

Regular Meeting

The Regular Meeting of the Ephratah Town Board was held at 6 PM on Wednesday, September 10th, 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 - absent
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 August 13th, 2025. 2nd by Andrew Chorlton. 4 ayes, carried.

Andrew Chorlton made a motion to pay General bills, Abstract #9, claim 407 thru 416 in the amount of \$5,407.56. 2nd by Paula Keppler. 4 Ayes, carried.

George Cosselman made a motion to pay Highway bills, Abstract #9, claim 395 thru 406 in the amount of \$8,653.41. 2nd by Paula Keppler. 4 ayes, carried.

Public Input:

- Jeff Martin, Director of Fulton County Highway & Facilities, introduced himself and his Deputy, Jeff Brooks, to the Town Board. Mr. Martin is new to the County and would like a good working relationship with other departments and surrounding municipalities going forward. He addressed the concerns with the snow plowing contract and explained that the budget was already in place for this season. They are prepared to plow Co Rte 119 and 140 this year themselves and plan to work on the numbers for next year's contract.
- Micky Swartz, Director of the St. Johnsville Ambulance, asked the Town Board if they would consider selling the existing property to them. The Ambulance Service has been very successful with the Rockwood location and servicing several communities. They would like to add on or build a cold storage building at that location for more vehicle coverage this winter. The current contract is expiring and Mr. Swartz would like to make a plan going forward.
- Christopher Steepe, of Murray Hill Rd, introduced himself to the Town Board members and expressed interest in becoming a Planning Board alternate.
- Bruce & Bonnie Frasier of Church Street in Lassellsville commented on a neighboring property and potential health concerns from all the debris.
- Steven Cornaire, the Deputy Superintendent of Highway said that they had spoke with a property owner on Tillboro Rd regarding a plow turnaround issue.

Communications:

- Jeff Delorme tentatively, is planning to meet with the Rockwood Cemetery on September 23rd, at 7pm; at the Ephratah Town Hall.

Reports:

Code Enforcement Officer:

- Code Enforcer, Devon Percival reported that the Dollar General is going good and hoping to have power by Monday.
- Mr. Percival has had solar panel inquiries and noted that the regulations in place require new connectors, fire safety measures for shingles, and a 60lb snow load.
- A pending court case with junk cars now has a new lawyer.
- There is 13 acres of vacant property on Rte 67 that was considered wet lands in the past, but now there no longer a beaver dam and it has dried up.
- Mr. Percival has issued fines for debris on Rte 67 and 119, they were sent certified mail.

Planning Board:

- The Planning Board had met in August and had approved a sub division.
- The next meeting will be held in September.

Highway

- Highway Superintendent, John Polenski Jr. said they have been working on New Turnpike Rd; fixing and replacing culvert pipe.
- Mr. Polenski was happy to report that the Town had received \$212,000. The Chips program had reimbursed all of the money spent.
- The Highway Department has fixed truck #5 after buying it back from the accident last winter. It is back in service after all of the repairs were made.
- They have purchased and tested the new flail mower. That seems to be working well. Mr. Polenski Jr. commented that they are “moving on up”.
- The Highway Department plans to fix the Murray Hill Road sign and road.

Youth:

- Nothing to report.

Assessor:

- The Assessor’s office has been collecting data for the 2026 Tentative Roll. The permit applications are available through the Town web site at www.ephratah-town.org. Check with Code Enforcement for the fees associated with the permit.
- It is that time of the year to apply for any senior or agricultural exemptions. Renewal forms will be going out in the mail in the fall and due back no later than March 1st, 2026. Anyone applying for a new 10 year agricultural building exemption is also due March 1st.
- Anyone planning on applying for any new star exemptions or changing from the basic star to the enhanced will need to apply with the state. There are new regulations coming out. Ms. Yuenger has no other information available at this time but is planning on having a link on the town website when it is.
- 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 report was given out to the Town Board members and is on file

Historian:

- Nothing to report.

New Business:

- The Budget workshop will be held on Tuesday, September 16th at 6pm, at the Ephratah Town Hall.

Resolution 75

George Cosselman made a motion to accept Resolution 75 to declining the Fulton County Highway Snow Removal contract. The Town Board members disapproved the contract due to the costs associated with maintaining the roads. 2nd by Paula Keppler. 4 Ayes, carried.

Resolution 76

Andrew Chorlton made a motion to accept Resolution 76 to Appoint Desiree Tabor as the Sole Assessor as of October 1st, 2025 for a 6 year term to expire 9/30/2031. After further discussion, the Town Board wanted to follow Real Property Tax protocol of a 6 year term and had rescinded Resolution 70 appointing Lyn Yuenger until the end of the year. 2nd by Paula Keppler. 4 Ayes, carried.

Resolution 77

George Cosselman made a motion to accept Resolution 77 to pay Lyn Yuenger an hourly wage of \$15.50/per hour to work in the Assessor's Office as an Administrative Assistant, term to expire 12/31/2025. 2nd by Paula Keppler. 4 Ayes, carried.

Paula Keppler made a motion to go into an Executive meeting. 2nd by Andrew Chorlton. 4 Ayes, carried.

Andrew Chorlton made a motion to come out of the Executive meeting. 2nd by Paula Keppler. 4 Ayes, carried.

George Cosselman made a motion to adjourn the Town Board meeting. 2nd by Andrew Chorlton. 4 Ayes, carried. Time 7:27 pm

Respectfully submitted,

Cynthia A. Wesselmann
Town Clerk, Town of Ephratah