

## Regular Meeting

The Regular Meeting of the Ephratah Town Board was held at 6 PM on Wednesday, March 14, 2018 at the Ephratah Town Hall.

Roll Call found the following people present:

Supervisor	Todd Bradt
Councilman	Ivan Duesler
Councilman	George Cosselman
Councilman	Thomas Miles
Councilman	Andrew Chorlton
Clerk	Cynthia Wesselmann
Hwy Superintendent	Alan Cretser
Code Enforcement Officer	David Rackmyre, Jr - absent
Attorney	Michael Albanese

The meeting was opened with Salute to the Flag led by Supervisor Todd Bradt.

Ivan Duesler made a motion to accept the February 14, 2018 regular meeting minutes. 2<sup>nd</sup> by George Cosselman. 5 Ayes, Carried.

Ivan Duesler made a motion to pay General bills, Abstract # 3, Claim 37 thru 51 in the amount of \$5,546.90. 2<sup>nd</sup> by George Cosselman. 5 Ayes, Carried.

Thomas Miles made a motion to pay Highway bills, Abstract #3, Claim 42 thru 59 in the amount of \$6,899.82. 2<sup>nd</sup> by Andrew Chorlton. 5 Ayes, Carried.

### **Communications:**

- The Fulton County Real Property Tax Service sent in a notice that the tax bills are now available to view on line thru the [fultoncountyny.gov](http://fultoncountyny.gov) website. Once you are on the site go to image mate online towards the bottom and click on that, then click for public access. Find the parcel your looking up by entering only a couple of details, the less information you enter the easier the parcel may be to find. When you get the one you want click on the tax info and then view bills.
- The Fulton County Recycling Coordinator, Dianne Woske, sent in an A to Z Policy Guidebook for recycling various items. The only change noted was the addition of a pharmaceutical drop off at the Gloversville Police Department. Any questions or concerns please call the office at (518) 736-5501.

### **Public Input:**

- None

### **Reports:**

#### Code Enforcement Officer:

- The Code Enforcer, Mr. David Rackmyre Jr., issued four new permits, one certificate of compliance, and a ticket was served for a trailer.
- Mr. Rackmyre has a pending court case for an illegal trailer, the owner has been notified. It was rescheduled to March 22, 2018 @ 6PM.
- Mr. Rackmyre received a call from the Assemblyman Butlers secretary regarding a Zombie property (bank owned) that a neighboring property had called several times about. He returned the call and explained about the crack in a wall holding dirt from the property. It is bank owned, but they have not registered the deed so it shows the old owner as responsible.
- Any questions or concerns please call (518) 568-5140 and leave a message, or try his cell phone number at (518) 848-2930. His report was submitted and on file.

### Planning Board:

- The Town Wide Clean-up is scheduled for April 28<sup>th</sup> at the Ephratah Town Hall.
- The Planning Board held a special meeting on February 26<sup>th</sup> for a subdivision requested by Wendy Duesler and George Kretser. The two lots containing their residences are to be split from the 32.79-acre family plot. The lot of Mr. Kretser's will be merged with his existing 2 acres across the road. The sub-division request was granted.
- The Planning Board still has vacancies for two alternates.
- The issues of Town blight and animal control were raised. After much discussion, they recommended to the Ephratah Town Board that a review of procedures be put into place to deal with the blight properties and those without proper permits for demolition and construction. They suggested checking with the Town attorney Michael Albanese and Code Enforcement Officer David Rackmyre Jr. about successful actions taken by other towns. Also to consider reinstating previous permit procedures, raising fines for code violations, shortening time between violation notices and following steps through court appearances. They said that they feel that consequences are not severe enough to encourage compliance.
- Chairperson Judith Townsend and others attended a training for Local Officials at FMCC on Hot Button Land Uses receiving credit for 2 hours and Walkable Communities for 1 hour.

### Highway:

- Highway Superintendent, Mr. Cretser said they have been plowing snow and sanding.
- Mr. Cretser asked the Town Board for permission to go out to bid for blacktop to pave the roads. He plans to do Murray Hill Rd to Rte 29, including Old School House Rd. Whatever they have left over, they will start on East Rd by the Souza's home, where the blacktop ends and go towards Fical Rd as far as they can.

Ivan Duesler made a motion to set the Public Hearing for the Blacktop Bid Opening on April 11, 2018 at 6:15pm during the regularly scheduled Town Board meeting at the Ephratah Town Hall. All bids need to be submitted to the Town Clerk no later than 8pm the evening before, on April 10<sup>th</sup>, 2018. Bidders should see the Bid specs for more details regarding a \$100.00 certified check and an insurance certificate to be submitted. 2<sup>nd</sup> by George Cosselman, 5 Ayes carried.

### Youth:

- The Easter Party will be held on March 24<sup>th</sup> at 2pm. The Egg Hunt will start 2:30.
- They have coaches all lined up for softball and will be getting sponsor letters out.
- Alan is working on Ethan Cretser taking over the responsibilities at the Ephratah Recreation Commission.
- They are also working on the fliers for the car show set for the second Saturday in August.

### Assessor:

- All exemptions have been processed and entered.
- The Assessor, Lyn Yuenger, and her assistant Penny Smith, will be attending a course in March in Hudson NY, entitled Board of Review and Small Claims Hearings.
- Ms. Yuenger has finished processing split mergers and put new values on those. She has added the new improvements to properties and they are also adjusting the values on 322 parcels (vacant land over 10 acres), this will complete the Tentative Roll. The deadline is April 1<sup>st</sup>, 2018. The Tentative Roll will be available to view on line through the [fultoncountyny.gov](http://fultoncountyny.gov) image mate online site. The information may be reviewed by appointment only, call 762-5688 ext 23.

### Supervisor:

- Report will be available.

Historian:

- Ms. June Frasier was not in attendance but has been around Town Hall.

**New Business:**

- The Supervisor spoke with the Town Board about updating the Town Code Book through General Code as the Town has done in the past. Their quote included all the Local Laws from 2000 to date, 35 copies of the inserts including revisions to the Table of Contents, Disposition List and Index, not to exceed \$4,175.00; which includes shipping and handling of up to 35 sets of supplemental pages.

**Resolution 42**

Ivan Duesler offered resolution 42 to update the Town Code books with the quote provided by General Code in the amount of \$4,175.00, pending a change in Local Law No. 3 of 2011, not to exceed \$5,000.00. 2<sup>nd</sup> by George Cosselman. 5 Ayes, carried.

- Supervisor Todd Bradt spoke to the Board about rescinding Local Law 3 of 2011 “Amendment To Stop Intersections”. This local law moved a stop sign from Old State Road to Murray Hill Road. The need at the time was because of the water bottling plant, but they had a change of plans. Now the town would like to rescind or amend the Local Law and revert back to the original sign placement.

Ivan Duesler made a motion to set the Public Hearing to amend and or rescind Local Law 3 of 2011, “Amendment to Stop Intersections”. The Public Hearing will be held on April 11, 2018 at 6:30 pm during the regularly scheduled Town Board meeting at the Ephratah Town Hall. 2<sup>nd</sup> by Thomas Miles. 5 Ayes, carried.

- Mr. Bradt also spoke on the discuss at the county level of Post Offer Physical Ability Testing regarding performance testing designed to test the applicant’s physical capabilities to perform key tasks associated with a specific job. For example, lifting, carrying, climbing, reaching and ect., It would be a pre-employment screening on an applicant’s ability to perform a certain job. And to go one step further to do a physical once a year for the Highway employees the Town would pay for. This may be something to discuss with the union during negotiations. The Town Board and Superintendent were all for it and thought that would be a reasonable request and protect the Town from any liability issues operating heavy equipment. The employees would need to sign any necessary HIPA releases needed.

**Unfinished Business:**

None

George Cosselman made a motion to adjourn the meeting. 2<sup>nd</sup> by Thomas Miles. 5 Ayes, Carried. Time: 6:37 P.M.

Respectfully submitted,

Cynthia A. Wesselmann  
Town Clerk, Town of Ephratah