

**REGULAR MEETING
SHELDON TOWN BOARD
July 15, 2026**

The Regular Meeting of the Sheldon Town Board held July 15, 2026, at the Sheldon Town Hall, 1380 Centerline Rd., NY 14145, was called to order by Town Supervisor Brian Becker at 7:06 p.m.

Present: Town Supervisor Brian Becker
Councilmen: Jim Fontaine, Jim Kirsch (arrives at 7:29pm), Vince Kirsch (arrives at 7:19pm) and Joe Meyer
Also present: Highway Superintendent Luke Metz
Recording Secretary: Town Clerk, Kate Bulera
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 Joe Meyer that the minutes from the June 17, 2026, regular meeting be approved.

Ayes: (3) Meyer, Fontaine, Becker Nays: (0) Absent: (2) V. Kirsch, J. Kirsch Motion Carried.

Communications

Town Clerk Bulera reported the following:

Swim Program

We are in our second week of Town Swim Lessons. We have a director, six lifeguards and one craft leader. There are 74 kids registered and nine of them are out of residence.

Dogs

The last day to renew the late dogs is July 17th. The clerk will compile a new list to send back to the county of anyone who still hasn't paid, and they will receive a ticket. Thus far it has been productive in getting many dogs renewed.

Proposed Zoning Laws

The Planning Board will be having a work session on July 22nd to work on more edits to the proposed zoning law. The meeting will be at 6:00 p.m.

Sheldon Fireman's Picnic

The Town received a flyer stating that the Sheldon Fireman's Picnic will be July 26th starting at 10:30am with a Chicken BBQ. Flyer will go up on the bulletin board.

Historical Society

We received a thank you from Town Historian for all the help at the 250th Celebration and all we do for them throughout the year.

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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.

Highway Superintendent Report

Highway Superintendent Luke Metz reported the following:

Training

Highway trained with Bennington, Java and Orangeville on June 26 and 27th.

Oil and Stone

They have been working on North Sheldon Road. The guys have also been assisting Wales and Java with doing Oil and Stone of roads.

Sand and Salt

Councilman Meyer inquired if we are purchasing more sand and salt. Superintendent Metz is working on getting a quote for a new order. It has been \$5,715/ton for years, but the bid is up in August. It will need to go back out for a new bid.

Culvert

The culvert by Byrncliff has been properly secured.

Supervisor Report

Supervisor Brian Becker reported the following:

County Board Meeting

At the County Board meeting the topic of the ambulance stationed at Sheldon Firehall was discussed. They pay the fire company \$600.00 a month to utilize their hall. Sheldon Fire Company wants to up the contractual price to \$800.00 per month. When it came to a vote only Supervisor Becker voted yes. The contract ends July 25th, 2026, but an agreement was reached for an additional month at \$600.00. The Supervisor of Arcade offered to let them be stationed at their town hall for free and build them additional space. Superintendent Metz questioned what amenities they would need and if they can be stationed at our town hall. Supervisor Becker said that we would not have the bathrooms, couch and kitchen space they need.

Real Property

Victoria Blancato from Real Property sent out the 2027 Tax Bills- Final Roll Taxable Values. Sheldon has an equalization rate of 95%. The Town Taxable value is \$261,776,476.00. This is subject to change by October or November when the town and county final tax levy will occur.

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Acceptance of Reports

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

Ayes: (3) Meyer, Fontaine, Becker Nays: (0) Absent: (2) V. Kirsch, J. Kirsch Motion Carried.

Old Business:

Varysburg Water

At the beginning of this month, we did the wire transfer, regarding bond notes for the project. The payoff date of July 9th for the \$1,636,215.56 Bond. The EFC disbursed \$1,213,026.86 to the Town for Project Draw #1 prior to the BAN payment. We have worked with Municipal Solutions and Timothy R. McGill Esq. on the matter. We received a breakdown of funds from Steve Mountain at Municipal; Solutions on July 10, 2026. Administrative Budget is \$127,200.00 Balance remaining is \$76, 652.64. Technical Services Budget is \$305,800.00 Balance remaining \$80,655.00. Construction Budget of \$2,034,600.00 Balance remaining \$932,265.50. Direct Expenditures Budget has been modified from \$100,000 to \$200,000.00 Balance of \$200,000.00 remaining. Contingency Budget modified from \$51,400 to \$116,400.00 with a remaining balance of \$116,400.00. Based on projected costs and expenditures to date, the Water District will have \$1,405,973.13 in the funds remaining for the project. Money for the project came from the following; DWSRF Loan \$731,578.00, WIJA Grant \$1,570,523.00 and the IJA/BIL Grant \$316,899.00.

The Well House will be a prefab building brought in and placed on the concrete slab.

Water leakage is way down from 50,000 to 21,000 gallons. Two meters are not working and need to be replaced or looked at.

Mills Zoning Violation

Councilman Vince Kirsch is concerned that our court order to clean up the property will expire. Do we lose access to the property if the inventory is all changed? We will not be able to take anything that is not on the inventory list of the property if we continue to wait? The cost of the cleanup will be added to Mr. Mills's taxes.

Windmill Decommissioning

Councilman Vince Kirsch has been in contact with vendors, and we will have wait as it is the busy season now for the vendor. He will provide the information, but we will need to wait and hopefully at the next meeting.

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New Business:

Boxler Public Hearing

A motion was made by Joe Meyer and seconded by Jim Fontaine to open the public hearing on the Boxler Special Use Permit at 7:08pm

Ayes: (3) Meyer, Fontaine, Becker Nays: (0) Absent: (2) V. Kirsch, J. Kirsch Motion Carried

Boxler was not present nor was the County at the hearing. Supervisor Becker explained the project and opened the floor to questions or concerns. The project is to turn an agricultural building into a wedding venue. Boxler Maple would like to utilize their maple production facility as a wedding venue in the off season. They would be open May 1st – December 31st to host events. Hours would be 7:00am – 10:00pm and lights off by 11:00pm. They do not have a working kitchen and would have adequate parking based on occupancy. Seeing no one wanted to comment the floor was closed.

A motion was made by Vince Kirsch and seconded by Jim Fontaine to close the public hearing on Boxler Special Use Permit at 7:24pm

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

A motion was made by Vince Kirsch and seconded by Jim Fontaine to approve the Boxler Special Use Permit.

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

Resolution – NYMIR Risk Management Crime & Fidelity Recommendations

After speaking with Lisa and Jessica in Bookkeeping, they would follow whatever additions we would like to add to their checks and balances. As a town we feel like they are doing their job well and need no additional regulations or recommendations.

August Town Board Meeting

There was discussion to change the date of the August meeting because of the Wyoming County Fair that week. The board has chosen to keep the date of August 19, 2026, at 7pm as the meeting date.

Legion Funding

Sandy Kensinger and Shirley Eley were present to represent the American Legion in requesting \$5,000.00 from the town to aid in maintaining the Veterans Banners. We have a total of 200 banners and will not be getting any more. They are displayed on the electric poles on Route 20A, Route 78, Route 77 and other town roads. It is a great way to honor our veterans and people enjoy seeing them up. When the Legion previously came to the Town in November asking for the funding, the Town could not provide any funding. Supervisor Becker asked if \$5,000.00 would be a yearly request? Sandy expressed that any donation would go a long way to aid in installation and take down of the banners. The guy who installs and takes down the banner's costs between \$7,000.00 and \$10,000.00 each year. His insurance is very high to do this and his equipment. They have legion volunteers who help with traffic control when he is doing this. Councilman V. Kirsch asks again about the install cost and if there was another avenue to

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explore. Sandy and Shirley explained how they are always crunching numbers to see if they can do this cheaper. Supervisor Becker explained again that the Town cannot legally give donations. County Administrators informed us that it is illegal because we cannot give an accurate paper trail of how funds are utilized once they have been donated. Sandy wants to know how the town can give donations to the historical society then. Councilman J. Kirsch explained how the town owns the building and it is our responsibility to maintain it. Sandy wants to know if we can speak to the attorney and see if we can find a loophole to provide a donation. Again Councilman J. Kirsch said that it would be illegal to use taxpayer's dollars to donate. The Legion wanted us to get creative with wordage and Supervisor Becker said no. We are losing the Pilot Program in the next couple years and will be \$56,000 less in our budget. Bobby McCubbins asked if they have asked other places to donate because the Lions Club did last year. They gave \$5,000.00 last year.

A motion was made to table this topic till the August meeting by Vince Kirsch and seconded by Jim Kirsch.

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

FEMA Flood Maps

FEMA has contacted the Town to inform us we will need to update the Flood Maps and Regulations for insurance in the coming months. We are waiting for instructions and paperwork to come in from FEMA.

Budget Transfer

A motion was made by Joe Meyer and seconded by Vince Kirsch to authorize the transfer of \$240,000.00 from General Money Market to the Highway Money Market.

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

Bills:

A motion was made by Vince Kirsch and seconded by Jim Fontanie that the General Bills #114 to #146 for a Total of \$32,173.25, the Highway Bills #89 to #105 for a Total of \$78,396.06 the Lighting District bills #10 to #10 for a Total of \$643.62, the Trust & Agency bills #11 to #12 for a Total of \$287.88, the Varysburg Water System Improvements bills #15 to #16 of \$10,510.20, the Varysburg Water District bills #27 to #32 for a Total of \$32,322.81, be paid.

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

Comments from the Floor

Town Supervisor Becker opened the floor to comments.

Folsmdale Rd

Councilman Meyer commented on how road widening appears to be happening on Folsmdale. Superintendent Metz confirms that the County has been out digging wider ditches, they will be widening the shoulder four feet out over the next year.

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Sheldon History Book

Deanne Siemers addressed her dislike of the Sheldon History Book from the desk in front of the town clerk's office. She asked why there must be windmills on the cover and why the history stops in 2010?! Councilman Fontaine explained how we got them donated to us from Invenergy. They did the research and he feels that it is a productive book for the community. It is full of great history. It ends in 2010, because that is when it was printed. Councilman J. Kirsch asked what she would like us to do? Siemers wants us to buy a different book about Sheldon. Supervisor Becker reminds her we aren't buying new books. We don't have a budget for it. Town Clerk Bulera said we have at least four full boxes up in storage of the current Sheldon book. Board wants to continue to use the copies we have in storage.

Executive Session

A motion was made by Vince Kirsch and seconded by Jim Fontaine to enter executive session for discussion of the proposed purchase of Carney's Attic in Varysburg at 8:18pm.

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

A motion was made by Jim Kirsch and seconded by Joe Meyer to end executive session at 8:42pm

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

Adjournment

At 8:43 p.m. a motion was made by Vince Kirsch and seconded by Joe Meyer to adjourn the July 15, 2026 meeting of the Sheldon Town Board.

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