

**MINUTES OF THE REGULAR MONTHLY MEETING  
OF THE TOWN BOARD OF THE TOWN OF CANAJOHARIE  
HELD AUGUST 11, 2025 AT THE TOWN HALL COMMENCING AT 7:30 PM**

**Present:** Michael Muhlebeck, Town Supervisor  
William Armitstead, 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  
Ryan Post, Highway Shop Foreman  
Kirsten Dunn, Town Attorney  
Jennifer Stein, Residents for the Preservation of the MV Committee Member  
Claude Pietrowicz, Residents for the Preservation of the MV Committee Member  
Fey Mead, Residents for the Preservation of the MV Committee Member  
Sue Mallory, Residents for the Preservation of the MV Committee Member  
Jay Somerson, Resident  
Kylie Fergusson, Resident

**Call to Order**

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

**Accept the July 2025 Meeting Minutes**

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

**No Public Comment**

**Town Supervisor**

Final draft of the Employee handbook will be ready for the September meeting.

The CSEA contract negotiations are still in the works.

The Town closed on 209 Erie Blvd, our first Board meeting at the new facility will be in October.

Per NYS requirements, the Town website needs to be updated. We are currently in the process of obtaining a .gov website and having it built to suit our needs, and the needs of ADA compliance.

Lastly, Mr. Muhlebeck reminded the Board of the upcoming August 20<sup>th</sup> Cordelio Solar meeting being held at the Village of Canajoharie's Fire Department, and asked that all attend.

**Code Officer**

Issued Permits: 5  
Order Remedy: 1  
Certificate of Completion: 1  
Certificate of Occupancy: 1  
Inspections: 9

**Sole Assessor**

**Resolution #14 – 2025**

## **Amend Resolution #1 of 2025 to Appoint Sole Assessor to Follow State Terms**

**Sponsor: Michael Muhlebeck**

**Second: Raymond Keifl**

RESOLVED, that the Canajoharie Town Council hereby appoints the following named individual to the Town of Canajoharie Sole Assessor position, with a term beginning on October 1, 2025;

Charlene Ruszkowski, term to expire September 30, 2031

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

### **Town Clerk**

Mrs. Hayes appointed Mrs. Shelly Johnson as Deputy Town Clerk.

### **Town Bookkeeper**

#### **TOWN OF CANAJOHARIE-7/10/25 CASH REPORT June 30, 2025**

CHECKING ACCOUNTS		MONEY MARKET ACCOUNTS	
General	\$ 407,398.40	General	\$11,595.27
Fire District	\$ 39.86	Highway Town Wide	\$211,242.23
Highway Town Wide	\$ 273,028.01	Highway Part Town	<u>\$315,707.54</u>
Highway Part Town	\$ 52,342.81	Total	\$538,545.04
Capital Project	\$ 4,111.25		
Trust & Agency	<u>\$ 118,378.00</u>		
Total	\$ 855,298.33		

\*\$116,155.54 Avangrid/Mohawk Host Community

### **SAVINGS ACCOUNTS**

Highway Cap Reserve	\$ 10,006.38
Gen-Cap Reserve-Garage	\$296,067.10
Gen-Cap Reserve-Land	<u>\$ 15,630.20</u>
Total	\$331,703.68

A motion was made by Mr. Ehrenerich, seconded by Mr. Keifl, that the Employee Handbook be approved. All in favor, ayes carried.

### **Executive Session**

A motion was made by Mr. Muhlebeck, seconded by Mr. Armitstead, the executive session was entered at 8:25PM. On a motion made by Mr. Armitstead, seconded by Mr. Kiefl, executive session was closed at 8:39PM, ayes carried.

**Resolution #15 – 2025**  
**Declining to Widen Town Roadways to Serve Proposed Solar Project**

**Sponsor: Michael Muhlebeck**

**Second: Williame Armitstead**

**WHEREAS**, the Town of Canajoharie Town Board has participated fully in the pending proceeding pursuant to Public Service Law Article 8 concerning the proposal by Flat Creek Solar NY, LLC (the "Applicant") to build a major (300-megawatt) industrial solar energy facility in the Towns of Canajoharie and Root (the "Project"); and,

**WHEREAS**, the Town is also aware of the nearby 250-megawatt solar facility proposed by ConnectGen Montgomery County LLC in the Town of Glen; and,

**WHEREAS**, according to the Project application materials, entering into a road use agreement with the Town is an integral component of the Project transportation plan. and is a site-specific condition to be imposed on the Project by the NYS Office of Renewable Energy Siting and Electric Transmission (ORESET), according to the draft siting permit released by ORESET; and,

**WHEREAS**, the Town was provided with an "Agreement for Road Use, Repair and Improvements" ("Road Use Agreement,") by the Applicant on or about June 24, 2025, proposing how certain roads within the Town of Canajoharie would be used by the Applicant (*See Road Use Agreement, 2. Company Use*), and detailing potential improvements, changes, damage and remediation to said roads within the Town; and,

**WHEREAS**, the Town has expended substantial resources in time and funds to retain qualified planners, engineers, roadway experts, and legal counsel, and, together with the Town Highway Department has consulted with the same to ensure that the Town's safety, practical and financial concerns are addressed and appropriately mitigated through the Project's planning and permitting process; and,

**WHEREAS**, the draft Road Use Agreement provided by Applicant to the Town has many unsatisfactory provisions, the most significant of which is the Applicant's desire to widen certain roads in the Town. specifically including Canyon Road and Miller Drive, which are limited in both size and scope, being "seasonal use" and/or otherwise limited in size; and also including Lincoln Road, which although not specifically addressed in the Road Use Agreement. nonetheless is included in this resolution as being a Town road of similar size and scope and with similar limitations as the two aforementioned roads; and,

**WHEREAS**, the Applicant has indicated, and the Town's roadway expert has confirmed, that such road widenings are necessary if the Applicant is to be able to access properties where facility components are proposed to be located with the necessary equipment and personnel; and,

**WHEREAS**, the Town has carefully considered the draft Road Use Agreement and has determined that the Town does not have the necessary property rights to widen the roadways and to improve them as needed for the Project; and,

**WHEREAS**, absent this Project, the proposed changes to these rural agricultural roadways serve no practical purpose for the general public and residents and visitors to the Town; and,

**WHEREAS**, given the above considerations, it appears to the Town that expending resources on such changes is neither fiscally sound nor financially advisable or even practicable.

**NOW, THEREFORE, BE IT RESOLVED** by the Town of Canajoharie Town Board as follows:

- 1. That the Road Use Agreement is unable to be accepted and approved by the Town due to the limitations of size and scope of the proposed roads.
- 2. That the Road Use Agreement is not accepted or approved by the Town because the expenditure of public funds or resources is both excessive and unreasonable and, absent this proposal serves no practical purpose benefitting the Town and its residents.
- 3. That the Road Use Agreement is not accepted or approved because the Town declines to apply public funds to acquire private property adjoining the roadways for the purpose of widening the limited use and/or seasonal roadways to serve the Project.

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

**Authorization of Vouchers**

The Town Clerk presented the following bill vouchers for approval:  
Vouchers #25-00329 through #25-00433, totaling \$352,786.06  
On a motion by Mr. Muhlebeck, seconded by Mr. Armitstead, the bill vouchers were unanimously approved for payment.

**Adjournment**

On a motion by Mr. Armitstead, seconded by Mr. Keifl, the meeting was adjourned at 9:01PM.

Respectfully submitted,  
Erica Hayes  
Town Clerk