

Regular Meeting

The Regular Meeting of the Ephratah Town Board was held at 6 PM on Wednesday, August 11th, 2021 at the Ephratah Town Hall. Roll call found the following members present:

Supervisor	Todd Bradt
Councilman	Ivan Duesler
Councilman	George Cosselman
Councilman	Andrew Chorlton
Councilwoman	Eleanor Smith
Clerk	Cynthia Wesselmann
Hwy Superintendent	Alan Cretser
Code Enforcement Officer	Devon Percival
Attorney	Michael Albanese - absent

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

Ivan Duesler made a motion to accept the meeting minutes from the regular meeting on July 14th, 2021. 2nd by George Cosselman. 5 ayes, carried.

Ivan Duesler made a motion to pay General bills, Abstract #8, claim 372 thru 381 in the amount of \$6,131.08. 2nd by Eleanor Smith. 5 ayes, carried.

Eleanor Smith made a motion to pay Highway bills, Abstract #8, claim 382 thru 403 in the amount of \$110,496.39. 2nd by George Cosselman. 5 ayes, carried.

Communications:

- The Fulton County DSW sent notice that the Ephratah Transfer Station will be closed on Monday, September 6th for the Labor Day Holiday. The Station will be open on Tuesday, September 7th from 10am until 6pm.
- NYS Ag & Markets sent in the Dog Control Officer Inspection Report on Daniel Robinson at 556 Wemple Road, Johnstown, and was rated satisfactory.
- NYS Ag & Markets sent in the Municipal Shelter Inspection Report completed for the James A Brennan Memorial Humane Society located at 437 Nine Mile Tree Rd in Gloversville. That also was rated satisfactory.
- Local Law 1 of 2021 has been received by the State and the “Winter Parking Ban on All Town Roads in the Town of Ephratah” from November 1st thru April 30th every year going forward is now in effect.

Public Input:

- None at this time.

Reports:

Code Enforcement Officer:

- Mr. Devon Percival has been busy with several things including an inspection in process; a new shed permit, and he has issued a Certificate of Occupancy. His report is on file.
- Mr. Percival has completed 5 hrs in service complete for the 2021 updates.

- Mr. Percival spoke with the Town Board members on Junk vs Junkyards. He would like to reclassify junkyards in the Local Law and spoke on clean up issues, nothing they should be fenced in. The current Town Law includes an application fees of \$10/acre if it's less than 10 acres, \$20/acre for 11-30, and \$350 for 750 acres. In addition to the application fee he proposed an additional \$5 per acre, per year after that and change the language to square foot to fit the Fencing Rule. Mr. Percival has spoken with the Assessor on placing an assessment of \$250 on every 10,000 sq feet as an option. He is trying to encourage Junk yards to clean up and consolidate the debris, noting that 1 acre is a little over 43,000 sq ft. The Town Board has tabled this until they talk with the Town Attorney, Michael Albanese.
- Mr. Percival also spoke with Bill Gray and Dave Hoyer about getting a Variance Request from the Planning Board for a garage being built.
- Mr. Percival noted that five properties had went back to the County on back taxes and would like a list of those properties.
- Any questions or concerns, please call (518) 928-9360

Planning Board:

- They are planning their next Planning Board meeting at 6pm on September 7th at the Ephratah Town Hall.

Highway:

- Highway Superintendent Alan Cretser said the paving on Fical Rd has been completed.
- The mowing is done and they are hoping to be processing sand with the screen plant.
- Mr. Cretser inquired about black top invoices and mentioned one is coming from the Eaker Rd.
- The phones are working again in the Highway Department.

Youth:

- Softball is ending on August 9th. Soccer is starting on Saturday, September 11th for any kids that want to show up and play.

Assessor:

- The Assessor's report is on file. Lyn Yuenger reported homes sales in the Town are astronomical in comparison to their assessed values. She believes this will wreak havoc with the equalization rates in the next few years. She will be making adjustments to assessments.
- Ms Yuenger will be adjusting land values by property class using recent vacant land sales as a comparable. She is hoping to offset the extremely high sale prices.
- She is still seeing changes to properties being made without permits.
- New forms are out for the Basic Star and the Enhanced Star exemptions and available but they need to be filled with the state, not locally. The Assessor's office is still handling any new veteran's exemptions, senior renewals and new senior exemptions, Ag renewals and 10-year Ag building exemptions.
- Any questions or concerns, please contact their office extension at (518) 762-5688.

Supervisor:

- The Supervisor's report was submitted and financial report is on file in the Clerk's office.

Historian:

- The Deputy Historian Abby Cretser reported that they had purchased a new filing cabinet for the Town Historical Society.
- They are planning to meet next Wednesday. They are also planning to do a calendar for a fund raiser for the coming year.
- Ms. Cretser said they ordered more cemetery cleaner and plan to do work in the Dempster Cemetery in September-October.

Unfinished Business:

- The Town Board tabled the conversation with the code enforcement officer, Devon Percival on Junk vs. Junk yards until they confer with the Town Attorney, Michal Albanese. Mr. Albanese is absent as his mother had passed away. The Town Board asked the Clerk to send a card expressing their sincere condolences.

New Business

- The Supervisor Todd Bradt reviewed the Fulton County Highway Snow Plow contract and the Mang Insurance Renewal with the Town Board members.

Resolution 67

Eleanor Smith made a motion to accept Resolution 67 to enter into contract with the Fulton County Highway Department for the Snow Plowing Contract covering 7.52 miles at \$5,000 per mile. 2nd by Ivan Duesler. 5 ayes, carried.

Resolution 68

George Cosselman made a motion to accept Resolution 68 for the Mang Insurance Renewal; increasing the coverage to 5 million thus increasing the premium by \$300.00. 2nd by Eleanor Smith. 5 ayes, carried.

George Cosselman made a motion to adjourn the town board meeting. 2nd by Eleanor Smith. 5 Ayes, carried. Time 7:09pm

Respectfully submitted,

Cynthia A. Wesselmann
Town Clerk, Town of Ephratah