

Regular Meeting

The Regular Meeting of the Ephratah Town Board was held at 6 PM on Wednesday, November 13th, 2024 at the Ephratah Town Hall. Roll call found the following members present:

Supervisor	Todd Bradt
Councilman	Andrew Chorlton
Councilwoman	Eleanor Smith
Councilman	George Cosselman
Councilwoman	Paula Keppler
Clerk	Cynthia Wesselmann
Highway Superintendent	John Polenski Jr.
Code Enforcement Officer	Devon Percival
Attorney	Michael Albanese

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

Eleanor Smith made a motion to accept the meeting minutes from the regular meeting on October 9th, 2024. 2nd by George Cosselman. 5 Ayes, carried.

George Cosselman made a motion to pay General bills, Abstract #11, claim 466 thru 482 in the amount of \$7,745.86. 2nd by Andrew Chorlton. 5 Ayes, carried.

Andrew Chorlton made a motion to pay Highway bills, Abstract #11, claim 483 thru 497 in the amount of \$88,721.15. 2nd by Eleanor Smith. 5 Ayes, carried.

Communications:

- The Ephratah Transfer Station will be closed on Thursday, November 28th for the Thanksgiving Day Holiday. They will be open regular hours on Saturday, November 30th from 8am till 4pm. Also noted was the Christmas holiday does not affect the Ephratah Transfer Station.

Public Input:

- None

Reports:

Code Enforcement Officer:

- Mr. Percival had a court date that was adjourned until the 21st of November.
- Mr. Percival said a property on Old State Road is being cleaned up. There is concerns over a boat on the Old State Road but not much in code for that.
- There is a septic issue on Route 10 with a tenant/landlord having property line discrepancies.

Public Hearing:

Public hearing was opened for the RGL contract at 6:10 pm.

Planning Board:

- The Dollar General is changing the building design a little bit, but is still following New York State Code. They do have a variance request in for the change.

Public Hearing:

Public hearing was opened for the Ephratah Fire contract at 6:20 pm.

Highway

- Highway Superintendent, John Polenski Jr. has recouped \$961 in culvert pipe shoulder repairs on the New Turnpike Rd from the property owners.
- There was an ATV incident in the town pit and there will be a letter going out concerning the trespassing.
- There were no issues with the MSHA inspections. The recommendations were that policies and procedures may need to be in writing.
- Mr. Polenski Jr. was advised that the Senior Center hired TW to plow this year.
- The speed limit requests were given to Fulton Co Hwy and mailed to the State.
- The trucks are ready for winter. Truck 8 needs to be inspected.
- The dry storage shed is almost completed. They will be ordering salt after the walls are painted.
- The request for CHIPS monies has been submitted and should be reimbursed by mid-December.
- Snyder Road was paved with shared services from Johnstown.
- The Highway Dept has been trimming trees and making other road repairs.
- Mr. Polenski Jr. commended the guys for finishing all their goals this year, with a job well done!

Youth:

- Nothing at this time

Assessor:

- The Assessor, Lyn Yuenger, said AG renewals are due by March 1st, 2025. The new AG rules have a 10 year exemption. Property owners can apply on-line by March 15th, 2025. The Assessor noted that there are exemption forms available for any new Agriculture structures to be filled out before March 1st, 2025.
- Anyone who has done any building or demolition needs to call or come in to the office to inform the Assessor, with their permit, in order to update the property assessment. Also available are the forms for anyone turning 65 before 12/31/25 for the Enhanced Star exemption and Senior exemption if your income is under the limit.
- Property owners can apply for the Basic Star exemption on line at www.tax.ny.gov/star from September 15th, 2024 through March 15th, 2025. You would need your social security number and property tax ID.
- The Assessor also noted that the NY State Department of Health has guidelines on people residing in RVs, that they can only live in them for 6 months.
- Any questions or concerns, they are available on Tuesday evenings from 6-8pm at the Town, or call the Assessor's Office at (518) 762-5688.

Public Hearing:

Public hearing was opened for the 2025 Preliminary Town budget at 6:30 pm.

Supervisor:

- The Supervisor's financial report was submitted and is on file for review.

Historian:

- Not in attendance.

New Business:

Resolution 81

Eleanor Smith made a motion to accept Resolution 81 to adopt the Building Permit fee schedule following 40% of New York State Department Guidelines. 2nd by Andrew Chorlton. 5 Ayes, carried.

Resolution 82

Andrew Chorlton made a motion to accept Resolution 82 to adopt the Vacant Building Registration, with Death and Trust for sale, excluded. 2nd by Paula Kepler. 5 ayes, carried.

Resolution 83

Eleanor Smith made a motion to accept Resolution 83 to pay the invoice submitted for the I-work program contracted for Code Enforcement, in the amount of \$4,500. 2nd by Andrew Chorlton. 5 ayes, carried.

The Supervisor, Todd Bradt, closed all the Public Hearings; as there were no comments or public input.

Resolution 84

Eleanor Smith made a motion to accept Resolution 84 to adopt the 3 year Fire Contract with RGL for 2025-2027 with the amounts for each year being: \$84,700.00 for 2025, \$93,170.00 for 2026, and \$102, 487.00 for 2027. 2nd by George Cosselman. 5 ayes, carried.

Resolution 85

Eleanor Smith made a motion to accept Resolution 85 to adopt the 3 year contract with Ephratah Volunteer Fire Department for 2025-2027 with the amounts for each year being: \$67,000.00 for 2025, \$74,500.00 for 2026, and \$83,000.00 for 2027. 2nd by Andrew Chorlton. 5 ayes, carried.

Resolution 86

Eleanor Smith made a motion to accept Resolution 86 to adopt the 2025 Preliminary Budget, now being the final 2025 Town of Ephratah Budget; staying under the 2% tax cap. 2nd by George Cosselman. 5 ayes, carried.

Old Business:

- The Town is in the process of completing the standard workday as required by the New York State retirement system.

Public Input

None at this meeting

Eleanor Smith made a motion to adjourn the town board meeting. 2nd by George Cosselman. 5 Ayes, carried. Time 6:50 pm

Respectfully submitted,

Cynthia A. Wesselmann
Town Clerk, Town of Ephratah