. on December 19, 2017 to hear and consider any objections, which may be made to the roll.
3. Not less than 10 nor more than 20 days prior to said meeting, the Town Clerk is directed to publish notice of such filing in the official newspaper of the Town and to post in a public place a copy of the public notice and a general copy of each district's rates for any property owner who appears on said assessment roll to be able to view.
4. This resolution shall take effect immediately

Moved by: Councilman Richard Sush

Seconded by: Councilman Peter T. Briggs

Adopted on Motion: November 21, 2017

Supervisor William J. Rieber, Jr.	Yes [X]	No []
Councilman John A. Pavese	Yes [X]	No []
Councilman Peter T. Briggs	Yes [X]	No []
Councilman Richard Sush	Yes [X]	No []
Councilman Scott S. Mace	Yes [X]	No []

2. GENERAL CODE RE-CODIFICATION PROJECT: APPROVE \$908.00 IN ADDITIONAL FEES FOR THE ADDITIONAL LEGISLATION

The Following Resolution Was Duly Adopted: Res. No. 353 of the Year 2017.

4) Pittaluga Mobile Home Park – Site Work Construction Review Agreement for an estimated 3% site inspection fee in the amount of \$173,100.00.

5) The Kartrite Hotel and Waterpark – Building Plan Review and Construction Observation Agreement for a lump sum fee in the amount of \$541,500.00.

6) Catskill Hospitality/Hampton Inn – Site Work Construction Review Agreement for an estimated 3% site inspection fee in the amount of \$20,618.30.

7) Lake View Estates – Site Work Construction Review Agreement for an estimated 3% site inspection fee in the amount of \$65,256.00.

A discussion ensued regarding each of the above-mentioned agreements and/or amendments. The Town Board took action to approve all of the above agreements and/or amendments except for the Lake View Estates project. The Town Board was not sure if they were ready to move forward with that project. The Town Board took action as follows:

2ND AMENDMENT TO PREVIOUSLY EXECUTED ADELAAR INFRASTRUCTURE AGREEMENT FOR ENGINEERING SERVICES (BID PACKAGE F – BID AMOUNT \$3,987,909.00) FOR AN ESTIMATED 1.5% FEE IN THE AMOUNT OF \$59,819.00.
The Following Resolution Was Duly Adopted: Res. No. 355 of the Year 2017.

Resolved, that the 2nd Amendment to the Previously Executed Adelaar Infrastructure Agreement dated 04/25/2016 for Professional Engineering Services between McGoey, Hauser & Edsall Consulting Engineers DPC and the Town of Thompson hereby be amended to include Bid Package F for an estimated 1.5% fee in the amount of \$59,819.00 with the option to incorporate Bid Packages D and E into said agreement once the construction costs are available and Further Be It Resolved that the Town Supervisor hereby be authorized to execute the amended agreement as presented.

Moved by: Councilman Pavese Seconded by: Councilman Briggs

Vote: Ayes 5 Rieber, Pavese, Briggs, Sush and Mace

Nays 0

VERIA LIFESTYLE, INC. – BUILDING INSPECTIONS AMENDMENT TO INSPECTION AGREEMENT DUE TO INCREASED CONSTRUCTION COST OF \$21,187,525.59 FOR AN ESTIMATED 5% FEE IN THE AMOUNT OF \$105,900.00.
The Following Resolution Was Duly Adopted: Res. No. 356 of the Year 2017.

Resolved, that the Veria Lifestyle, Inc. Building Inspections Amendment to the Previously Approved Inspection Agreement for Professional Engineering Services between McGoey, Hauser & Edsall Consulting Engineers DPC and the Town of Thompson hereby be amended due to the increased construction cost of \$21,187,525.59 for an estimated 5% fee in the amount of \$105,900.00 and Further Be It Resolved that the Town Supervisor hereby be authorized to execute the amended agreement as presented.

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

VERIA LIFESTYLE, INC. – CONSTRUCTION SERVICES AMENDMENT TO SITE/INFRASTRUCTURE IMPROVEMENTS AGREEMENT DUE TO INCREASED CONSTRUCTION COST OF \$2,641,128.43 FOR AN ESTIMATED 1.5% FEE IN THE AMOUNT OF \$39,616.93.

The Following Resolution Was Duly Adopted: Res. No. 357 of the Year 2017.

Resolved, that the Veria Lifestyle, Inc. Construction Services Amendment to the Previously Approved Site/Infrastructure Improvements Agreement for Professional Engineering Services between McGoey, Hauser & Edsall Consulting Engineers DPC and the Town of Thompson hereby be amended due to the increased construction cost of \$2,641,128.43 for an estimated 1.5% fee in the amount of \$39,616.93 and Further Be It Resolved that the Town Supervisor hereby be authorized to execute the amended agreement as presented.

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

PITTALUGA MOBILE HOME PARK – SITE WORK CONSTRUCTION REVIEW AGREEMENT FOR AN ESTIMATED 3% SITE INSPECTION FEE IN THE AMOUNT OF \$173,100.00.

The Following Resolution Was Duly Adopted: Res. No. 358 of the Year 2017.

Resolved, that the Pittaluga Mobile Home Park Site Work Construction Review Agreement for Professional Engineering Services between McGoey, Hauser & Edsall Consulting Engineers DPC and the Town of Thompson hereby be approved for an estimated 3% site inspection fee in the amount of \$173,100.00 and Further Be It Resolved that the Town Supervisor hereby be authorized to execute the amended agreement as presented.

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

THE KARTRITE HOTEL AND WATERPARK – BUILDING PLAN REVIEW AND CONSTRUCTION OBSERVATION AGREEMENT FOR A LUMP SUM FEE IN THE AMOUNT OF \$541,500.00.

The Following Resolution Was Duly Adopted: Res. No. 359 of the Year 2017.

Resolved, that the Kartrite Hotel and Waterpark Building Plan Review and Construction Observation Agreement for Professional Engineering Services between McGoey, Hauser & Edsall Consulting Engineers DPC and the Town of Thompson hereby be approved for a lump sum fee in the amount of \$541,500.00 and Further Be It Resolved

that the Town Supervisor hereby be authorized to execute the amended agreement as presented.

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

CATSKILL HOSPITALITY/HAMPTON INN – SITE WORK CONSTRUCTION REVIEW AGREEMENT FOR AN ESTIMATED 3% SITE INSPECTION FEE IN THE AMOUNT OF \$20,618.30.

The Following Resolution Was Duly Adopted: Res. No. 360 of the Year 2017.

Resolved, that the Catskill Hospitality/Hampton Inn Site Work Construction Review Agreement for Professional Engineering Services between McGoey, Hauser & Edsall Consulting Engineers DPC and the Town of Thompson hereby be approved for an estimated 3% site inspection fee in the amount of \$20,618.30 and Further Be It Resolved that the Town Supervisor hereby be authorized to execute the amended agreement as presented.

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

LAKE VIEW ESTATES – SITE WORK CONSTRUCTION REVIEW AGREEMENT FOR AN ESTIMATED 3% SITE INSPECTION FEE IN THE AMOUNT OF \$65,256.00.

The Following Resolution Was Duly Adopted: Res. No. 361 of the Year 2017.

Resolved, that the Lake View Estates Site Work Construction Review Agreement for Professional Engineering Services between McGoey, Hauser & Edsall Consulting Engineers DPC and the Town of Thompson for an estimated 3% site inspection fee in the amount of \$65,256.00 hereby be tabled pending further recommendation by the Deputy Town Attorney and the Building, Planning & Zoning Director.

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

HIGHWAY DEPARTMENT – DESIGNATE SEASONAL MAINTENANCE ROADS

Supervisor Rieber reported on a letter dated 11/17/2017 from Town of Thompson Highway Superintendent Richard L. Benjamin Jr. requesting that the Town Board designate certain Town Roads/Highways as Seasonal Limited Use Highways and authorizes the placement of seasonal maintenance signs on those Town Roads/Highways pursuant to Section 205 of the Town Highway Law.

The Following Resolution Was Duly Adopted: Res. No. 362 of the Year 2017.

Resolved, that the Town Board hereby designates the following roads Seasonal Limited Use Highways in the Town of Thompson, and Further Be Resolved, that the Town Highway Department be permitted to place seasonal maintenance signs on those roads

There was no report given.

COUNCILMEN & DEPARTMENT HEAD REPORTS:

Councilman Briggs reported on the following events: 1) The Monticello Teachers Association will be holding their 3rd Annual "Tinsel Trot" 5K Race event being held in Rock Hill, Saturday, December 9th, 2017 at 10AM. 2) Annual Rock Hill Christmas Tree Lighting, Saturday, December 2nd, 2017 at 5PM. 3) Annual Rock Hill Menorah Lighting, Tuesday, December 12th, 2017 at 5:30 PM.

Councilman Pavese reported on the following events: 1) The Santa Express Event in Monticello on Sunday, December 3rd, 2017 at 6:30 PM located in front of Baum Law Offices. 2) James Dworetzky Holiday Parade in Jeffersonville on Friday, November 24th, 2017 at approximately 6/6:30 PM.

Councilman Sush reported on the following event: 1) Defensive Driver's Course to be held at the Ethelbert B. Crawford Public Library on Saturday, December 2nd, 2017 from 10AM to 4PM, cost is \$30.00 per person, contact the instructor or library to register.

Councilman Mace thanked Hon. James Skoufice, NYS Assemblyman of 99th District for his vision to introduce the "Zombie Pole Law". Supervisor Rieber has prepared a draft letter in response to the proposal.

Water & Sewer Supt. Messenger reported on an issue in the Dillon Farms Water District, which resulted in a "BOIL Water Order".

Parks & Recreation Supt. Somers reported on a meeting with Brenda Nelson, Auditor from the NYS Comptroller's Office regarding her audit and review of the Parks & Recreation Department records, she appeared to be satisfied. He also reported on the status of the Dog Kennels, which should be delivered anytime.

Deputy Administrator Chester reported on the "Grow the Gateways Strategic Plan" Project Joint Meeting, which was held on Wednesday, November 15th, 2017 at Albella's Restaurant from 5:30 PM to 7:45 PM. The meeting was in coordination with the Sullivan County Department of Planning & Environmental Management and was attended by various Town and Village Representatives. A discussion was held regarding the matter and the Gateway Corridor Design Guidelines that were provided.

Director Carnell reported on the status of the General Code Re-Codification Project with further discussion and comments.

OLD BUSINESS:

APPROVE & AUTHORIZE EXECUTION OF THE ACCESS EASEMENT BETWEEN CATSKILL REGIONAL MEDICAL CENTER (CRMC) AND THE TOWN OF THOMPSON FOR CREATION OF ADDITIONAL ACCESS WAY TO THOMPSON SQUARE MALL

The Following Resolution Was Duly Adopted: Res. No. 367 of the Year 2017.

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 Invoice No.	Recur Months	Refund Year	PO No.	PO Date	Approved By	Period	Contract No.	Check No.	Non Disc.	Cash Account
				Taxable	Ref No				Check Date		Disc. Amt.
									Disc. %		

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 21 day

of Nov 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	Req. No.	Recur Months	Req. Date	Refund Year	Vendor Code	Vendor Name		Ordered By	Fisc Year	Check ID	Check No.	Check Date	Pay Due	Approved	
							PO No.	PO Date								Approved By
Invoice Date	Batch	Invoice No.				PO No.	Ref No	Approved By								
----- Direct Pay -----																
Fund	Outstanding															
	Regular	Prepaid	Wire Transfer	Outstanding	Paid	Total										
A - GENERAL FUND TOWN WIDE	367,638.96	52,669.15	0.00	0.00	0.00	420,308.11										
B - GENERAL TOWN OUTSIDE	180,838.35	12,983.72	0.00	0.00	0.00	193,822.07										
DA - HWY#3 / 4 - TOWN WIDE	191,285.49	55,023.41	0.00	0.00	0.00	246,308.90										
DB - HWY#1 - TOWN OUTSIDE	135,596.16	0.00	0.00	0.00	0.00	135,596.16										
H - CAPITAL PROJECTS	50,150.67	0.00	0.00	0.00	0.00	50,150.67										
SAR - ADELAAR RESORT SEWER DISTRICT	6,031.49	28.40	0.00	0.00	0.00	6,059.89										
SHW - HARRIS WOODS SEWER	1,391.12	295.41	0.00	0.00	0.00	1,686.53										
SL1 - ROCK HILL LIGHTING	675.06	0.00	0.00	0.00	0.00	675.06										
SL10 - EMERALD CORP. PARK LJD#10	309.90	0.00	0.00	0.00	0.00	309.90										
SL2 - LUCKY LAKE LIGHTING	184.55	0.00	0.00	0.00	0.00	184.55										
SL3 - LAKE LOUISE MARIE	502.49	0.00	0.00	0.00	0.00	502.49										
SL4 - PATIO HOMES LIGHTING	1,175.31	0.00	0.00	0.00	0.00	1,175.31										
SL5 - KIAMESHA SHORES LIGHTING	155.22	0.00	0.00	0.00	0.00	155.22										
SL6 - EMERALD GREEN LIGHTING	5,418.60	0.00	0.00	0.00	0.00	5,418.60										
SL7 - TREASURE LAKE LIGHTING	30.81	0.00	0.00	0.00	0.00	30.81										
SL8 - CONGERO ROAD LIGHTING	96.81	0.00	0.00	0.00	0.00	96.81										
SL9 - YESHIVA/KIAM. LIGHTING DISTRICT	890.95	0.00	0.00	0.00	0.00	890.95										
SRH - ROCK HILL AMBULANCE DIST	7,213.91	0.00	0.00	0.00	0.00	7,213.91										
SSA - ANAWANA SEWER DISTRICT	3,649.15	302.06	0.00	0.00	0.00	3,951.21										
SSD - DILLON SEWER DISTRICT	559.36	73.62	0.00	0.00	0.00	632.98										
SSG - EMERALD GREEN SEWER	73,030.91	9,606.41	0.00	0.00	0.00	82,637.32										
SSH - HARRIS SEWER DISTRICT	15,384.04	3,154.45	0.00	0.00	0.00	18,538.49										
SSK - KIAMESHA SEWER DISTRICT	69,686.31	13,008.79	0.00	0.00	0.00	82,695.10										
SSM - MELODY LAKE SEWER DISTRICT	5,787.04	684.80	0.00	0.00	0.00	6,471.84										
SSR - ROCK HILL SEWER DISTRICT	2,412.47	297.33	0.00	0.00	0.00	2,709.80										
SSS - SACKETT LAKE SEWER DISTRICT	21,871.89	4,147.01	0.00	0.00	0.00	26,018.90										
SWA - ADELAAR RESORT WATER DISTRICT	6,916.73	28.41	0.00	0.00	0.00	6,945.14										
SWC - COLD SPRING WATER	481.47	73.62	0.00	0.00	0.00	555.09										
SWD - DILLON WATER DISTRICT	1,896.02	73.62	0.00	0.00	0.00	1,969.64										
SWK - KIAMESHA RT42 WATER	90.75	0.82	0.00	0.00	0.00	91.57										

