

Regular Meeting

The Regular Meeting of the Ephratah Town Board was held at 6 PM on Wednesday, March 12th, 2025 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 - absent

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

George Cosselman made a motion to accept the meeting minutes from the regular meeting on February 12th, 2025. 2nd by Eleanor Smith. 5 ayes, carried.

Eleanor Smith made a motion to pay General bills, Abstract #3, claim 113 thru 121 in the amount of \$6,441.21. 2nd by Andrew Chorlton. 5 Ayes, carried.

George Cosselman made a motion to pay Highway bills, Abstract #3, claim 98 thru 112 in the amount of \$73,506.74. 2nd by Andrew Chorlton. 5 ayes, carried.

Communications:

- Kathy Oughton sent in notice, with regret, that she would be resigning from the Board of Assessment Review and Planning Board.
- The Board of Elections sent notice in of the posted political calendar for 2025 elections.
- Fulton County Public Health posted the 2025 Free Rabies Clinic, pre-registration is required. The first clinic is on March 26th.
- Stephen Oughton has expressed interest in becoming a member of the Board of Assessment Review and the Planning Board.
- Tara Berry wrote in and expressed interest in becoming a member of the Board of Assessment Review.

Resolution 47

Eleanor Smith made a motion to accept Kathleen Oughton's resignation from the Board of Assessment Review and the Planning Board with regret and a job well done for many years. 2nd by Paula Keppler. 5 ayes, carried.

Public Input

- None at this time.

Reports:

Code Enforcement Officer:

- Code Enforcer, Devon Percival, said Dollar General has paid their permit application of \$1,958.00; they have not awarded the construction bid yet.
- Mr. Percival sent National Grid a permit fee schedule as they are in the process of putting up a new substation on Saltsman's Rd. It will be about an acre of

land and a fairly large construction process. We should know more details by April. This is all a part of the pad out procedure of the upgrade of the line from Ingham's Mills generation station all the way to Pattersonville; a massive project. There will be crane matting laid out by National Grid for this upgrade project.

- Code Enforcement may be reissuing a couple of Ted Frank's violations on 119 and School House Rd for better tracking through the new Code Enforcement program implemented called the I WorQ's system.
- He is following up on Carver that is now owned by Heidelberg, as they have no active permits through DEC other than the trucking permits.
- There was a house taken down on Rte 67, noting that the burn ban goes into effect Sunday, March 14th until May 16th.

Planning Board:

- The Supervisor, Mr. Bradt read the report submitted by the Chairman, Bill Simpson. They held the regularly scheduled quarterly meeting on Monday evening, March 9th, 2025.
- The Fulton County Planning Dept will be holding training at FMCC on April 9th, 2025. Interested parties need to preregister by calling (518) 736-5660.
- They were working on a subdivision and were going to make suggestions because it would be landlocked, but the property owner withdrew the request.
- All items that were requested for the proposed Dollar General will be included in the final design and a building permit would be granted soon.
- Mr. Simpson acknowledged that Kathleen Oughton resigned as a Planning Board member due to medical and personal reasons. A family member, Stephen Oughton, has expressed interest and submitted a letter to the Town requesting approval to become a Planning Board member. They also have been advised of another resident that would also like to be a Planning Board alternate member.
- The next scheduled meeting will be on June 9th, at 6pm, at the Ephratah Town Hall unless there is a request sooner.

Highway

- Highway Superintendent, John Polenski Jr. reported that they have been busy cleaning roads, adjusting chains and filling pot holes. They ended up putting cold patch on the New Turnpike Rd.
- Mr. Polenski Jr. has contacted the State regarding the new approved speed limit. They are updating the GPS and the highway department will be waiting to hear from them.
- One of the Town trucks was rear ended in an accident on Rte 29. Truck #5 has a broken spring and Highway is waiting to hear from the insurance company as to the status of the damages. Any money from the insurance for the truck would go into the Highway reserve account.
- Mr. Polenski Jr. and his Deputy Stephen Cornaire went to Advocacy Day on March 5th regarding the Chips funding. They informed the Town Board that all oil based products will be up \$.10 per gallon for paving the roads. The Town's maintain 87% of the roads and the State maintains 13%, but they get a lot of the funding. Mr. Polenski Jr. is working on a plan to blacktop roads and will plan to go out to bid in April and will have results by May.
- They have had a lot of issues with the 444 Loader and would like a resolution to purchase a new John Deere Loader that would work out best for their needs. They got four estimates and the John Deere 544 came in the lowest.
- Mr. Polenski Jr. is getting pricing for the \$280,000 salt building grant that they received. He's been in contact with Hybrid Building Solutions and a 62' x 50'

building for a salt shed with a 25 year warranty on the fabric, the OSHA approved structure would be \$222,184. A 52' x 50' would be \$201,249; based on NYS code with wind and load requirements.

- They received the Chips reimbursement of \$66,500 and the Wal-Mart Dist Center donated \$400 to the Highway Dept for drinks and snacks.
- The Highway Dept would also like to purchase a plasma cutter to do in house welding repairs. They found a plasma cutter they would like to purchase as the supply chain is being affected and it would save the Town money because a couple of the town employees would be able to do welding in house.

Resolution 48

George Cosselman made a motion to accept Resolution 48 to purchase a Lincoln Power Mig 262P, the plasma power max 45 is \$2,800 and the Lincoln welder is \$3,850 with extra supplies for a total of \$7,260.70. 2nd by Andrew Chorlton. 5 Ayes, carried.

Resolution 49

Andrew Chorlton made a motion to accept Resolution 49 to enter into a 3 year Municipal lease to own with buy out of .01 cent from United Construction and Forestry for a John Deere 544 Loader for \$179,900 less the trade in amount for the 444 Loader of \$21,500 for a total amount of \$158,400. 2nd by Paula Keppler

Youth:

- Nothing at this time.

Assessor:

- The Assessor Lyn Yuenger said they have completed data collections as of March 1st, 2025. They are in the process of entering and changing data for the tax roll. They are starting to get new permits have received all of the exemptions sent out and well as two new applications for the veterans exemption. They had to replace two positions on the Board of Review. The Tentative roll will be ready to submit to the County by the end of April.
- Any questions or concerns, they are available on Tuesday evenings from 6-8 pm at the Town, or call the Assessor's Office at (518) 762-5688.

Supervisor:

- The Supervisor's financial reports were submitted and are on file.

Historian:

- Nothing to report at this time.

New Business:

- The Town would like to appoint Michael Robinson as the Deputy Dog Control Officer as Dan Robinson was appointed temporarily until Kaylie Bonfey found someone else.
- The Supervisor, Todd Bradt would like the Town Board members to look over the current procurement policy in place as they may want to raise the thresholds for purchasing.

Resolution 50

George Cosselman made a motion to accept Resolution 50 to appoint Michael Robinson of Rockwood as the Deputy Dog Control Officer, term to expire 12/31/2025. 2nd by Paula Keppler. 5 Ayes, carried.

Resolution 51

Eleanor Smith made a motion to accept Resolution 51 to appoint Stephen Oughton of 259 Tillboro Rd, St. Johnsville, NY 13452 to the Board of Review thereby replacing a vacancy left by Kathleen Oughton; term to expire 9/30/2027. 2nd by Andrew Chorlton. 5 Ayes, carried.

Resolution 52

Paula Keppler made a motion to accept Resolution 52 to appoint Tara Berry of 437 Murray Hill Rd., St. Johnsville, NY 13452 to the Board of Review thereby replacing a vacancy left by Cynthia Wesselmann; term to expire 9/30/2029. 2nd by Eleanor Smith. 5 Ayes, carried.

Resolution 53

Eleanor Smith made a motion to accept Resolution 53 to appoint Stephen Oughton of 259 Tillboro Rd, St. Johnsville, NY 13452 to the Planning Board, thereby replacing a vacancy left by Kathleen Oughton; term to expire 12/31/2026. 2nd by Andrew Chorlton. 5 Ayes, carried.

Resolution 54

Andrew Chorlton made a motion to accept Resolution 54 to pay the insurance on the 544 John Deere loader of \$511. 2nd by Paula Keppler. 5 Ayes, carried.

Resolution 55

Eleanor Smith made a motion to accept Resolution 55 to accept the donation from Walmart Dist Center for the Highway Dept to purchase water and supplies for the Highway employees. 2nd by George Cosselman. 5 Ayes, carried.

Resolution 56

Eleanor Smith made a motion to accept Resolution 56 to reappoint Abby Cretser to the Ephratah Recreation Commission with a five year term to expire 12/31/2029. 2nd by Andrew Chorlton. 5 Ayes, carried.

Resolution 57

George Cosselman made a motion to accept Resolution 57 to accept the audit of the Honorable Dominic Arena's judges books to be in good order; with a job well done! 2nd by Paula Keppler. 5 Ayes, carried.

George Cosselman made a motion to adjourn the Town Board meeting. 2nd by Paula Keppler. 5 Ayes, carried. Time 7:23 pm

Respectfully submitted,

Cynthia A. Wesselmann
Town Clerk, Town of Ephratah