

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 **December 05, 2023.**

ROLL CALL:

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

Absent: Supervisor William J. Rieber, Jr.

Also Present: Marilee J. Calhoun, Town Clerk
Michael B. Mednick, Town Attorney
Melissa DeMarmels, Town Comptroller
Jill M. Weyer, Director of Community Development
Glenn Somers, Parks & Recreation Superintendent
Michael G. Messenger, Water & Sewer Superintendent
James L. Carnell, Jr., Director of Building, Planning & Zoning

Present Via Zoom: Kelly Murrin, Deputy Town Clerk
Karen Schaefer, Supervisor's Confidential Secretary

REGULAR MEETING – CALL TO ORDER

Deputy Supervisor Meddaugh opened the meeting at 7:00 PM with the Pledge to the Flag. This meeting was held in person and remotely via Videoconferencing streamed live on the Zoom app, which is accessible to the public. The meeting is also being recorded for full transcription purposes should it be required.

APPROVAL OF MINUTES:

On a motion made by Councilman Schock and seconded by Councilman Pavese the minutes of the November 21st, 2023 Regular Town Board Meeting were approved as presented.

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

PUBLIC COMMENT:

There was no public comment given.

CORRESPONDENCE:

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

- **Marilee J. Calhoun, Town Clerk:** Letter dated 11/21/2023 to Lebaum Company, Inc. for a Notice of Claim from Hampton & Sontag, LLC Re: Chaifetz vs. Town of Thompson , DOL: 08/22/2023.
- **Sullivan County Treasurer's Office:** 3rd Quarter Mortgage Tax Payment, Check #3301, Dated 11/27/23 for \$131,421.98.
- **Roger Cuva, CSP, ARM, ALCM, Team Leader, Risk Management, NYMIR:** Letter dated 11/27/23 to Supervisor Rieber Re: Underwriting Survey/Inspection of our Municipality by the Town's Insurance Carrier – No Recommendations at this time.

AGENDA ITEMS:

1) ESTABLISH DATE FOR A PUBLIC HEARING: PROPOSED LOCAL LAW NO. 07 OF THE YEAR 2023 – ESTABLISHMENT OF PUD DISTRICT NO. 7 FOR PROPOSED SACKETT LAKE, LLP DEVELOPMENT (PUBLIC HEARING: TUES., 01/16/24 AT 7PM)

Attorney Mednick prepared and presented Proposed Local Law No. 07 of the Year 2023 to Amend Chapter 250 for the Establishment of the Planned Unit Development (PUD) District No. 7 for the Sackett Lake, LLP Development. The Town Board reviewed the Proposed Local Law. Councilwoman Meddaugh had questions pertaining to item A, page 1 and item 5, page 2 landscaping/design guidelines and page 3 height restrictions of buildings 45 ft maximum. She discussed those questions with Mr. Kohn of JK Expediting Services who was present on behalf of the applicant. She also asked about the procedural process that the Planning Board would follow. Attorney Mednick said that if this Local Law is enacted, it sets the regulations that the Planning Board is required to abide by. Councilman Pavese asked about water storage requirements for fire protection. Director Carnell made comments regarding fire suppression system regulations. Mr. Kohn said that there are state requirements regarding water supply. Councilwoman Meddaugh refers to the section of the law that addresses water & sewer service. Attorney Mednick said that the Board can take action to establish the date for the public hearing. However, he said that all comments should be provided to him prior to the public hearing so that any necessary amendments can be made.

The Following Resolution Was Duly Adopted: Res. No. 391 of the Year 2023.

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 December 05, 2023

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 5, 2023, a proposed Local Law No. 07 of 2023, entitled "A Local Law amending Chapter

250 entitled Zoning and Planned Unit Development, to add Article XXI, Part 8, Planned Unit Development District No. 7”.

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 January 16, 2024 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: Councilman Scott S. Mace

Seconded by: Councilman Ryan T. Schock

Adopted on Motion December 05, 2023

| | | |
|-----------------------------------|----------------------------------|--|
| Supervisor WILLIAM J. RIEBER, JR. | Yes [<input type="checkbox"/>] | No [<input type="checkbox"/>] Absent |
| Councilman SCOTT S. MACE | Yes [X] | No [<input type="checkbox"/>] |
| Councilman JOHN A. PAVESE | Yes [X] | No [<input type="checkbox"/>] |
| Councilwoman MELINDA S. MEDDAUGH | Yes [X] | No [<input type="checkbox"/>] |
| Councilman RYAN T. SCHOCK | Yes [X] | No [<input type="checkbox"/>] |

Proposed Local Law No. 07 of 2023

A local law entitled “A local law to amend the Town of Thompson Code, Chapter 250, entitled 'Zoning and Planned Unit Development" to add Article XXI, Part 8, Planned Unit Development District No. 7”

Be it enacted by the Town Board of the Town of Thompson

- Chapter 250 of the Town of Thompson Town Code is hereby amended as follows:

ARTICLE XXI

Establishment, Purpose and Uses

§ 250-167. Establishment.

Planned Unit Development District No. 7 is hereby established in accordance with the provisions of the Municipal Code of the Town of Thompson.

§ 250-168. Boundary and description.

The boundary and description of Planned Unit Development District No. 7 is fully set forth in the schedule titled "Boundary and Description" which is annexed hereto and made a part hereof.

The boundary and description is further shown on a map of said planned unit development which is annexed hereto and made a part hereof.

§ 250-169. Purpose.

The purpose of this Part 8 is to establish, in accordance with the Comprehensive Plan of the Town of Thompson, a well-integrated and coordinated Planned Unit Development District which is sufficiently flexible to permit an orderly development responsive to the needs of the community and regulated to protect and safeguard the health, safety and welfare of the inhabitants thereof and adjacent thereto with a view to conserving the value of buildings and encouraging the most appropriate use of land in the district.

§ 250-170. Permitted uses.

No buildings or other structures or land shall be located or used in Planned Unit Development District No. 7 except for:

- A. Residential structures consisting of one-family, two-family, row housing, and multifamily dwellings, not exceeding 199 residential units; provided, however, that no more than three floors of any individual dwelling unit may be habitable space.
- B. Commercial/retail uses not exceeding 50,000 square feet in the aggregate.
- C. Office uses not exceeding 30,000 square feet in the aggregate.
- D. Schools, religious, and other community facilities and buildings.
- E. Accessory uses.
 - (1) Recreational facilities, including playgrounds, playhouse facilities or other related recreational or community facilities.
 - (2) Parking areas, roadways, walkways, including walkways connecting the residential and commercial components of the PUD, installation of utility services and customary accessory buildings and uses.
 - (3) Swimming pools, subject to approval of the Town of Thompson Planning Board.
 - (4) Storage sheds.
 - (a) Storage sheds located upon single-family lots in subdivisions within the PUD meeting the same requirements as govern the placement of sheds elsewhere in the Town, except that sheds up to 300 square feet shall not require Planning Board approval.
 - (b) Storage sheds located within portions of the property developed based on approved site plans, limited in location to areas shown on such site plans.

- (c) Design guidelines for storage sheds, including uniformity of exterior materials and requirements for homeowners association or condominium board approval, may be imposed by the Planning Board as part of the site plan or subdivision review process.

(5) Fences.

- (a) Fences located upon single-family lots in subdivisions within the PUD meeting the same requirements as govern the placement of fences elsewhere in the Town, except fencing for swimming pools to be allowed as high as needed for privacy as approved by the Planning Board during site plan review and any future swimming pool shall be allowed to have a fence of the same height.
- (b) Fences located within portions of the property developed based on approved site plans, limited in location to areas shown on such site plans.
- (c) Design guidelines for fences may be imposed by the Planning Board as part of the site plan or subdivision review process.

(6) Porches and decks.

- (a) Covered entry porches not exceeding 120 square feet may be located within the front yard setback area, provided such porches are more than 20 feet from the front property line and may be located in side or rear yard setback areas, provided such porches are more than 10 feet from the side or rear property line.
- (b) Open decks may be located within the front yard setback area, provided such decks are more than 15 feet from the front property line and may be located in side or rear yard setback areas, provided such decks are more than 7 1/2 feet from the side or rear property line.
- (c) In no event shall the porches and decks located within side and rear yards exceed 25% of the total enclosed floor area of a dwelling unit.

§ 250-171. Area, yard and height restrictions.

- A. No buildings shall be higher than 45 feet. Building height shall be determined according to the same requirements as govern height of buildings elsewhere in the Town, and building elements, such as chimneys, allowed elsewhere in the Town to exceed the height limit shall also be allowed to the same extent.
- B. The locations of buildings, roadways and general layout within Phase One of Planned Unit Development District No. 7 shall be substantially in accordance with the subdivision map annexed hereto and any site plans hereinafter approved by the Planning Board. The Town Building Inspector is empowered to approve minor modifications to approved subdivision maps and site plans.

- C. On corner lots the frontage with the primary entry door shall be considered the front yard. The yard opposite the front yard shall be considered the rear yard. Other yards shall be considered side yards.
- D. One automobile parking space shall be required for each residential unit. The Planning Board may require additional overflow parking to service residential areas. One automobile parking space shall be required for each 350 square feet of nonresidential building area. The Planning Board may require additional parking to be designed as part of the site plan review process to be constructed on an as-needed basis.
- E. The following lot and area requirements shall apply to individual lots for one-family and two-family homes:
 - (1) The minimum lot width shall be 50 feet; the minimum lot depth shall be 120 feet; the minimum lot area shall be 6,000 square feet.
 - (2) The minimum front yard setback shall be 30 feet; the minimum side yard setback shall be 15 feet; provided, however, that one side yard may be designed in a zero lot line configuration; the minimum rear yard setback shall be 30 feet.
- F. The following lot and area requirements shall apply to lots with multiple one-family or two-family homes, or lots with row houses:
 - (1) The minimum distance between the 50' assumed road R.O.W and the homes shall be 30', except for any porches or decks to be not closer than 25' from the R.O.W.
 - (2) The minimum distance between building side walls shall be 30', except for porches or decks that may extend from each building, provided that the clear separation between buildings and decks are not less than 20'.
 - (3) The minimum distance between side to rear walls or rear to rear walls shall be 50', except for porches or decks that may extend from each building, provided that the clear separation between buildings and decks are not less than 40'.

§ 250-172. Maintenance of portion of property under single ownership.

Common elements, including but not limited to recreation areas, open space areas, drainage basins, parking lots, and community facilities, shall be owned by, and the responsibility of, one or more homeowners' association or condominium owners' association.

§ 250-173. Interior roads; utility services; approvals; connection to sewer system.

- A. Interior roads shall be designed and constructed in accordance with the requirements of the Town of Thompson's road specifications under the observation of the Town Engineer. Fees and charges incurred by the Town for consultation, field review and approvals and road

dedication shall be paid by the developer. Road and drainage systems are subject to the inspection and inspection approval of the Town Highway Superintendent.

- B. All utility services shall be installed under the observation of the Town Engineer and shall be underground and below frost level, including water and sewer distribution lines, electric service and television cable service.
- C. Drainage of surface water shall be designed and constructed in accordance with a filed stormwater pollution prevention plan.
- D. Necessary non-Town governmental approvals must be obtained prior to construction or issuance of a certificate of occupancy as required by law.
- E. The entire development must be connected to the Village of Monticello Sewage Treatment Plant and to an existing or hereinafter approved public water system pursuant to Department of Environmental Conservation (DEC) and New York State Department of Health regulations in accordance with the plans accepted by the Town Engineer and under the Town Engineer's observation with respect to design and installation.

§ 250-174. Time for development.

The Planning Board may approve a phasing plan for the PUD, but nothing shall prohibit the PUD from being developed as one phase at the option of the developer. Construction shall commence within three (3) years of the adoption of the PUD or the final approval of the site plan by the Planning Board whichever is later. If the PUD is developed in phases, then Phase 1 shall be completed within five years of initial commencement of the PUD's construction; Phase 2 shall be completed within 7 years of initial commencement of the PUD's construction; and Phase 3 shall be completed within 10 years of initial commencement of the PUD's construction. If the PUD is not to be developed as one phase, then the phasing plan shall delineate in which phase or phases the commercial development and recreational facilities shall be constructed, but such phasing plan shall provide, at minimum, that some of the commercial uses and recreational facilities shall be constructed in Phase 1.

§ 250-175. Homeowners' and condominium owners' associations.

The prospectus for any homeowners' association or condominium owners' associations shall be reviewed by the Town Attorney prior to presentation to the Attorney General of the State of New York.

§ 250-176. Applicability of other provisions.

Unless otherwise specifically provided, and to the extent that they are not inconsistent with this Part 8, all provisions of the Municipal Code of the Town of Thompson shall apply to this Planned Unit Development District.

§ 250-177. Authorization to change Zoning Map.

The Town Clerk is hereby authorized and directed to change the Official Zoning Map of the Town of Thompson by designating thereon the Planned Unit Development District hereby established.

2. Except as herein specifically amended, the remainder of Chapter 250 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. This local law shall take effect immediately.

2) REVIEW & APPROVE RENEWAL LEASE CONTRACT WITH PITNEY BOWES FOR NEW POSTAGE & FOLDING MACHINES

The postage machine lease is up for renewal. Karen Schaefer obtained two price quotes, the first one from Pitney Bowes for \$417.00 per month for 60-Month Lease and the second one from Quadiant for \$415.00 per month for 63-Month Lease. The quoted machines are compatible to the current machine that we have now and both include the folding/insertor machine. Ms. Schaefer is recommending that the Town renew with Pitney Bowes since there is only a \$2.00 cost difference and the Town already has an account setup with them. They have also been very responsive with support and service when necessary.

The Following Resolution Was Duly Adopted: Res. No. 392 of the Year 2023.

Resolved, that the Town Board of the Town of Thompson hereby approves the proposal from Pitney Bowes for a Digital Mailing System and Station Folder/Insertor Machine for a 60-Month Lease at a monthly rate of \$417.00. Further Be It Resolved, that the Town Supervisor is hereby authorized to execute the necessary lease agreement.

Motion by: Councilman Schock Seconded by: Councilman Pavese

Vote: Ayes 4 Pavese, Schock, Meddaugh and Mace

 Nays 0

 Absent 1 Rieber

3) REVIEW & APPROVE BIDS: BULK SODIUM HYPOCHLORITE & SODIUM BICARBONATE

BULK SODIUM HYPOCHLORITE – REVIEW AND APPROVE BIDS

Supt. Messenger provided bid results for Bulk Sodium Hypochlorite. There were (2) bids received as follows: 1) Wechsler Pool & Supply Co. in the amount of \$3.30 per

gallon and 2) Slack Chemical Co., Inc. in the amount of \$2.973 per gallon. Supt. Messenger is recommending that the bid be awarded to both Slack Chemical Co., Inc. and Wechsler Pool & Supply Co. based on availability and delivery.

The Following Resolution Was Duly Adopted: Res. No. 393 of the Year 2023.

Resolved, that the bid of both Slack Chemical Co., Inc. for Bulk Sodium Hypochlorite in the amount of \$2.973 per gallon and Wechsler Pool & Supply Co. for Bulk Sodium Hypochlorite in the amount of \$3.30 per gallon be, and the same hereby are, accepted as the successful bidders based on availability & delivery, and the Town Clerk be and hereby is directed to notify the successful bidders of the award thereof.

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

SODIUM BI-CARBONATE – REVIEW AND APPROVE BIDS

Supt. Messenger provided bid results for Sodium Bi-Carbonate. There were (3) bids received as follows: 1) Cochection Mills, Inc. in the amount of \$17.50 per 50 lb. bag, 2) Slack Chemical Co., Inc. in the amount of \$20.473 per 50 lb. bag and 3) Surpass Chemical Co., Inc. in the amount of \$21.74 per 50 lb. bag. Supt. Messenger is recommending that the bid be awarded to the low bidder Cochection Mills, Inc.

The Following Resolution Was Duly Adopted: Res. No. 394 of the Year 2023.

Resolved, that the bid of Cochection Mills, Inc. for Sodium Bi-Carbonate in the amount of \$17.50 per 50 lb. bag, be, and the same hereby is, accepted as the successful bidder, and the Town Clerk be and hereby is directed to notify the successful bidder of the award thereof.

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

4) RESOLUTION TO ESTABLISH BID DATE OPENING ON MONDAY, 12/18/2023 AT 2PM – GARBAGE & REFUSE REMOVAL (2-YEAR CONTRACT WITH 1-YEAR EXTENSION OPTION)

The Following Resolution Was Duly Adopted: Res. No. 395 of the Year 2023.

Resolved, that the Town Board of the Town of Thompson advertise for bids for Garbage, Recycling, and Refuse Removal Services, in accordance with specifications prepared therefore, said bids to be opened on Monday, December 18th, 2023, 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 he hereby is directed to advertise for bids in the official newspaper of the Town.

Moved by: Councilman Schock Seconded by: Councilman Pavese

Vote: Ayes 3 Schock, Meddaugh and Pavese
Nays 0
Abstained 1 Mace
Absent 1 Rieber

5) BILLS OVER \$5,000.00 – PARKS & RECREATION DEPARTMENT

The Following Resolution Was Duly Adopted: Res. No. 396 of the Year 2023.

Resolved, that the following bills over \$5,000.00 for the Parks & Recreation Department be approved for payment as follows:

CXT Concrete Products Incorporated \$307,380.00 Total Cost
Purchase and Installation of Precast Concrete Structure for installation of new Restroom Facility at Lake Ida Town Park off Sourcewell Bid, Contract # 081721-CXT.
(Procurement: Resolution # 313 of 2022 for approval to purchase, adopted: 09/06/22.)

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

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

The Following Resolution Was Duly Adopted: Res. No. 397 of the Year 2023.

Resolved, that the following bills over \$5,000.00 for the Water & Sewer Department be approved for payment as follows:

MHE Engineering \$5,150.00 Total Cost
Invoice # 16772 – Engineering Services through September 2023 for the Harris Sewer District Pump Station Replacement Project (Harris & Old 17 Pump Stations, Project # 20-703).

MHE Engineering \$73,600.00 Total Cost
Invoice # 17044 – Engineering Services through October 2023 for the Harris Sewer District Pump Station Replacement Project (Harris & Old 17 Pump Stations, Project # 20-703).

Marshall Machinery, Inc. \$5,961.08 Total Cost
Invoice # 23833M – Purchase of (2) Track Crawlers.
(Procurement: Obtained two price quotes – 1) Marshall Machinery, Inc. for \$5,961.08 & 2) Westchester Tractor, Inc. for \$9,927.30.)

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

6) BUDGET TRANSFERS & AMENDMENTS

To: Town of Thompson - Supervisor and Council
From: Melissa DeMarmels - Comptroller

Re: Budget Transfers & Amendments - FYE 12/31/23

Board
Date: Meeting 12/5/2023

Memo: The following Budget Transfers & Amendments are proposed for the following purposes:

- 1) A fund -Adjust revenues and expenses to reflect actual amounts for 2023

- 2) Route 42 water district - adjust budget for costs associated with the water main break.

- 3) Sewer / Capital - fund engineering costs for capital projects that have not closed on financing yet. These funds should be paid back to the respective operating funds once financing is in place and reimbursements are processed.

The Following Resolution Was Duly Adopted: Res. No. 398 of the Year 2023.

Resolved, that the following budgetary transfers/amendments hereby be approved as presented.

Town Of Thompson

Budget Transfers/Amendments

FYE 12/31/23

Town Board Meeting Date: **12/5/2023**

| <u>Account Number</u> | <u>Account Description</u> | | <u>Revenue Increase</u> | <u>Revenue Decrease</u> | <u>Appropriation Increase</u> | <u>Appropriation Decrease</u> |
|-----------------------|--|--|-------------------------|-------------------------|-------------------------------|-------------------------------|
| A000.1081.111 | PILOT - Nonni's | | | 1,900.00 | | |
| A000.1081.120 | PILOT - Veria | | 38,500.00 | | | |
| A000.1081.127 | PILOT - Adelaar Developer | | 14,500.00 | | | |
| A000.1082.123 | PILOT - Golden Ridge 37.9 | | | 115.00 | | |
| A000.1082.124 | PILOT - Golden Ridge 37.8 | | | 115.00 | | |
| A000.1082.125 | PILOT - Golden Ridge 37.5 | | | 115.00 | | |
| A000.1082.126 | PILOT - Golden Ridge 37.7 | | | 115.00 | | |
| A000.2665.000 | Sales of Equipment | | 26,500.00 | | | |
| A000.2001.000 | Park & Rec Fees | | 1,000.00 | | | |
| A000.2001.110 | Park & Rec - Event Fees | | 3,570.00 | | | |
| A000.2772.000 | Overhead & Administration | | 209,000.00 | | | |
| A000.3005.000 | Mortgage Tax | | 122,000.00 | | | |
| A000.3016.000 | Casino - Gaming Revenues | | 434,000.00 | | | |
| A000.3089.000 | JCAP Grant | | 7,290.00 | | | |
| A000.3510.100 | Dog Control - Personnel | | | | 7,350.00 | |
| A000.7510.400 | Historian - Contractual | | | | 50.00 | |
| A000.4089.000 | Federal Aid - ARPA Funds for Broadband | | 30,099.00 | | | |
| A000.8780.200 | Broadband Improvements | | | | 30,099.00 | |

| | | | | | | |
|---------------|--|--|--|--|------------|------------|
| | | | | | | |
| SWK0.8320.400 | Route 42 Water - Contractual | | | | 3,000.00 | |
| | | | | | | |
| | | | | | | |
| SSHC.0391.000 | Due From Other Funds - Capital | | | | 150,000.00 | |
| H000.0630.000 | Due to Other Funds - Harris Consolidated Sewer District | | | | | 150,000.00 |
| SSRC.0391.000 | Due From Other Funds - Capital | | | | 75,000.00 | |
| H000.0630.000 | Due to Other Funds - Rock Hill Emerald Green Consolidated Sewer District | | | | | 75,000.00 |
| SWM0.0391.000 | Due From Other Funds - Capital | | | | 100,000.00 | |
| H000.0630.000 | Due to Other Funds - Melody Lake Water District | | | | | 100,000.00 |
| | | | | | | |

Totals 886,459.00 2,360.00 365,499.00 325,000.00

Net Effect To Budget (843,600.00)

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

7) ORDER BILLS PAID

The Following Resolution Was Duly Adopted: Res. No. 399 of the Year 2023.

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

OLD BUSINESS

There was no old business reported on.

NEW BUSINESS

1) ALAN D. PROVDA: REQUEST PERMISSION FOR TEMPORARY CARPORT TO REMAIN ON PROPERTY FOR WINTER SEASON

Mr. Alan D. Provda of 173 Holmes Road, Monticello, NY was present to request permission from the Town Board to have a temporary carport on his property for the

¹ ATTACHMENT: ORDER BILLS PAID

winter season. Director Carnell briefly reported on the issue. He said that a violation was issued by the Building Department on 11/08/23 for the carport. He explained his hardship and requested permission to use the carport temporarily until April and then it would be removed.

The Following Resolution Was Duly Adopted: Res. No. 400 of the Year 2023.

Resolved, that the Town Board of the Town of Thompson hereby authorizes Mr. Alan D. Provda of 173 Holmes Road, Monticello, NY permission to have a temporary carport on his property for the winter season until April 30th, 2024, said special use is being granted temporarily based on a hardship and after which time said carport shall be removed.

Moved by: Councilman Pavese Seconded by: Councilman Schock

Vote: Ayes 4 Pavese, Schock, Meddaugh and Mace

Nays 0

Absent 1 Rieber

2) SULLIVAN 180 & DASNY – RESOLUTION TO AUTHORIZE THE ACCEPTANCE, EXECUTION & ADMINISTRATION OF THE COMMUNITY IMPACT GRANT

Director Weyer reported that the 2023 Golden Feather Community Impact Grant through Sullivan 180 was awarded including the DASNY portion. The original resolution that passed authorized the Town to apply for the grant. She requires a resolution to authorize the acceptance, execution and administration of the grant that was awarded.

The Following Resolution Was Duly Adopted: Res. No. 401 of the Year 2023.

Resolved, that the Town Board of the Town of Thompson hereby authorize acceptance of the Sullivan 180 Grant including the DASNY portion for a total amount of \$400,000.00 for the 2023 Golden Feather Community Impact Grant for little league fields and playground equipment at East Mongaup River Town Park and Further Be It Resolved, that the Town Supervisor hereby be authorized to execute the necessary agreement once presented in order to accept said grant funds and that the Town be authorized to administer the grant as required.

Moved by: Councilman Mace Seconded by: Councilman Schock

Vote: Ayes 4 Pavese, Schock, Meddaugh and Mace

Nays 0

Absent 1 Rieber

3) WATER & SEWER DEPARTMENT: REQUEST APPOINTMENT OF 2ND FORMAN POSITION/PROMOTION TO SHANE REID EFFECTIVE 01/01/2024

Supt. Messenger requested authorization to appoint a 2nd Forman position to the Water & Sewer Department as it is necessary. He is recommending that Mr. Shane Reid be promoted to the position effective 01/01/2024. There will be an approximate \$11.00 per hour payrate increase for the position if granted, which has been budgeted. Discussion was held between the Town Board and Supt. Messenger regarding the matter. Action was taken by the Town Board as follows:

Absent 1 Rieber

REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS

Supervisor William J. Rieber, Jr.

- No report provided.

Parks & Recreation Superintendent Glenn Somers

- Kids Craft Day Event – December 16th, 10am-2pm at the KL Rutherford Elementary School, Approximately 35 Youths have already signed up.
- Thursday Night Lights Event – Plan to start Thursday, January 4th, 2024 weather permitting, update to be provided at next Town Board Meeting for authorization.
- Lake Ida Town Park Restroom Facility Project update provided.

Water & Sewer Superintendent Michael G. Messenger

- The Business District is still temporarily being supplied water by the Village of Monticello until the Boil Water Order is rescinded. The Kiamesha Artesian Water Company users are still under a Boil Water Order.

Comptroller Melissa DeMarmels

- Town Audited Financial Statements for Fiscal-Year Ending 12/31/2022 have been received. Waschitz Pavloff CPA, LLP asked if the Town Board would like them to provide presentation at the 12/19/23 Town Board Meeting. The Board recommended that a presentation be given. Comptroller DeMarmels will advise them that the Board is requesting a presentation.
- Health Insurance premium notification from NYSHIP was received, which is close to the overall estimated budgeted amount for fiscal-year 2024. She discussed the cost/percentage breakdown for each coverage category. Single and Family rate percentages are close to what was estimated, while retiree rate percentages came in higher than estimated.

Director James L. Carnell, Jr.

- The weather is still mild and construction is commencing. His Department has been busy handling all the construction activity.

Director of Community Development Jill M. Weyer

- The NYS CFA Grant Application was not funded for Lake Ida Park, but she will look to apply for the next round. There were many applications submitted for consideration this round.
- The Sullivan County Youth Bureau funded 3 out of the 5 Grants for Youth Activities & Events for 2024 in the amount of \$12,500.00.

Councilwoman Melinda S. Meddaugh

- Sullivan County Community Chorus Winter Concert to be held on Saturday, December 9th, 2023, 1PM at St. John's Episcopal Church, Monticello, NY, suggested donation: adults \$10.00 & Students \$5.00.

- Lite Up The Holidays Event – This event is for the Monticello Holiday Lights & Decoration Competition, which is open to Monticello residents. Free to enter and prizes to be won, go to www.litefoundation.org/lite-up-the-holidays-entry for entry and more information.
- Rock Hill Holiday Lighting Contest on 12/10/2023 – This event is for Businesses and Residents located in the Rock Hill Community.
- Annual Rock Hill Menorah Lighting, Wednesday, 12/13/2023 at 5:45 PM.

PUBLIC COMMENT

There was no public comment given.

ANNOUNCEMENTS, REMINDERS & FOR YOUR INFORMATION

- 12/19/23 at 7PM: Regular Town Board Meeting.
- 12/19/23 at 7PM: Public Hearing – Proposed Local Law No. 03 of 2023 – Amend Chapter 250 of Town Code to Add Volunteer Ambulance Service as Special Use to SR Zoning District.
- 01/02/24 at 7PM: Organizational & Regular Town Board Meeting.
- 01/16/24 at 7PM: Regular Town Board Meeting.
- 01/16/24 at 7PM: Public Hearing - Proposed Local Law No. 07 of 2023 – Amend Chapter 250 of Town Code for the Establishment of the Planned Unit Development (PUD) District No. 7 for the Sackett Lake, LLP Development.

ADJOURNMENT

On a motion made by Councilman Schock and seconded by Councilman Pavese the meeting was adjourned at 7:43 PM. All board members voted in favor of adjourning the meeting.

The Zoom Livestream Videoconferencing connection was disconnected.

Respectfully Submitted By:

Marilee J. Calhoun

Marilee J. Calhoun, Town Clerk

1



Town of Thompson
Warrant Report

Town of Thompson
Warrant Report

I hereby certify that the vouchers listed on the attached abstracts of prepaid and claims payable have been duly audited and are presented for payment to the Town Board of the Town of Thompson at the regular meeting there of, held on the 5th day of December 2023 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 DeMarrs, Comptroller

William J. Kiebet Jr., Supervisor



Town of Thompson
Warrant Report

| Fund | Fund Description | Invoice Batch | | Manual Checks | | Purchase Cards | | Total |
|----------------------------------|---|-----------------------|---------------|--------------------|---------------|---------------------|---------------|-----------------------|
| | | Paid | Unpaid | Paid | Unpaid | Paid | Unpaid | |
| T000 | TRUST & AGENCY FUND | \$5,532.50 | \$0.00 | \$0.00 | \$0.00 | \$13,906.92 | \$0.00 | \$19,439.42 |
| Posted Batch Grand Totals | | \$2,625,047.22 | \$0.00 | \$67,000.00 | \$0.00 | \$230,906.92 | \$0.00 | \$2,922,954.14 |
| Report Grand Totals | | | | | | | | \$0.00 |
| A000 | GENERAL FUND TOWN WIDE | \$630,623.72 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$630,623.72 |
| B000 | GENERAL TOWN OUTSIDE | \$250,279.48 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$250,279.48 |
| DA00 | HWY#3 / 4 - TOWN WIDE | \$158,531.72 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$158,531.72 |
| DB00 | HWY#1 - TOWN OUTSIDE | \$89,614.97 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$89,614.97 |
| H000 | CAPITAL PROJECTS | \$930,306.57 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$930,306.57 |
| RD00 | ADELAAR ROAD IMPROVEMENT DISTRICT | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| SL01 | ROCK HILL LIGHTING | \$628.38 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$628.38 |
| SL02 | LUCKY LAKE LIGHTING | \$96.80 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$96.80 |
| SL03 | LAKE LOUISE MARIE | \$311.20 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$311.20 |
| SL04 | PATIO HOMES LIGHTING | \$264.12 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$264.12 |
| SL05 | KIAMESHA SHORES LIGHTING | \$84.27 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$84.27 |
| SL06 | EMERALD GREEN LIGHTING | \$1,837.92 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,837.92 |
| SL07 | TREASURE LAKE LIGHTING | \$13.88 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$13.88 |
| SL08 | CONGERO ROAD LIGHTING | \$39.88 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$39.88 |
| SL09 | YESHIVA/KIAM. LIGHTING DISTRICT | \$286.55 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$286.55 |
| SL10 | EMERALD CORP. PARK LD#10 | \$154.31 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$154.31 |
| SL11 | ADELAAR Lighting | \$674.24 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$674.24 |
| SRH0 | ROCK HILL AMBULANCE DIST | \$7,796.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$7,796.00 |
| SSAR | Adelaar Sewer District | \$18,234.08 | \$0.00 | \$25,000.00 | \$0.00 | \$12,000.00 | \$0.00 | \$55,234.08 |
| SSHC | Harris Consolidated Sewer District | \$160,490.39 | \$0.00 | \$2,800.00 | \$0.00 | \$17,000.00 | \$0.00 | \$180,290.39 |
| SSKC | Kiamasha Consolidated Sewer District | \$91,296.18 | \$0.00 | \$0.00 | \$0.00 | \$125,000.00 | \$0.00 | \$216,296.18 |
| SSM0 | MELODY LAKE SEWER DISTR. | \$17,856.06 | \$0.00 | \$0.00 | \$0.00 | \$14,000.00 | \$0.00 | \$31,856.06 |
| SSRC | Rock Hill Emerald Green Consolidated Sewer Dist | \$125,337.81 | \$0.00 | \$0.00 | \$0.00 | \$2,000.00 | \$0.00 | \$127,337.81 |
| SSSO | SACKETT LAKE SEWER DISTR | \$23,719.34 | \$0.00 | \$23,700.00 | \$0.00 | \$0.00 | \$0.00 | \$47,419.34 |
| SWA0 | ADELAAR RESORT WATER DISTRICT | \$5,086.08 | \$0.00 | \$0.00 | \$0.00 | \$12,000.00 | \$0.00 | \$17,086.08 |
| SWC0 | COLD SPRING WATER | \$1,104.41 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,104.41 |
| SWD0 | DILLON WATER DISTRICT | \$267.31 | \$0.00 | \$0.00 | \$0.00 | \$8,500.00 | \$0.00 | \$8,767.31 |
| SWK0 | KIAMESHA RT#2 WATER | \$3,164.34 | \$0.00 | \$0.00 | \$0.00 | \$6,000.00 | \$0.00 | \$9,164.34 |
| SWL0 | LUCKY LAKE WATER DISTR | \$531.29 | \$0.00 | \$0.00 | \$0.00 | \$7,000.00 | \$0.00 | \$7,531.29 |
| SWM0 | MELODY LAKE WATER | \$100,883.42 | \$0.00 | \$0.00 | \$0.00 | \$12,500.00 | \$0.00 | \$113,383.42 |
| T000 | TRUST & AGENCY FUND | \$5,532.50 | \$0.00 | \$0.00 | \$0.00 | \$13,906.92 | \$0.00 | \$19,439.42 |
| Grand Totals | | \$2,625,047.22 | \$0.00 | \$67,000.00 | \$0.00 | \$230,906.92 | \$0.00 | \$2,922,954.14 |



Town of Thompson
Warrant Report

| 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

| Fund | Fund Description | Invoice Batch | Manual Checks | Purchase Cards | Total |
|------|---|---------------|---------------|----------------|--------------|
| A000 | GENERAL FUND TOWN WIDE | \$630,623.72 | \$0.00 | \$0.00 | \$630,623.72 |
| B000 | GENERAL TOWN OUTSIDE | \$250,279.48 | \$0.00 | \$0.00 | \$250,279.48 |
| DA00 | HWY#3 / 4 - TOWN WIDE | \$158,531.72 | \$0.00 | \$0.00 | \$158,531.72 |
| DB00 | HWY#1 - TOWN OUTSIDE | \$89,614.97 | \$0.00 | \$0.00 | \$89,614.97 |
| H000 | CAPITAL PROJECTS | \$930,306.57 | \$0.00 | \$0.00 | \$930,306.57 |
| RD00 | ADELAAR ROAD IMPROVEMENT DISTRICT | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| SL01 | ROCK HILL LIGHTING | \$628.38 | \$0.00 | \$0.00 | \$628.38 |
| SL02 | LUCKY LAKE LIGHTING | \$96.80 | \$0.00 | \$0.00 | \$96.80 |
| SL03 | LAKE LOUISE MARIE | \$311.20 | \$0.00 | \$0.00 | \$311.20 |
| SL04 | PATIO HOMES LIGHTING | \$264.12 | \$0.00 | \$0.00 | \$264.12 |
| SL05 | KIAMESHA SHORES LIGHTING | \$84.27 | \$0.00 | \$0.00 | \$84.27 |
| SL06 | EMERALD GREEN LIGHTING | \$1,837.92 | \$0.00 | \$0.00 | \$1,837.92 |
| SL07 | TREASURE LAKE LIGHTING | \$13.88 | \$0.00 | \$0.00 | \$13.88 |
| SL08 | CONGERO ROAD LIGHTING | \$39.88 | \$0.00 | \$0.00 | \$39.88 |
| SL09 | YESHVA/KIAM, LIGHTING DISTRICT | \$286.55 | \$0.00 | \$0.00 | \$286.55 |
| SL10 | EMERALD CORP. PARK LD#10 | \$154.31 | \$0.00 | \$0.00 | \$154.31 |
| SL11 | ADELAAR Lighting | \$674.24 | \$0.00 | \$0.00 | \$674.24 |
| SRH0 | ROCK HILL AMBULANCE DIST | \$7,796.00 | \$0.00 | \$0.00 | \$7,796.00 |
| SSAR | Adelaar Sewer District | \$18,234.08 | \$0.00 | \$0.00 | \$18,234.08 |
| SSHC | Harris Consolidated Sewer District | \$160,490.39 | \$0.00 | \$0.00 | \$160,490.39 |
| SSKC | Kiamesha Consolidated Sewer District | \$91,296.18 | \$0.00 | \$0.00 | \$91,296.18 |
| SSM0 | MELODY LAKE SEWER DISTRICT | \$17,856.06 | \$0.00 | \$0.00 | \$17,856.06 |
| SSRC | Rock Hill Emerald Green Consolidated Sewer Dist | \$125,337.81 | \$0.00 | \$0.00 | \$125,337.81 |
| SSSO | SACKETT LAKE SEWER DISTRICT | \$23,719.34 | \$0.00 | \$0.00 | \$23,719.34 |
| SWA0 | ADELAAR RESORT WATER DISTRICT | \$5,086.08 | \$0.00 | \$0.00 | \$5,086.08 |
| SWC0 | COLD SPRING WATER | \$1,104.41 | \$0.00 | \$0.00 | \$1,104.41 |
| SWD0 | DILLON WATER DISTRICT | \$267.31 | \$0.00 | \$0.00 | \$267.31 |
| SWK0 | KIAMESHA RT42 WATER | \$3,164.34 | \$0.00 | \$0.00 | \$3,164.34 |
| SWL0 | LUCKY LAKE WATER DISTRICT | \$531.29 | \$0.00 | \$0.00 | \$531.29 |
| SWM0 | MELDY LAKE WATER | \$100,883.42 | \$0.00 | \$0.00 | \$100,883.42 |