

**REGULAR MEETING
SHELDON TOWN BOARD
August 19, 2026**

The Regular Meeting of the Sheldon Town Board held August 19, 2026 at the Sheldon Town Hall, 1380 Centerline Rd., NY 14145 was called to order by Town Supervisor Brian Becker at 7:00 p.m.

Present: Supervisor Brian Becker
Councilmen: Joe Meyer, Jim Fontaine, Jim Kirsch, Vince Kirsch
Also present: Highway Superintendent Luke Metz
Absent: Town Clerk Kate Bulera
Recording Secretary: Deputy Town Clerk Carol Zittel
A signed list of all present is on file in the Town Clerk's office.

Minutes

A motion was made by Jim Fontaine and seconded by Vince Kirsch that the minutes from the July 15, 2026 regular meeting be approved.

Ayes: (5) Becker, Meyer, Fontaine, V. Kirsch, J. Kirsch Nays: (0) Absent: (0) Motion Carried.

Communications

Deputy Town Clerk Zittel reported the following:

MEGA – Municipal Electric & Gas Alliance

The Deputy Town Clerk made the Board aware of a program called (MEGA) Municipal Electric & Gas that may be able to provide the Town with lower electric and fuel costs. Wyoming County participates in the program.

A motion was made by Vince Kirsch and seconded by Jim Kirsch to authorize the Deputy Town Clerk to submit a request for a proposal from MEGA.

Ayes: (5) Becker, Meyer, Fontaine, V. Kirsch, J. Kirsch Nays: (0) Absent: (0) Motion Carried.

Erie-Wyoming Transmission Solution Project

The Town received notification of a petition by NYSEG for a certificate of environmental compatibility and public need for the Erie-Wyoming Transmission project. The full text of the proposal is available at www.dps.ny.gov

Wyoming County Comprehensive Plan

The executive summary and draft plan of the Wyoming County Comprehensive Plan was emailed to the Town Board and is on file in the Town Clerk's office.

Sheldon Swim Program

The Deputy Town Clerk met with McKenna Almeter, Director of the 2026 swim program on August 13th. McKenna dropped off the swim and craft supplies for storage upstairs. McKenna reported that the swim program was a success and that everything went well. A swim party was held on August 10th.

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Hazard Mitigation Plan Annex

Wyoming County's Hazard Mitigation Plan Annex was emailed to the Board. The County is requesting input from the Town regarding particular mitigation areas within the Town.

GLOW Region Recycling Collections

Free Hazardous Waste: August 29th in Mount Morris
Free Paint Recycling: September 19th in Mount Morris
Free Electronics Collection: September 26th in Mount Morris
Appointments are required.

Town Website Domain

The Town Clerk renewed the domain www.townofsheldonny.gov. This renewal will need to be done annually.

Ad for Assessor Job Posting

Town Assessor, Mary Kern, will be retiring effective October 1, 2026.
Councilman Jim Kirsch will advertise the opening on the NYS Assessor Association website.

A motion was made by Jim Fontaine and seconded by Joe Meyer to authorize the Town Clerk's office to advertise the position of Sheldon Assessor in the local Pennysavers, the Arcade & Warsaw Courier, the Batavia Daily and the website and Town FaceBook page.
Interested parties should submit their interest by September 14, 2026.

Ayes: (5) Becker, Meyer, Fontaine, V. Kirsch, J. Kirsch Nays: (0) Absent: (0) Motion Carried.

Reports

The Town Supervisor financial reports, Town Clerk monthly report and Town Justice report were distributed.

Wyoming County Zoning Report

The Wyoming County Zoning report was distributed and is on file in the Town Clerk's office.
Supervisor Becker read aloud an overview of the report.

Highway Superintendent Report

Highway Superintendent Luke Metz reported the following:

Goose Hill

The highway department will be shimming Goose Hill for eventual oil and stone.

School Street Prep

School Street will be prepped within the next 1-2 weeks. Robinson Paving was hired by the new owners of the former site of Sheldon Elementary to pave their property. The Town will be hiring Robinson to pave School Street.

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Status of New Plow Truck

The new truck is now expected to arrive at Henderson in September instead of the previously projected date of August. It will take approximately 18 days for Henderson to complete the job once the truck is received. After Henderson, the truck will go to Freightliner. The Highway Superintendent hopes to have the truck by the time snow flies.

American Rock Salt

The highway department used all 1600 tons of salt. Superintendent Metz will increase his 2026/2027 order to 2000 tons. To emphasize the increase in salt cost, the Superintendent reported that the Town of Wales was paying \$54.00/ton and are now paying \$94.00/ton. It is expected that a price increase will be in effect for the Town of Sheldon in September.

A motion was made by Brian Becker and seconded by Jim Fontaine to authorize the Highway Superintendent's purchase of 400 ton of salt in August.

Ayes: (5) Becker, Meyer, Fontaine, V. Kirsch, J. Kirsch Nays: (0) Absent: (0) Motion Carried.

North Sheldon Road

Councilman Meyer commented that the paving on North Sheldon Road looked good. Superintendent Metz noted that he sprayed it so the shoulders hold up better.

Supervisor Report

Supervisor Brian Becker reported the following:

Teamsters Highway Contract

The Teamsters contract is up this year. Supervisor Becker expects an easy negotiation this year. The Town highwaymen receive at least a 2% increase each year using the wind turbine payment increase as reference.

Wyoming County EMS & Sheldon Volunteer Fire Company Hall Use

Wyoming County EMS uses the Sheldon Fire Hall as a staging location. Wyoming County pays the Sheldon Fire Company a fee for the use. The current contract has expired and the Fire Company is asking for a monthly increase. Town of Arcade Supervisor, Doug Berwanger, has stated that the Town of Arcade would house the County EMS at no cost to the County.

Supervisor Becker wanted to stress for the minutes that the use of the Sheldon Fire Hall by County EMS is an issue between the County EMS and the Sheldon Fire Company and that the issue with compensation for hall use has nothing to do with the Town of Sheldon. He went on to say that there is a rumor going around town that the Town is in some way not approving this. Other points Supervisor Becker made:

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- The Town pays Strykersville ambulance to cover the Harris Corners, Strykersville and Sheldon portions of the Town for basic life support.
- Similar to the Town of Arcade's offer to house the County EMS for free, the Town of Sheldon would also offer our hall for free if we had room in the building and an adequate break room.
- The electric use would be minimal for them to use our hall
- The fire company is concerned with salt damage to their building. Salt damage would not be a concern for the town.
- Yesterday, on August 18th, the County Board of Supervisors agreed to extend the current contract with Sheldon Fire Company at the same rate.
- He doesn't think most of the County Supervisors realized the County was paying the Sheldon Fire Company until the fire company asked for a contract increase.
- Councilman Meyer asked if the County would get another ambulance if EMS leaves the western part of the County. Supervisor Becker replied no.
- Supervisor Becker stated that the County has four crews going at the same time and that the Board of Supervisors never approved four crews.
- Supervisor Becker stated that County EMS is not making any money. Councilman Jim Kirsch replied that it's a service and isn't supposed to make money and that fire companies don't make money.
- Councilman Fontaine asked why the County took over EMS services to which Supervisor Becker replied: "because of a bunch of lies" further stating that it was due to a corrupt old idea of the certificate of need requirement. He noted that he voted no on a County owned ambulance service resolution.
- Councilman Meyer asked if the County can bill for ambulance services to which Supervisor Becker replied yes.
- Councilman Fontaine asked about the Town property serving as a fuel site. Supervisor Becker explained that we have agreed for the County to put a fuel tank on our site. The County will buy the tank and we will supply electric at no charge. The Town will be listed as additional insured on the insurance policy.
- Councilman Meyer wished Chris George, Director for the Sheldon Fire Company, who was in attendance tonight, good luck in the negotiations and that he hopes they can hash it out. Chris replied, thanks, me too. Chris stated that there is a lot of information that people don't know yet. Supervisor Becker stated that there were three letters submitted by the Sheldon Fire Company to the County that were never given to the Public Safety committee.

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- There was disagreement between Supervisor Becker and Councilman Jim Kirsch on whether response time would be affected if the ambulance moved from Sheldon. Supervisor Becker argued that the ambulance moves on calls and may not be in Sheldon at any given time. Councilman Jim Kirsch stated that the majority of the time, they are stationed in Sheldon.

Acceptance of Reports

A motion was made by Jim Fontaine and seconded by Joe Meyer to accept all reports as presented.

Ayes: (5) Becker, Meyer, Fontaine, V. Kirsch, J. Kirsch Nays: (0) Absent: (0) Motion Carried.

Old Business:

Varysburg Water Update

The project is still underway and pipes are still being installed. The new pump house is under design. The loan from Greene County Bank has been paid off and another loan is needed. Town Bookkeeper, Lisa Perez, is working with Municipal Solutions on expenditures.

Purchase of 2463 Route 20A by the Varysburg Water District

Supervisor Becker and the project engineers ran the numbers and agree that it would be cheaper to purchase the building located at 2463 Route 20A (old Charney's Attic) than to try to dig around it. Supervisor Becker has spoken to Wyoming County Highway Superintendent Devin Blue and the County has agreed to knock the building down. Sheldon Highway dump trucks will haul out the debris and bring it to Waste Management. An environmental study will be needed and there will be a need for abatement. Councilman Vince Kirsch asked if there were any tanks that need to be considered during demolition. Supervisor Becker replied only a septic tank. Supervisor Becker will confirm that the property will be owned by the Varysburg Water District.

Resolution to Authorize Supervisor to Execute Purchase Offer – 2463 Route 20A

WHEREAS, all Board Members, having due notice of said meeting, and that pursuant to Article 7, §104 of the Public Officers Law, said meeting was open to the general public and due and proper notice of the time and place whereof was given as required by law; and

WHEREAS, the Town Board of the Town of Sheldon wishes to purchase the property located at 2463 Route 20A, Varysburg, New York 14145 from Alan Henderson, said property is on a 100 x 60 feet lot and is identified as Tax Map No. 69.2-2-13; and

WHEREAS, the Town Board of the Town of Sheldon wishes to purchase such property on behalf of the Varysburg Water District as part of the prospective improvements being made to said District; and

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WHEREAS, the Town of Sheldon is willing to offer the current owner, Alan Henderson, \$70,000.00 to purchase the property; and

WHEREAS, the Town Board of the Town of Sheldon is in receipt of a purchase offer prepared by the Town Attorney at the Town's direction; and

WHEREAS, the Town Board of the Town of Sheldon has reviewed the purchase offer prepared by the Town Attorney and finds the terms therein acceptable; and

WHEREAS, the Town Board of the Town of Sheldon believes it to be in the best interest of the Town to purchase said property; and

NOW ON MOTION OF Jim Fontaine which has been duly seconded by Vince Kirsch, now, therefore be it

RESOLVED, that the Town Board of the Town of Sheldon finds it to be in the best interest of the Town to complete the purchase offer for the property located at 2463 Route 20A, Varysburg, New York, identified as Tax ID No. 69.2-2-13; and be it further

RESOLVED, the Town Board of the Town of Sheldon hereby authorizes and empowers Brain Becker, Supervisor of the Town of Sheldon, to execute said purchase offer.

Ayes: (5) Becker, Meyer, Fontaine, V. Kirsch, J. Kirsch Nays: (0) Absent: (0) Motion Carried.

Mills Zoning Violation

Nothing new to report.

Windmill Decommissioning

Supervisor Becker thanked Councilman Vince Kirsch for taking the lead on the windmill decommissioning.

Councilman Vince Kirsch has been in contact with Jackson Demolition, a company that specializes in this type of work. The quote was written out for 86 wind turbines so it needs to be revised to reflect the correct number of turbines which is 75. Once the Town receives the revised quote, the Town will forward it to Invenergy for their review and comments. Councilman Kirsch stated that the quote is quite a lot higher than the bond decommissioning amount that Invenergy had suggested.

A motion was made by Joe Meyer and seconded by Jim Kirsch to authorize the Town Supervisor to submit the revised decommissioning quote to Invenergy for consideration.

Ayes: (5) Becker, Meyer, Fontaine, V. Kirsch, J. Kirsch Nays: (0) Absent: (0) Motion Carried.

NYMIR Risk Management Recommendations

The Board does not agree with NYMIRs risk management recommendations; however, the Board asks that the Deputy Town Clerk contact NYMIR to arrange a meeting between NYMIR

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and the Town Bookkeepers to review how our current policies can be brought into alignment with their suggestions.

Strykersville Legion – Banner Funding

Sandy Kensinger, Noelle Pitkin and Shirley Eley from the Strykersville American Legion were present to revisit their request for town funding of the banner project. Sandy presented the Board with an invoice of \$2,500 from TW Signs for new brackets for the banners. Supervisor Becker reiterated that the Town cannot make donations and further stated that other municipalities charge a fee for the banners and actually make money off of them. Resident Bobby McCubbin was present at tonight's meeting and noted that the Lions Club gave \$1000 last year and that Lion's Club member and Town of Attica Supervisor Bryan Kehl had also told the Legion that municipalities are unable to make donations.

A motion was made by Jim Fontaine and seconded by Joe Meyer to table discussion of the banner funding until an opinion is received from the town attorney.

Ayes: (5) Becker, Meyer, Fontaine, V. Kirsch, J. Kirsch Nays: (0) Absent: (0) Motion Carried.

FEMA Flood Maps

Changes to the flood plain maps have been made. GIS Coordinator, Joanna Craigmile has updated the new floodplain maps to Wyoming County's website. The Town's attorney will provide a draft law for the Board's consideration.

New Business:

Removal of Mike Armbrust from Five Star Accounts

A motion was made by Joe Meyer and seconded by Jim Fontaine to authorize the removal of Mike Armbrust from Five Star accounts.

Ayes: (5) Becker, Meyer, Fontaine, V. Kirsch, J. Kirsch Nays: (0) Absent: (0) Motion Carried.

Dog Donation Fund Account

The Town will not be opening a separate bank account for dog donations. The Town Bookkeepers will keep a tally of donations and make the required donation to the Wyoming County Animal Shelter at year-end.

Mileage Rate

A motion was made by Jim Fontaine and seconded by Jim Kirsch to adopt the mileage rate of .76/mile effective July 1, 2026.

Ayes: (5) Becker, Meyer, Fontaine, V. Kirsch, J. Kirsch Nays: (0) Absent: (0) Motion Carried.

Reappointment Jim Fontaine to County Planning Board

A motion was made by Vince Kirsch and seconded by Jim Kirsch to reappoint Jim Fontaine to the Wyoming County Planning Board.

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Ayes: (4) Becker, Meyer, V. Kirsch, J. Kirsch Nays: (0) Absent: (0) Abstain: (1) Fontaine
Motion Carried.

Waste Management Joinder

A motion was made by Joe Meyer and seconded by Vince Kirsch to authorize the Town Supervisor to sign the joinder of participating community to waste disposal renewal agreement.
Ayes: (5) Becker, Meyer, Fontaine, V. Kirsch, J. Kirsch Nays: (0) Absent: (0) Motion Carried.

Town Hall Dumpster

Councilman Fontaine asked the Deputy Town Clerk to check the date for renewal of the town hall dumpster contract and report back at the September meeting.

Budget Transfers:

A motion was made by Jim Kirsch and seconded by Joe Meyer to approve the following budget transfers:

\$400,000 from NYClass to Varysburg Water District Capital Project

\$160,000 from NYClass to Highway Money Market

\$100,000 from NYClass to General Money Market

Ayes: (5) Becker, Meyer, Fontaine, V. Kirsch, J. Kirsch Nays: (0) Absent: (0) Motion Carried.

Bills:

Supervisor Becker confirmed that the Board had a chance to review the bills.

A motion was made by Vince Kirsch and seconded by Jim Kirsch that the General Bills #146 to #169 for a Total of \$53,956.71, the Highway Bills #106 to #123 for a Total of \$58,666.54, the Lighting District bills #11 to #11 for a Total of \$665.50, the Trust & Agency bills #13 to #13 for a Total of \$258.00, the Varysburg Water System Improvements bills #17-18 for a Total of \$727.25 and the Varysburg Water District bills #33 to #37 for a Total of \$1,074.93, be paid.

Ayes: (5) Becker, Meyer, Fontaine, V. Kirsch, J. Kirsch Nays: (0) Absent: (0) Motion Carried.

Comments from the Floor

At 8:20 p.m. Supervisor Becker opened the floor to comments.

Centerline & Dutch Hollow Obstructed View

Resident Larry Sobocinski informed the board of the obstructed view at the intersection of Centerline and Dutch Hollow roads. The bushes on the side of the Ernst property block the sight of Dutch Hollow traffic. Highway Superintendent Metz noted that it is a County road and that he has informed the County Highway Department.

Adjournment

At 8:25 p.m. a motion was made by Jim Fontaine and seconded by Joe Meyer to adjourn the August 19, 2026 meeting of the Sheldon Town Board.

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Ayes: (5) Becker, Meyer, Fontaine, V. Kirsch, J. Kirsch Nays: (0) Absent: (0) Motion Carried.