

Regular Meeting

The Regular Meeting of the Ephratah Town Board was held at 6 PM on Wednesday, February 11th, 2026 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 - absent
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 January 14th, 2026. 2nd by Paula Keppler. 5 Ayes, carried.

Andrew Chorlton made a motion to pay General bills, Abstract #2, claim 38 thru 53 in the amount of \$7,186.51. 2nd by Eleanor Smith. 5 Ayes, carried.

George Cosselman made a motion to pay Highway bills, Abstract #2, claim 54 thru 73 in the amount of \$20,488.98. 2nd by Paula Keppler. 5 Ayes, carried

Communications:

- The Ephratah Transfer Station will be closed on Monday, February 16th for the President's Day Holiday. They will be open on Tuesday, February 17th from 10am till 6pm.

Public Input:

- None at this time.

Reports:

Code Enforcement Officer:

- The engineering company has said the foil request is completed and not needed at this time.

Planning Board:

- The Planning Department has been working with Dunn on a Byler property on a sub division that has been approved.

Highway

- The Highway Superintendent, John Polenski Jr. had attended a meeting for the National Grid project that is going ahead mid summer of 2027.
- Highway had a safety MSHA inspection and seemed pretty happy with everything and passed.
- Highway fixed the racks on truck #7 and plan to go ahead with paving the New Turnpike Rd this year.
- The Highway Superintendent inquired about if the town could update Local Law 1 of 2021 to have an all year round parking ban on the roads. Mr.

Albanese will look into the reason for not having an all year round parking ban on town roads.

- Mr. Polenski Jr. said for the 20 year rotation on trucks he would like to get rid of truck #8, a 2017, and keep the 2009 truck they just done over. He would like to use the tandem on road projects in the summer. He will be getting numbers because they could be 2 years out and this way they could piggy back on a bid. If paid in full, with interest, they could have the cab and chase being worked on, thereby staying near the 20 year rotation.

Eleanor Smith made a motion to set a public hearing on the Local Law 1 of 2026 “Amendment to the Modification of Code 140.13” weight limit to include all town roads. The public hearing will be scheduled for the next town board meeting on March 11th at 6:15pm. 2nd by Paula Keppler. 5 Ayes, carried.

Youth:

- Nothing at this time.

Assessor:

- The Assessor’s report was sent in and is on file. They have hours on Tuesday evenings from 6-8pm; she has also had multiple calls at home.
- Exemption season is in full swing and homeowners have been in the office every week dropping off their forms or asking questions. She will be looking into putting forms out in the lobby area for easier access for the March 1st deadline.
- Those applying or renewing any exemptions need to be completed and returned to their office before March 1st.
- Mrs. Tabor is working on getting a system in place for getting building permits on a regular basis.
- Building permits are available on the Town of Ephratah website. When submitted, it goes to the Code Enforcer and then he would let you know the cost.

Supervisor:

- The year end and January financial reports have been submitted and are on file.
- The Supervisor, Todd Bradt, had a meeting with the insurance company and they would like to see the fire and ambulance contracts updated with a hold harmless clause. The clerk will email the contracts to the town attorney.
- The Town received notice from Ag and Markets saying that the dog control officer Kaylie Bonfey’s holding kennel has passed inspection.

Historian:

- Nothing to report at this time.

New Business:

- Spectrum approached the town about running cable as another option for cable TV. The town would get 5% and it gives residents another option. The Highway Superintendent said they would need to fix anything they dug up because on Fical Rd it wasn’t put back to the way it was.

Resolution 90

Andrew Chorlton made a motion to accept Resolution 90 to correct the Deputy Highway Superintendents pay from \$1,800 in the organizational meeting minutes to \$1,925 as it was corrected last year also. The correction was as follows:

TO: A5010.11 – Deputy Highway Supt. P.S. \$125.00
 FROM: A1990.4 – Contingent
 \$125.00

2nd by Eleanor Smith. 5 ayes, carried.

Resolution 91

Paula Keppler made a motion to accept Resolution 91 to appoint Jenni Rachon of Fical Rd in Lassellville as a Deputy Tax Collector for Jamie Laraway, term to expire 12/31/2026. 2nd by Eleanor Smith. 5 ayes, carried.

Resolution 92

Andrew Chorlton made a motion to accept Resolution 92 to renew Carl Ovitt Jr.’s appointment to the Planning Board, the new term expires 12/31/2031. 2nd by Eleanor Smith. 5 ayes, carried.

Resolution 93

Andrew Chorlton made a motion to accept Resolution 93 to reverse the journal entry in the organizational meeting minutes as follows:

TO: DA9060.8 – Health Ins	\$ 34,125.07
FROM: DA5142.1 – Snow Removal PS	\$
17,125.07	
FROM: DA5142.4 – Snow Removal CE	\$
17,000.00	

2nd by George Cosselman. 5 ayes, carried.

Resolution 94

Andrew Chorlton made a motion to accept Resolution 94 to raise revenues and appropriations to use include in the 2026 Budget from the 2025 Budget the balance of Walmart Donation monies contributed to the Highway Department as follows:

A599 – Revenues	\$307.08
A960 – Appropriations	\$307.08
(A5010.41 – Highway Superintendent Donation)	

2nd by Eleanor Smith. 5 ayes, carried.

Old Business:

- Mr. Albanese commented that signage may be needed for every road with a 5tn weight limit.

Public Input:

- Mr. Richard Latza attended the Town Board meeting and suggested a 5tn weight limit on bridges, except for local deliveries.
- Teddy Hammons said it was not ideal stopping on the hill at the intersection of Tillboro and Wohlgemuth Roads with the trucks; especially in the winter.
- The highway superintendent, John Polenski Jr. said that he would support removing the four way stop sign on Tillboro and Wohlgemuth Roads.

George Cosselman made a motion to have a public hearing to rescind Local Law 1

of 2022, the four way stop at the intersection of Tillboro and Wohlgemoth Rd. The hearing will be held at 6:30pm at the March 11th Town Board meeting. 2nd by Eleanor Smith. 5 Ayes, carried.

Andrew Chorlton made a motion to go into an Executive Session for the Sale of Land. 2nd by Paula Keppler. 5 Ayes, carried. 6:46pm

Eleanor Smith made a motion to come out of Executive Session. 2nd by Paula Keppler. 5 Ayes, carried. 7:04pm

Resolution 95

Paula Keppler made a motion to accept Resolution 95 to accept the audit of the Town Clerk's books, also commenting that Cynthia Wesselmann has done a great job and has everything in good order. 2nd by Eleanor Smith. 5 ayes, carried.

Andrew Chorlton made a motion to adjourn the Town Board meeting. 2nd by George Cosselman. 5 Ayes, carried. Time 7:22 pm

Respectfully submitted,

Cynthia A. Wesselmann
Town Clerk, Town of Ephratah