

Regular Meeting

The Regular Meeting of the Ephratah Town Board was held at 6 PM on Wednesday, May 14th, 2025 at the Ephratah Town Hall. Roll call found the following members present:

Supervisor	Todd Bradt
Councilman	Andrew Chorlton
Councilman	George Cosselman
Councilwoman	Eleanor Smith
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.

George Cosselman made a motion to accept the meeting minutes from the regular meeting on April 9th, 2025. 2nd by Eleanor Smith. 5 ayes, carried.

Andrew Chorlton made a motion to pay General bills, Abstract #5, claim 192 thru 212 in the amount of \$9,288.96. 2nd by Eleanor Smith. 5 Ayes, carried.

Eleanor Smith made a motion to pay Highway bills, Abstract #5, claim 213 thru 235 in the amount of \$18,236.44. 2nd by Andrew Chorlton. 5 ayes, carried.

Communications:

- The Fulton County Dept of Solid Waste sent notice that the Ephratah Transfer Station would be closed on Monday, May 26th in observance of the Memorial Day Holiday. They will be open the next day, on Tuesday, May 27th from 10am till 6pm.
- Linda Robinson sent in a thank you note for the flowers sent from the Town, honoring the late Daniel Robinson.
- The clerk wrote a letter on behalf of the town for the Brookside Tavern, acknowledging the changes that the Brookside is making in the liquor license application to include the jukebox, karaoke and live music on the premises.
- The NYS DOT notified the Town of their study of Fical corners Rd and a reduced speed limit is not appropriate at this time.
- The clerk handed out an article on a Pro-Housing Resolution for the Town Board members to review. The article in the Leader Herald said the Town of Perth was looking at adopting it order to make State funds and grants available.
- The Board of Review had their meeting last night and voted for Kristen Baker to be the Chair and Kimberly Heroth as the Secretary for the upcoming grievance date of May 27th, 2025 from 4pm till 8pm, at the Ephratah Town Hall.

Public Input

- None at this time.

Reports:

Code Enforcement Officer:

- Code Enforcer, Devon Percival has another \$200 in fees from permits for sheds, modifications and ect. He also has 22 tickets he has given out.
- There is a property on Rte 67 that would not be a buildable property because it has a shared well.

- Mr. Percival has been dealing with cars and debris on State Rte 29 and County Rte 119. Also he will be talking with a Byler about building on Burrell Rd in Ephratah.
- Brittany’s Diner will be putting in a new septic system with a grease trap system and has an exit for upstairs to meet the Dept of Health requirements.
- Dollar General is running about 4 weeks behind and will be putting construction signs up for DOT.
- National Grid purchased eight acres for a Sub Station on Saltsman’s Rd. They are working with Bill Simpson and the Planning Board.
- Carver sold to Heidelberg and they do not have a blasting permit/mining permit. They can still sell aggregate out of there.
- Bedrock Solar said they are still developing a solar site on Rte 29. Mr. Percival said they will now have permit fees.

Bid Opening:

- The Public Bid Opening for Asphalt opened at 6:15pm. The following bids were submitted for:
1. Woods Road 3960 ft in length and 18ft wide, 875 tons of #403.17 type 6F Top
 2. Old State Rd 3750 ft in length and 18ft wide, 825 tons of #403.17 type 6F Top

Cobleskill Stone, PO Box 220, 112 Rock Rd, Cobleskill, NY 12043

1. Woods Road	\$83.15/ton	\$72,756.25
2. Old State Rd	<u>\$83.15/ton</u>	<u>\$68,598.75</u>
	Total bid	\$141,355.00

Heidelberg Materials Northeast-NY LLC, Construction Division, 4800 Jamesville Rd, PO Box 513, Jamesville, NY 13078

1. Woods Road	\$81.40/ton	\$71,225.00
2. Old State Rd	<u>\$81.40/ton</u>	<u>\$67,155.00</u>
	Total bid	\$138,380.00

Callanan Industries, Inc, PO Box 15097, Albany, NY 12212-5097

1. Woods Road	\$87.49/ton	\$76,553.75
2. Old State Rd	<u>\$87.49/ton</u>	<u>\$72,179.25</u>
	Total bid	\$148.733.00

Planning Board:

- Mr. Percival is working with Bill Simpson regarding a sub-division; he doesn’t see a problem with.

Highway

- Highway Superintendent, John Polenski Jr. reported that Frontier had installed the new fiber optics internet and seems to be working well. The Town may need to cancel the old internet.
- Mr. Polenski Jr. got pricing from Gorman to install fiber mat on Olstrum Rd, Water Shed Rd and Church Street. It’s about \$14,000.00 cheaper than the oil and stone and will last longer.
- DEC called and asked if the Town would be interested in doing work and fixing Cemetery Rd in Rockwood, as it is a State campground site. They have beaver issue causing road damages and vehicles cannot drive up the road. The Town would need

to replace a culvert, fix the road, and put bank run gravel down on the road. They paid another town \$49,000.00 for similar work. Mr. Polenski Jr. said it would need to be a fall project because the bridge is being replaced on Rte 29 in Rockwood.

- The Highway Dept installed a stop sign on Murray Hill Rd as per the local law that was put in place.
- The Highway Superintendent, Mr. Polenski Jr., has been doing research on high band radios that work off satellite with a monthly subscription. They would need approximately 11 radios with a cost of \$249.00 each to own and a monthly bill of approximately \$224.00. The radios currently being used don't work in some areas and there is no replacement parts available. The new radios would also have GPS. Mr. Polenski Jr. suggested that maybe the revenue from the DEC project could offset the costs of the radios. He will revisit this upgrade for the radios again in the fall.

Resolution 62

George Cosselman made a motion to accept Resolution 62 for the Highway Department to do the work on Cemetery Road for DEC. The town will notify the insurance company about the project and Mr. Polenski Jr. said that the Town of Johnstown was fine the Ephratah Highway Department doing the work. 2nd by Andrew Chorlton. 5 Ayes, carried.

Youth:

- Alan Cretser said that they had a sign up for softball, and will have another on Saturday.
- They also are having a cleanup day and sponsor letters were sent out.

Assessor:

- The Assessor Lyn Yuenger reported that the 2025 Tentative Tax Roll has been printed for review. Open Book hours for viewing the roll are on Tuesday, May 6th, 13th and the 20th from 6-8pm; also on Saturday, May 17th from 10am to 12pm. Grievance day will be May 27th from 4pm to 8pm at the Town Hall. After Grievance day, they will be doing data collections for the 2026 Tentative Tax Roll.
- Building permits are available on line and then check with Code Enforcement for permit costs.
- After 40 years, the Assessor, Lyn Yuenger and her Assistant, Penny Smith will be retiring. They found Desire Tabor, who is a resident on Mud Rd and a perfect fit for the position. She will be taking over as Assessor, with the Town Board's approval, as of January 1st, 2026. Ms. Yuenger plans to stay on as her Assistant. Ms. Tabor is currently working as a Tax Map Tech for Fulton County Real Property and is already familiar with the real property system. The town is very happy to have her on board.
- 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. Mr. Bradt mentioned to the Town Board members that there were three bills paid to Overhead Door that would be submitted to the Ambulance Company for reimbursement, for damages to the overhead door.

Historian:

- The historian was unavailable, as Abby Cretser is at a County meeting.

New Business:

Resolution 63

Andrew Chorlton made a motion to accept Resolution 63 to reject the Fulton County Highway mowing contract for 7.52 miles at \$425.00 per mile, for a total of \$3,196.00. The Town Board members and the Highway Department agreed that the amount was too low and they would be losing money with the costs associated with mowing. 2nd by Eleanor Smith. 5 Ayes, carried.

Resolution 64

Andrew Chorlton made a motion to accept Resolution 64 to pay the credit card charge of \$9.50 due before the next Town Board meeting that came in mail. 2nd by Eleanor Smith. 5 Ayes, carried.

Resolution 65

George Cosselman made a motion to accept Resolution 65 to accept the Fulton County Highway and State Agreement for State Aid, for the repair and improvement of Highways as follows: General Repairs in the amount of \$250,000 and Road Improvements in the sum of \$67,155.00. 2nd by Paula Keppler. 5 Ayes, carried.

Resolution 66

Eleanor Smith made a motion to accept Resolution 66 to approve the audit of the Tax Collector's books. Jamie Laraway has reconciled with the Fulton County Treasurer's office and the Town Board said with a job well done! 2nd by Paula Keppler. 5 Ayes, carried.

Resolution 67

Andrew Chorlton made a motion to accept Resolution 67 to approve and pay for the cost of the used bed liner of \$200.00, for the Ford Maverick truck; for Highway. 2nd by Eleanor Smith. 5 Ayes, carried.

Resolution 68

George Cosselman made a motion to accept Resolution 68 to award the Asphalt Bid to Heidelberg Materials Northeast-NY LLC of Jamesville, NY. The bid price includes Woods Road and Old State Road for \$81.40/ton, for a total of \$138,380.00. 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 7:29 pm

Respectfully submitted,

Cynthia A. Wesselmann
Town Clerk, Town of Ephratah