

Regular Meeting

The Regular Meeting of the Ephratah Town Board was held at 6 PM on Wednesday, April 8th, 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 - Absent
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.

Eleanor Smith made a motion to accept the meeting minutes from the regular meeting on March 11th, 2026. 2nd by George Cosselman. 4 Ayes, carried.

George Cosselman made a motion to pay General bills, Abstract #4, claim 152 thru 160 in the amount of \$1,636.49. 2nd by Eleanor Smith. 4 Ayes, carried.

Eleanor Smith made a motion to pay Highway bills, Abstract #4, claim 140 thru 151 in the amount of \$6,936.49. 2nd by Andrew Chorlton. 4 Ayes, carried.

Eleanor Smith made a motion to pay the additional bills that came in and the Bookkeeper will add to the General bills, Abstract #4 in the amount of \$692.56. 2nd by Andrew Chorlton. 4 Ayes, carried.

Eleanor Smith made a motion to pay the additional bills that came in and the Bookkeeper will add to the Highway bills, Abstract #4 in the amount of \$4,761.84. 2nd by Andrew Chorlton. 4 Ayes, carried.

Communications:

- Alex Vickery sent in his resignation for the Ephratah Recreation Commission. He said his children are older now and feels with his busy schedule, someone else interested may be better suited at this time.
- Daniel Keck of 5449 St Hwy 29, St. Johnsville, NY, an active member in the community, sent in his letter of interest for the Ephratah Recreation Commission. He believes with his skills and knowledge, it would benefit them.
- Lyn Yuenger sent in her resignation for the position of Assistant to the Assessor, as she has enjoyed the 40 years that she has worked with the Town, she feels that it is time to retire and let new people take over the assessment duties. She feels that the new Assessor, Desiree Tabor will do a great job.

Public Input:

- None

Resolution 104

Eleanor Smith made a motion to accept Resolution 104 to accept the resignation of Alex Vickery from the Ephratah Recreation Commission. 2nd by Andrew

Chorlton. 4 Ayes, carried.

Resolution 105

Andrew Chorlton made a motion to accept Resolution 105 to appoint Daniel Keck to the Ephratah Recreation Commission, term to expire 12/31/2030. 2nd by Eleanor Smith. 4 Ayes, carried.

Resolution 106

George Cosselman made a motion to accept Resolution 106 to accept, with regret, the resignation of Lyn Yuenger as the Assessor's assistant. 2nd by Eleanor Smith. 4 Ayes, carried.

Reports:

Code Enforcement Officer:

- Devon Percival shared with the town board members what he had learned about Solar, NERC and the federal government trying to regulate and ideally stabilize the grid. He believes the Battery Energy Storage System may be inevitable because it is now deemed as a public necessity. They may be putting one in with the substation.
- Mr. Percival has been following up on debris on Co Hwy 119 and Co Hwy 67.
- Mr. Percival commented that Verizon will be good to go.
- His court case never showed. The next court date is April 12th.
- A commercial establishment for a music studio inquired about setting up on the Hart Rd, to practice music.

Planning Board:

- The Planning Department has been speaking with Mr. Percival regarding the battery storage.

Highway

- The Highway Superintendent, John Polenski Jr. mentioned that the cleaning lady had retired and knew of another that could do it.
- Highway has an MSHA mining safety class tomorrow, April 9th.
- Mr. Polenski Jr. explained to the town board the concerns they had with the quotes and paving the New Turnpike Rd. They would like to go with a company called Highway Rehab because of the road conditions. They would be grinding the road, hot in place, and putting it back down. Basically it would resurface the road and then fab seal, oil and stone. Mr. Percival Jr. gave the town board all the quotes for the 2.4 miles and they agreed having Highway Rehab mill and put it back down was the best option. He also said if they paid the bill, ideally it could be reimbursed with Chip's funds by July.

Resolution 107

George Cosselman made a motion to accept Resolution 107 to hire Katy Handy to do the cleaning 3 hr/week at a rate of \$16.00/hr. 2nd by Eleanor Smith. 4 Ayes, carried.

Resolution 108

Andrew Chorlton made a motion to accept Resolution 108 to go ahead with the bid quote from Highway Rehab for \$108,000.00 for resurfacing the New Turnpike Rd. Gorman's part would be \$108,077.50 for the chips and \$42,279.75 for the fab seal, for a total of \$317,235.00. 2nd by Eleanor Smith. 4 Ayes, carried.

Resolution 109

Andrew Chorlton made a motion to accept Resolution 109 to put the Highway Department truck #8 up for auction through Auctions International, with a right for the town to refuse an offer and a minimum bid of \$25,000. 2nd by George Cosselman. 4 Ayes, carried.

Youth:

- The youth had an Easter party at the Ephratah Recreation Commission.
- Sheets were sent out to the school for softball and soccer sign ups.

Assessor:

- The Assessor's hours are Tuesday's from 6pm to 8pm as usual, and also by appointment; as necessary.
- Mrs. Tabor is still finalizing all the parcel data and assessed value adjustments for the Tentative Roll deadline of May 1st, 2026.
- Mrs. Tabor will be sitting with the 2026 Tentative Roll on Tuesday May 5th, 12th and 19th from 4pm to 8pm; and Saturday May 2nd from 7am till 11am.
- Grievance Day will be held on Tuesday, May 26th from 5pm till 9pm. Assessment complaint forms (RP-524) are available on the town of Ephratah website. They would need to be completed and presented to the Board of Assessment Review on May 26th. Assessment stipulations may be done with the Assessor on or before May 26th.
- Building permit applications are available on the town website. After the form is submitted, Code Enforcement will let you know the cost.
- After 40+ years of service, Lyn Yuenger has officially retired from the Assessment office. We wish her well as she starts this new chapter. Mrs. Tabor would like to thank her tremendously for everything that she has taught her this last year and hope she isn't a stranger and stops in to see us from time to time.

Supervisor:

- The financial report was given out.
- Mr. Bradt said that the town would now be doing a back ground check on any all members of the Ephratah Rec Commission.

Historian:

- The Town Historian, Abby Cretser said they had their first meeting this month. The next meeting will be held the third week in May; on Saturday, May 16th, 2026.
- They have been doing cemetery work and have a couple of bases for 4 of the stones needed.

New Business:

Resolution 110

Eleanor Smith made a motion to accept Resolution 110 to pay the NYS Dept of Labor invoice received in the amount of \$3,959.35. 2nd by Andrew Chorlton. 4 Ayes, carried.

Eleanor Smith made a motion to go into an Executive meeting for Highway negotiations. 2nd by Andrew Chorlton. 4 Ayes, carried.

George Cosselman made a motion to come out of the Executive meeting. 2nd by Eleanor Smith. 4 Ayes, carried.

George Cosselman made a motion to adjourn the Town Board meeting. 2nd by Eleanor Smith. 4 Ayes, carried. Time 7:10 pm

Respectfully submitted,

Cynthia A. Wesselmann
Town Clerk, Town of Ephratah