

**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 **July 02, 2024.**

**ROLL CALL:**

**Present:** Supervisor William J. Rieber, Jr., Presiding  
Councilwoman Melinda S. Meddaugh  
Councilman John A. Pavese  
Councilman Ryan T. Schock

**Absent:** Councilman Scott S. Mace

**Also Present:** Marilee J. Calhoun, Town Clerk  
Michael B. Mednick, Town Attorney  
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:** None

**REGULAR MEETING – CALL TO ORDER**

Supervisor Rieber opened the meeting at 7:03 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.

**1) RECONVENED PUBLIC HEARING: (4) UNSAFE BUILDINGS**

Supervisor Rieber reconvened the Public Hearing at 7:04 PM. Supervisor Rieber explained that this public hearing on unsafe buildings was originally held at the last Town Board Meeting on June 18<sup>th</sup>, 2024, which was left opened until this evening. The public hearing is being reconvened to allow for any additional public comments to be made or submitted. A copy of the original public notice is attached as follows:

**Legal Notice  
Town of Thompson Town Board  
Unsafe Building(s) Hearing**

Notice is hereby given that the Town of Thompson Town Board will conduct Public Hearings regarding repair or the demolition and removal of Unsafe Building(s) at (4) various premises located at

1) 31 Crystal Street, Monticello, NY 12701 – SBL # 13.-5-1.1

- 2) Route 17B, Monticello, NY 12701 – SBL # 11.-1-38.1
- 3) 108 Old Liberty Road, Monticello, NY 12701 – SBL # 13.-1-39
- 4) 209 South Shore Drive, Rock Hill, NY 12775 – SBL # 66.-45-2

The Building Inspection Report is filed with the Office of the Town Clerk and can be viewed during regular business hours, Monday – Friday, 8:30 AM – 4:30 PM. Notice is further given that said Public Hearings will commence on Tuesday, June 18, 2024 at 7:00 PM or as soon thereafter as said public hearings shall be convened. Public Hearings will be held in-person and located at the Town Hall, 4052 State Route 42, Monticello, New York at which time all persons interested will be heard.

As a courtesy and convenience to the public such hearing will also be held remotely via Zoom Video Conference at (<https://us02web.zoom.us/j/83032452642>) – Meeting ID: (830 3245 2642) – Dial by your location +1 646 558 8656 US (New York). Please be advised that if there is disruption in the ability of the Zoom Video Conference, said hearings will commence &/or continue to commence in-person without interruption.

By Order of the Town of Thompson Town Board  
Dated: May 07, 2024

Marilee J. Calhoun  
Town Clerk  
Town of Thompson  
4052 State Route 42  
Monticello, NY 12701  
Phone: (845) 794-2500 Ext. #302  
Fax: (845) 794-8600  
Email: [marilee@townofthompson.com](mailto:marilee@townofthompson.com)  
Website: [www.townofthompson.com](http://www.townofthompson.com)

Director Carnell explained the unsafe buildings process and provided an update of the status on each property. There will be no action taken this evening.

The (4) Unsafe Properties are listed as follows:

- 1) 31 Crystal Street, Monticello, NY 12701 – SBL # 13.-5-1.1 – Demolition Permit has been applied for.**
- 2) Route 17B, Monticello, NY 12701 – SBL # 11.-1-38.1 – The property owner has acknowledged receipt of the notice and has discussed the matter with the Building Department.**
- 3) 108 Old Liberty Road, Monticello, NY 12701 – SBL # 13.-1-39 – The Unsafe Building has been removed.**

4) 209 South Shore Drive, Rock Hill, NY 12775 – SBL # 66.-45-2 – The property owner has acknowledged receipt of the notice and has discussed the matter with the Building Department.

Supervisor Rieber asked if anyone from the public would like to be heard on behalf of each of the properties. There was no public comment.

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

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 7:07 PM was made by Councilman Schock and seconded by Councilman Pavese.

The regular meeting was reconvened at 7:15 PM.

**APPROVAL OF MINUTES:**

On a motion made by Councilwoman Meddaugh and seconded by Councilman Schock the minutes of the June 18<sup>th</sup>, 2024 Regular Town Board Meeting was approved as presented.

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

**PUBLIC COMMENT**

Jessica Lansdale, President of The Lake Communities Alliance of Rock Hill commented on the Critical Environmental Area (CEA) Proposal that they have been working on over the past year. She is requesting a Presentation at the August 6<sup>th</sup> Town Board Meeting. She also invited the Town Board to come to a Presentation on July 28<sup>th</sup> to be held at Dutch’s Tavern regarding the (CEA) Proposal. There will be coffee and snacks available to the public.

Supervisor Rieber said that he has received the Proposal and Town Representatives will review. It was not confirmed whether a Presentation would take place at the August 6<sup>th</sup> Town Board Meeting.

Pamela Zaitchick of Glen Wild commented on the increased density and development in our Town. The Rock Hill area should remain a rural community. She expressed safety concerns regarding the increased traffic and speeding along her roadway, which is terrible. She also commented on other Towns who are imposing Moratoriums on Building. She is concerned and said “Where are we going in the Future.”

**CORRESPONDENCE:**

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



**2) UPDATE: KIAMESHA LAKE WWTP UPGRADES PROJECT NO. C3-5378-06-00 & C3-5378-06-01**

Supervisor Rieber provided an update regarding the Kiamesha Lake WWTP Upgrades Project No. C3-5378-06-00 & C3-5378-06-01. The NYS EFC provided a project overview, which he briefly reported on. The total project costs are estimated to be \$34,754,897.00. The NYS EFC provided correspondence regarding notification of Engineering Agreement Acceptance and Engineering Agreement Amendment Acceptance, which were received.

**3) UPDATE: EMERALD GREEN-ROCK HILL SEWER PUMP STATION #1,2&3 IMPROVEMENTS PROJECT NO. C3-5378-05-00**

Supervisor Rieber provided an update regarding the Consolidated Emerald Green-Rock Hill Sewer District Pump Station 1, 2 & 3 Improvements Project No. C3-5378-05-00. The NYS EFC provided correspondence regarding notification of Engineering Report Approval, which was received.

**4) APPROVE AUCTIONS INTERNATIONAL AUCTION SALE FOR (4) ITEMS – BUILDING DEPT. 1) 2015 FORD FUSION 4-DR SEDAN, 2) 2016 RAM 1500 4X4 CREW CAB PICKUP TRUCK, WATER & SEWER DEPT. 3) 2017 RAM 1500 CREW CAB PICKUP TRUCK & 4) 2018 RAM 1500 CREW CAB PICKUP TRUCK (TOTAL COST FOR ALL ITEMS: \$47,200.00)**

**The Following Resolution Was Duly Adopted: Res. No. 248 of the Year 2024.**

Resolved, that the Town of Thompson Town Board hereby accepts the final auction bids for the following surplus vehicles/items through the Auctions International Auction site at a total cost for all (4) items in the amount of \$47,200.00 as follows:

**Building Department**

- 1) 2015 Ford Fusion 4-Dr. Sedan, VIN # 3FA6P0G73FR235886 for \$9,700.00.
- 2) 2016 RAM 1500 4X4 Crew Cab Pickup Truck VIN# 1C6RR7XT5GS261412 for \$8,800.00.

**Water & Sewer Department**

- 1) 2017 RAM 1500 4X4 Crew Cab Pickup Truck VIN# 1C6RR7XT1HS675322 for \$14,000.00.
- 2) 2018 RAM 1500 4X4 Crew Cab Pickup Truck VIN# 1C6RR7XT7JS293172 for \$14,700.00.

Moved by: Councilman Schock                      Seconded by: Councilman Pavese

Vote: Ayes 4                      Rieber, Pavese, Schock and Meddaugh

Nays 0

Absent 1                      Mace

**5) DISCUSSION: TOWN ACTION REGARDING UNSIGHTLY PROPERTY CLEANUPS**

Director Carnell reported that the Town Board authorized Request For Proposals (RFPs) for Property Maintenance and Securing/Boarding Up Structures back in 2021. The (RFPs) were solicited at that time and there were no responses received. Discussion was held regarding unsightly property cleanups as per Local Law No. 03 that was adopted in 2017. This matter has been discussed in the past when the (RFPs) were originally solicited. Director Carnell will revise and re-solicit both (RFPs) for review and approval at the August 6<sup>th</sup> Town Board Meeting.

**6) BILLS OVER \$5,000.00**

**The Following Resolution Was Duly Adopted: Res. No. 249 of the Year 2024.**

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

**Delaware Engineering**

**\$100,025.00 Total Cost**

Invoice # 20-2090-21 – Engineering Services through May 2024 on the Kiamesha Sewer WWTP Upgrade Project.

**Slack Chemical Company**

**\$5,548.40 Total Cost**

Invoice # 471389 – Purchase of 660 Gallons of SternPac for the Emerald Green Sewer Wastewater Treatment Facility.  
(Procurement: Sole source procurement.)

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

**7) BUDGET TRANSFERS & AMENDMENTS**

There were no budget transfers or amendments.

**8) ORDER BILLS PAID**

**The Following Resolution Was Duly Adopted: Res. No. 250 of the Year 2024.**

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>

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

**OLD BUSINESS**

There was no old business reported on.

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

## **NEW BUSINESS**

There was no new business reported on.

## **REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS**

### **Supervisor William J. Rieber, Jr.**

- Kiamesha Artesian Spring Water Company – Attorney Mednick sent a copy of an Invoice along with a letter for reimbursement of water charges from the Village of Monticello for Village Water Service to the Business District during the BOIL Water Order.
- Village of Ateres – Discussions with Village Representatives are required regarding continued services.
- Provided update regarding air conditioning repairs and phone service outage at Town Hall. He thanked Supt. Somers and Brad Bastone for all their assistance regarding the necessary repairs.

### **Parks & Recreation Superintendent Glenn Somers**

- Volleyball Program ended and Tennis Program scheduled to begin Wednesday, July 17<sup>th</sup>.
- The Heating/A/C Mini Split has been installed in the Justice Court Clerk's Office.
- Safety Plan in place for watering of planters along NYS Route 42 Business District to address recent safety concerns. Also discussed with NYS DOT to provide minimal maintenance/mowing along Route 42 Business District corridor until completion of project.
- Installation of LED Lights on Poles in Lake Ida Town Park as a safety measure for the Rock Hill Summer Concert Series events. Will require Bucket Truck rental for approximately 3-Days at cost of \$350.00 per day. Town Board provided a verbal authorization for the Bucket Truck rental.
- Summer Youth Day Camp started yesterday and since yesterday there has been an increase in camper registration. There was a request from various Government Agencies regarding possible reimbursement of camp tuition for those receiving or qualifying for special services. The Town to consider allowing up to 10-Youths to attend at the Town's discretion with the arrangement of Government Subsidy reimbursement of camp tuition, with no guarantee of reimbursement.

### **The Following Resolution Was Duly Adopted: Res. No. 251 of the Year 2024.**

Resolved, that the Town Board of the Town of Thompson hereby permit up to a maximum of 10-Youths to attend the Town of Thompson/YMCA Summer Youth Day Camp at the Town's discretion in coordination with Government Program Subsidy reimbursement of camp tuition that meet specific financial requirements, knowing that reimbursement may not happen.

Moved by: Councilman Pavese

Seconded by: Councilwoman Meddaugh

Vote: Ayes 4

Rieber, Pavese, Schock and Meddaugh

Nays 0  
Absent 1 Mace

- Bronx Zoo Trip – Saturday, July 13<sup>th</sup>, 2024, 8AM to 6PM, \$10.00 per resident.

**Director of Community Development Jill M. Weyer**

- Design of Town Banners – Local Youth Artists to Design 24X60 Banners.
- Clean Energy Communities Grant Funding Potentials – Clean Energy LED Lighting.
- NYS Consolidated Funding Applications (CFA) – Grant Applications due 07/31/2024 and project ideas to consider.

**Director of Community Development Jill M. Weyer**

- NY Swims Program – 80%/20% Grant Matching Application for proposed new pool project at the East Mongaup River Park. Director Weyer obtained a Proposal for the new pool, which would cost an estimated budget of \$2.5 Million. The pool details were also provided. Applications are due by 07/12/2024. Discussion was held and action to authorize applying was taken as follows:

**The Following Resolution Was Duly Adopted: Res. No. 252 of the Year 2024.**

Resolved, that the Town Board of the Town of Thompson hereby authorizes completion and submittal of an 80%/20% Matching Grant Application to the NYS Office of Parks, Recreation & Historic Preservation and the Dormitory Authority of the State of New York for grant funding through the NY Statewide Investment in More Swimming (NY Swims) Program towards installation of a new pool located at the East Mongaup River Town Park and

Be It Resolved, that the Town Board commits to using Park Fees and In-Kind Services to complete the project and commit to the \$500,000.00 local match as required by the grant and

Further Be It Resolved, that the Town Supervisor hereby be authorized to execute said Grant Application for submittal by the application deadline of July 12<sup>th</sup>, 2024.

Moved by: Councilwoman Meddaugh                      Seconded by: Councilman Pavese

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

- Provided update on the Justice Court Document Scanning Project. The first invoice in the amount of \$15,733.87 was received and will be submitted for payment at the next Town Board Meeting.

**Water & Sewer Superintendent Michael G. Messenger**

- Has been a very busy season so far with many Sewer/Water connections.
- Mr. Manhole replacement projects are continuing to take place.







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 2nd day of July 2024 in the amounts respectively specified. Authorization is hereby given and direction is made to pay each of the claimants in the amount as specified upon each claim stated.

  
Melissa DeMarmels, Comptroller

  
William J. Rieber Jr, Supervisor



**Town of Thompson  
Warrant Report**

H000	CAPITAL PROJECTS	\$100,025.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250,035.75	\$0.00	\$350,060.75	\$0.00
SRH0	ROCK HILL AMBULANCE DIST	\$8,187.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,187.50	\$0.00
SSAR	Adelaar Sewer District	\$11,408.77	\$0.00	\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$41,408.77	\$0.00
SSH0	Harris Consolidated Sewer District	\$9,867.94	\$0.00	\$0.00	\$0.00	\$0.00	\$200,000.00	\$0.00	\$209,867.94	\$0.00
SSKC	Kiamesha Consolidated Sewer District	\$99,449.09	\$0.00	\$0.00	\$0.00	\$0.00	\$60,000.00	\$0.00	\$159,449.09	\$0.00
SMM0	MELODY LAKE SEWER DISTR.	\$2,694.86	\$0.00	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,694.86	\$0.00
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$46,039.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$46,039.25	\$0.00
SSS0	SACKETT LAKE SEWER DISTR	\$18,829.18	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00	\$0.00	\$38,829.18	\$0.00
SWA0	ADELAAR RESORT WATER DISTRICT	\$1,713.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,713.60	\$0.00
SWC0	COLD SPRING WATER	\$959.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$959.32	\$0.00
SWD0	DILLON WATER DISTRICT	\$142.79	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$142.79	\$0.00
SWK0	KIAMESHA RT42 WATER	\$57.14	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00	\$0.00	\$20,057.14	\$0.00
SWL0	LUCKY LAKE WATER DISTR	\$142.79	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$142.79	\$0.00
SWM0	MELODY LAKE WATER	\$776.42	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$776.42	\$0.00
T000	TRUST & AGENCY FUND	\$6,930.60	\$0.00	\$0.00	\$0.00	\$0.00	\$16,165.79	\$0.00	\$23,096.39	\$0.00
<b>Grand Totals</b>		<b>\$809,520.16</b>	<b>\$0.00</b>	<b>\$45,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$566,201.54</b>	<b>\$0.00</b>	<b>\$1,420,721.70</b>	<b>\$0.00</b>



Town of Thompson  
Warrant Report

Unposted Batch Totals

Fund	Fund Description	Invoice Batch	Manual Checks	Purchase Cards	Total
	Unposted Batch Grand Totals	\$0.00	\$0.00	\$0.00	\$0.00

Posted Batch Totals

Fund	Fund Description	Invoice Batch	Manual Checks	Purchase Cards	Total
A000	GENERAL FUND TOWN WIDE	\$251,711.02	\$0.00	\$0.00	\$251,711.02
B000	GENERAL TOWN OUTSIDE	\$64,759.20	\$0.00	\$0.00	\$64,759.20
DA00	HWY#3 / 4 - TOWN WIDE	\$499.00	\$0.00	\$0.00	\$499.00
DB00	HWY#1 - TOWN OUTSIDE	\$185,326.69	\$0.00	\$0.00	\$185,326.69
H000	CAPITAL PROJECTS	\$100,025.00	\$0.00	\$250,035.75	\$350,060.75
SRH0	ROCK HILL AMBULANCE DIST	\$8,187.50	\$0.00	\$0.00	\$8,187.50
SSAR	Adelaar Sewer District	\$11,408.77	\$0.00	\$0.00	\$11,408.77
SSH0	Harris Consolidated Sewer District	\$9,867.94	\$0.00	\$200,000.00	\$209,867.94
SSKC	Klamesha Consolidated Sewer District	\$99,449.09	\$0.00	\$60,000.00	\$159,449.09
SSMO	MELODY LAKE SEWER DISTR.	\$2,694.86	\$0.00	\$0.00	\$2,694.86
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$46,039.25	\$0.00	\$0.00	\$46,039.25
SSSO	SACKETT LAKE SEWER DISTR	\$18,829.18	\$0.00	\$0.00	\$18,829.18
SWA0	ADELAAR RESORT WATER DISTRICT	\$1,713.60	\$0.00	\$0.00	\$1,713.60
SWC0	COLD SPRING WATER	\$959.32	\$0.00	\$0.00	\$959.32
SWD0	DILLON WATER DISTRICT	\$142.79	\$0.00	\$0.00	\$142.79
SWK0	KIAMESHA RT42 WATER	\$57.14	\$0.00	\$20,000.00	\$20,057.14
SWL0	LUCKY LAKE WATER DISTR	\$142.79	\$0.00	\$0.00	\$142.79
SWM0	MELODY LAKE WATER	\$776.42	\$0.00	\$0.00	\$776.42
T000	TRUST & AGENCY FUND	\$6,930.60	\$0.00	\$16,165.79	\$23,096.39
	Posted Batch Grand Totals	\$809,520.16	\$0.00	\$45,000.00	\$566,201.54
	Report Grand Totals				\$1,420,721.70

Report Grand Totals

Fund	Fund Description	Invoice Batch	Manual Checks	Purchase Cards	Total
A000	GENERAL FUND TOWN WIDE	\$251,711.02	\$0.00	\$0.00	\$251,711.02
B000	GENERAL TOWN OUTSIDE	\$64,759.20	\$0.00	\$0.00	\$64,759.20
DA00	HWY#3 / 4 - TOWN WIDE	\$499.00	\$0.00	\$0.00	\$499.00
DB00	HWY#1 - TOWN OUTSIDE	\$185,326.69	\$0.00	\$0.00	\$185,326.69