

**MINUTES OF THE REGULAR MONTHLY MEETING  
OF THE TOWN BOARD OF THE TOWN OF CANAJOHARIE  
HELD MAY 8, 2025 AT THE TOWN HALL COMMENCING AT 7:30 PM**

**Present:** Michael Muhlebeck, Town Supervisor  
William Armitstead, Councilman  
Rodney Young, Councilman  
Mike Ehrenreich, Councilman  
Raymond Kiefl, Councilman

**Recording Secretary:** Erica Hayes, Town Clerk

**Others Present:** Amy Kretser, Town Bookkeeper  
Keith Fergusson, Town Code Enforcement Officer  
Charlene Ruszkowski, Town Sole Assessor  
Steve Oare, Town Highway Superintendent  
Kirsten Dunn, Town Attorney  
Claude Pietrowicz, Residents for the Preservation of the MV Committee Member  
Fey Mead, Residents for the Preservation of the MV Committee Member  
Chip Readling, Cordelio Power  
Carol Balfe, Resident  
Randolph Hemstreet, Resident

**Call to Order**

The meeting was called to order by Mr. Muhlebeck, at 7:30 PM, with the Pledge of Allegiance.

**Public Comment**

Carol Balfe & Randolph Hemstreet appeared before the Board to discuss an issue they have with the neighboring property owner's placement of a recreational dirt track. The Town Attorney will issue a letter to the resident on 05/09/2025 to address the issue.

Mr. Pietrowicz spoke to Chip Readling to directly congratulate Cordelio Power on their approved application.

Mr. Readling reported that Cordelio Power's next step is to receive a draft permit from ORES. He plans to have that by our August 2025 Board Meeting.

**Accept the April 2025 Meeting Minutes**

A motion was made by Mr. Muhlebeck, seconded by Mr. Armitstead, that the minutes of the April 2025 meeting, as submitted by the Town Clerk, be approved. All in favor, ayes carried.

**Town Supervisor**

Mr. Muhlebeck let the Board know that the Employee Handbook is in its final stages, and expects to have the completed handbook in hand for our July meeting.

The CSEA contracts are being negotiated and should be finalized by the end of June.

Mr. Muhlebeck asked the Board to grant him permission to hire Delaware Engineering to assess the potential new Town Hall building and give us a quote on what it would take to make the building usable for a Municipality.

### Highway Superintendent

Mr. Oare reported that the Highway Department will be paving Nestle & Stabenow roads next.

### Code Officer

**Inspections:** Clinton Road(2), Buel Road, Smith Lane  
**Issued Permits:** Clinton Road - 30'x50' garage on a concrete slab  
MacPhail Road - 40'x60' building (34'x40' living space/26'x40' garage space)  
State Highway 10 to replace the rear deck  
**Pending:** Framing Inspection on Clinton Road  
Foundation on Dugway Road  
Small Building for a sawmill on Marshville Road  
Horse Barn on Tanner Road  
Removal of Debris on Tanner Road

Mr. Fergusson said that he's going to obtain fee schedules from neighboring municipalities to build our fee schedule.

### Sole Assessor

Ms. Ruszkowski reported to the Board that she's gearing up for grievance. She also mentioned that we are currently on track to be at 100% equalization rate.

### Town Bookkeeper

#### TOWN OF CANAJOHARIE-5/8/25

#### CASH REPORT

APRIL 30, 2025

#### CHECKING ACCOUNTS

General	\$ 453,437.22
Fire District	\$ 39.86
Highway Town Wide	\$ 123,639.04
Highway Part Town	\$ 257,310.82
Capital Project	\$ 4,959.61
Trust & Agency	<u>\$ 129,351.95*</u>
Total	\$ 968,738.50

\*\$126,980.24 Avangrid/Mohawk Host Community

#### MONEY MARKET ACCOUNTS

General	\$ 11,546.97
Highway Town Wide	\$210,362.40
Highway PartTown	<u>\$314,392.61</u>
Total	\$536,301.98

#### SAVINGS ACCOUNTS

Highway Cap Reserve	\$ 10,005.88
Gen-Cap Reserve-Garage	\$296,052.34
Gen-Cap Reserve-land	<u>\$ 15,629.42</u>
Total	\$321,687.64

#### RESOLUTION #10 of 2025

#### SEQR Review of Town Hall

**Sponsor:** William Armitstead, Councilman

**Second:** Raymond Kiefl, Councilman

**WHEREAS**, the Town of Canajoharie is to acquire an existing building, within the village limits, to serve as the new Town Hall (hereinafter called "the Project").

**WHEREAS**, the Town of Canajoharie is acting as lead agency regarding the SEQR review of the project;

**NOW**, THEREFORE BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF CANAJOHARIE AS FOLLOWS:

1. The Town of Canajoharie intends to proceed with the Project, and
2. The Town of Canajoharie hereby determines that the project is an Unlisted action pursuant to the State Environmental Quality Review Act (SEQRA), Article 8 of the New York Environmental Conservation law and its implementing regulations, 6 NYCRR Part 617 and pursuant to potential funding program requirements; and
3. The Town Board has determined as an Unlisted action there will not be any significant environmental impacts and no further action is required, and
4. The Town Board hereby declares itself to be the Lead Agency for purposes of coordinated review pursuant to SEQRA; and
5. The Town Board hereby authorizes the Supervisor to sign all environmental review and funding documents for the Project on their behalf.

By unanimous vote of the Town Board of the Town of Canajoharie at its meeting of May 8, 2025.

VOTING	AYES	NAYS	ABSENT
Michael Muhlebeck, Town Supervisor	X		
William Armitstead, Councilman	X		
Rodney Young, Councilman	X		
Mike Ehrenreich, Councilman	X		
Raymond Kiefl, Councilman	X		

### **RESOLUTION #11 of 2025**

#### **Resolution to Approve Bonding for Town Hall**

A meeting of the Town Board of the Town of Canajoharie, Montgomery County, New York was convened in public session at the Town Hall located in the Town of Canajoharie, New York on May 8, 2025 at 7:30 p.m., local time.

The meeting was called to order by the Town Supervisor and, upon roll being called, the following members were:

PRESENT:

Michael Muhlebeck	Town Supervisor
William Armitstead	Councilman
Rodney Young	Councilman
Mike Ehrenreich	Councilman
Raymond Kiefl	Councilman

ABSENT:

The following persons were ALSO PRESENT:

Erica Hayes

Town Clerk

Amy Kretser

Town Bookkeeper

The following resolution was offered by Michael Muhlebeck, seconded by Raymond Kiefl, to wit;

BOND RESOLUTION DATED MAY 8, 2025

A RESOLUTION AUTHORIZING THE UNDERTAKING OF THE ACQUISITION OF 209 ERIE BOULEVARD IN THE TOWN OF CANAJOHARIE, MONTGOMERY COUNTY TO BE USED AS A NEW TOWN HALL, AUTHORIZING THE ISSUANCE OF SERIAL BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$375,000 OF THE TOWN OF CANAJOHARIE, MONTGOMERY COUNTY, NEW YORK, PURSUANT TO THE LOCAL FINANCE LAW TO FINANCE SAID PURPOSE AND DELEGATING THE POWER TO ISSUE BOND ANTICIPATION NOTES IN ANTICIPATION OF THE SALE OF SUCH BONDS TO THE TOWN SUPERVISOR.

BE IT RESOLVED, by the Town Board of the Town of Canajoharie, Montgomery County, New York (the "Town") (by the favorable vote of not less than two-thirds of all the members of the Board) as follows:

SECTION 1. The specific purpose (hereinafter referred to as "purpose") to be financed pursuant to this resolution is the acquisition of 209 Erie Boulevard, in the Town of Canajoharie, Montgomery County, New York serve as the Canajoharie Town Hall, together with the acquisition and installation of equipment, machinery and apparatus and the undertaking of necessary site work for the foregoing purpose. The maximum cost of said purpose will not exceed \$375,000.

SECTION 2. The Town Board plans to finance the maximum estimated cost of said purpose as follows: (a) by the issuance of serial bonds in an amount not to exceed \$375,000 of said Town, hereby authorized to be issued therefor pursuant to the Local Finance Law, and (b) by the application of amounts from the Town's Building Fund.

SECTION 3. It is hereby determined that said purpose is an object or purpose described in subdivision 11(c) of paragraph (a)(1) of Section 11.00 of the Local Finance Law, and that the period of probable usefulness of said purpose is fifteen (15) years.

SECTION 4. Current funds are not required to be provided prior to the issuance of the bonds authorized by this resolution or any notes issued in anticipation of the sale of said bonds.

SECTION 5. It is hereby determined the proposed maturity of the obligations authorized by this resolution will be in excess of five years.

SECTION 6. The faith and credit of said Town are hereby irrevocably pledged for the payment of the principal of and interest on such bonds as the same respectively become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds becoming due and payable in such year. There shall annually be levied on all the taxable real property of said Town a tax sufficient to pay the principal of and interest on such bonds as the same become due and payable.

SECTION 7. Subject to the provisions of this resolution and of the Local Finance Law, pursuant to the provisions of Section 30.00 relative to the authorization of the issuance of bond anticipation notes or the renewals of said notes and of Section 21.00, Section 23.00, Section 50.00, Sections 56.00 to 60.00, Section 62.00, Section 63.00 and Section 164.00 of the Local Finance Law, the powers and duties of the Town Board pertaining or incidental to the sale and issuance of the obligations herein authorized, including but not limited to authorizing bond anticipation notes and prescribing the terms, form and contents and as to the sale and issuance of the bonds herein authorized and of any bond anticipation notes issued in anticipation of said bonds, and the renewals of said notes, are hereby delegated to the Town Supervisor, the chief fiscal officer of the Town.

SECTION 8. The temporary use of available funds of the Town, not immediately required for the purpose or purposes for which the same were borrowed, raised or otherwise created, is hereby authorized pursuant to Section 165.10 of the Local Finance Law, for the capital purposes described in Section 1 of this resolution. The Town then reasonably expects to reimburse such expenditure with the proceeds of the bonds or bond anticipation notes authorized by Section 2 of this resolution. This resolution shall constitute the declaration of the Town's "official intent" to reimburse the expenditures authorized by Section 1 hereof with the proceeds of the bonds and notes authorized herein, as required by United States Treasury Regulation Section 1.150-2.

SECTION 9. The Town Supervisor is further authorized to take such actions and execute such documents as may be necessary to ensure the continued status of the interest on the bonds authorized by this resolution, and any notes issued in anticipation thereof, as excludable from gross income for federal income tax purposes pursuant to Section 103 of the Internal Revenue Code of 1986, as amended (the "Code") and to designate the bonds authorized by this resolution, and any notes issued in anticipation thereof as "qualified tax-exempt bonds" in accordance with Section 265(b)(3)(B)(i) of the Code.

SECTION 10. The Town Supervisor is further authorized to enter into a continuing disclosure agreement with the initial purchaser of the bonds or notes authorized by this resolution, containing provisions which are satisfactory to such purchaser in compliance with the provisions of Rule 15c2-12, promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934.

SECTION 11. The Town has previously determined that the undertaking of the acquisition of 209 Erie Boulevard, in the Town of Canajoharie, Montgomery County, New York serve as the Canajoharie Town Hall and related improvements is an unlisted action, and that it will not have a significant effect on the environment and, therefore, no other determination or procedures under the State Environmental Quality Review Act ("SEQR") is required. The Town has issued a "negative declaration" under SEQR in connection with such determination.

SECTION 12. The validity of said serial bonds or of any bond anticipation notes issued in anticipation of the sale of said serial bonds may be contested only if:

- (1) (a) Such obligations are authorized for an object or purpose for which said Town is not authorized to expend money, or
- (b) The provisions of law which should be complied with at the date of publication of this resolution are not substantially complied with,

and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication; or

(2) Said obligations are authorized in violation of the provisions of the Constitution of New York.

SECTION 13. The Town Clerk is hereby authorized and directed to publish this resolution, or a summary thereof, together with a notice in substantially the form provided by Section 81.00 of said Local Finance Law, in the official newspaper or newspapers of the Town.

SECTION 14. This resolution is adopted subject to permissive referendum pursuant to Section 35.00 of the Local Finance Law.

The question of the adoption of the foregoing resolution was duly put to vote on a roll call, which resulted as follows:

Michael Muhlebeck	VOTING	Aye
William Armitstead	VOTING	Aye
Rodney Young	VOTING	Aye
Mike Ehrenreich	VOTING	Aye
Raymond Kiefl	VOTING	Aye

**RESOLUTION #12 of 2025**  
**A Resolution of the Town of Canajoharie Adopting the Montgomery County**  
**Multi-Jurisdiction Natural Hazard Mitigation Plan 2024**

**Motion:** Michael Muhlebeck, Town Supervisor  
**Second:** Raymond Kiefl, Councilman

**WHEREAS**, the Town Board of the Town of Canajoharie recognizes the ongoing threat that natural hazards pose to people and property within the Town of Canajoharie; and

**WHEREAS**, the Town of Canajoharie, in collaboration with Montgomery County<sup>7</sup> and other local jurisdictions, has participated in the preparation of a multi-hazard mitigation plan, hereby known as Montgomery County Multi-Jurisdiction Natural Hazard Mitigation Plan in accordance with the Disaster Mitigation Act of 2000; and

**WHEREAS**, Montgomery County Multi-Jurisdiction Natural Hazard Mitigation Plan 2024 identifies specific mitigation goals and actions to reduce or eliminate long-term risk to people and property in from the impacts of future natural hazards and disasters within the Town of Canajoharie and surrounding communities; and

**WHEREAS**, formal adoption of this plan demonstrates the Town of Canajoharie’s commitment to hazard mitigation planning and achieving the goals outlined in the Montgomery County Multi-Jurisdiction Natural Hazard Mitigation Plan 2024.

**NOW THEREFORE, BE IT RESOLVED,** that the Town Board of the Town of Canajoharie, adopts the Montgomery County Multi-Jurisdiction Natural Hazard Mitigation Plan 2024 as the official multi-hazard mitigation plan of the Town of Canajoharie.

**BE IT FURTHER RESOLVED,** that while the plan may be updated or amended as required by FEMA or state review processes, such edits shall not require re-adoption by the Town of Canajoharie unless substantial changes are made. This only applies to this specific plan and does not absolve the community from updating the plan in 5 years.

VOTING	AYES	NAYS	ABSENT
Michael Muhlebeck, Town Supervisor	X		
William Armitstead, Councilman	X		
Rodney Young, Councilman	X		
Mike Ehrenreich, Councilman	X		
Raymond Kiefl, Councilman	X		

**Authorization of Vouchers**

The Town Clerk presented the following bill vouchers for approval:  
Vouchers #25-00214 through #25-00266, totaling \$286,336.64.  
On a motion by Mr. Kiefl, seconded by Mr. Armitstead, the bill vouchers were unanimously approved for payment.

**Adjournment**

On a motion by Mr. Muhlebeck, seconded by Mr. Ehrenreich, the meeting was adjourned at 8:45 PM.

Respectfully submitted,  
Erica Hayes  
Town Clerk