

The Town of Ripley

14 North State St, PO Box 352

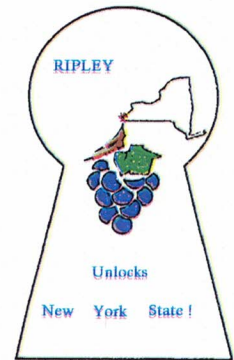
Ripley, New York 14775

Phone (716) 413-8010

NYS TDD: 711

E-mail: ripleyts@ripleyny.gov

Web: ripleyny.org



Town Board Meeting

June 11, 2026

6:30PM

Lauree Pless, Supervisor

Lee Swoap, Deputy Supervisor

Cal Janes, Councilman

Jeff Lyon, Councilman

Phil Chimera, Councilman

Ryleigh Enterline, Town Clerk

Agenda

1. Call to order
2. Pledge of Allegiance
3. Roll Call
4. Minutes Approval
 - a. Regular Board Meeting- May 14, 2026
5. Abstracts Approval- General, Highway, Water, Sewer, Street Lighting, Capital
6. Correspondence
 - a. Letter from Quincy Rural Cemetery
 - b. Follow-up to Big Boy Steam Engine visit
7. Resolutions
8. Motions
 - a. Motion to approve Wetlands compliance waiver and release form as an addition to the Town of Ripley's building permit application.
 - b. Motion to approve Rabies Clinic-Thursday, September 18-5pm-7pm
9. Approve Financial Statement
10. Water/Sewer report
11. Highway report
12. Planning Board Report
13. Assessors report
14. Code Officers report
15. Parks and Recreation Report
16. Town Clerks report
17. Privilege of the Floor
18. Adjourn



The Town of Ripley is an equal opportunity provider and employer
To file a complaint of discrimination, write USDA, Director, Office of Civil Rights,
Washington, DC 20250-9410, or call (202) 720-5964 (Voice or TDD)

Quincy Rural Cemetery Association
PO Box 15
Ripley, NY 14775
Email: quincyrural@gmail.com

Roy Fisher, President
Dave Power, Custodian

Sheila Dickey, Secretary
Mark Dickey, Treasurer

Town of Ripley
Town Board
12 North State St
Ripley, NY 14775

Town Board Members,

At a recent meeting of the Quincy Rural Cemetery Association a discussion was held on the expense of maintaining our cemetery. We have, over the past few years, worked very hard to reduce the upkeep cost of the cemetery property. Contracting the work out allows us to save on the costs associated with workman's comp coverage and machinery acquisition and maintenance.

In recent years we have obtained our IRS 501c13 designation allowing donors to use contributions to the cemetery to be tax deductible. While we have had a successful campaign to our owners for funding, we have also experienced some emergency tree work in the past couple years. We are also currently working on a multi-year project to improve the roadways in the cemetery. We also have completed runoff and drainage work on the south end of the property.

This said, the cost of spring cleanup, mowing and trimming will be around \$8000 for the 2026 season. This is with the cemetery supplying the fuel for our contractor, again to reduce our costs. We are asking for the Town's help for a portion of the contractor costs in the amount of \$5000.00 per year.

Please let me know if you have any questions.

Thank you



Mark Dickey
Treasurer
Quincy Rural Cemetery Association

TOWN OF RIPLEY

14 North State St. Ripley, NY 14775

Building Permit Wetlands Compliance Waiver and Release Form

Applicant Name: _____

Property Address: _____

Permit No.: _____

Date: _____

I, the undersigned applicant, understand that the Town of Ripley issues building permits based on the information provided in my application and its compliance with local zoning and building codes. I also understand that the Town of Ripley and its Code Enforcement Officer do not independently verify the presence or boundaries of wetlands on my property under New York State or federal laws, including the New York State Freshwater Wetlands Act and applicable regulations enforced by the New York State Department of Environmental Conservation (DEC).

I certify that I have researched and reviewed all relevant state and federal laws, regulations, and requirements related to wetlands that may affect my property and the proposed building project. This includes, but is not limited to, confirming whether my property contains or is near wetlands regulated by the DEC or other agencies, and obtaining any necessary permits or approvals from those agencies.

In consideration of the Town of Ripley reviewing and issuing a building permit, I hereby waive, release, and hold harmless the Town of Ripley, its officers, employees, and agents, including the Code Enforcement Officer, from any and all liability, claims, damages, or legal actions arising from:

1. Any violation of state or federal wetlands laws or regulations related to my property or project, whether identified before, during, or after the issuance of this permit;
2. Any errors, omissions, or inaccuracies in wetlands information or mapping provided by the applicant, the DEC, or other sources;
3. Any costs, fines, or remediation required by state or federal agencies due to wetlands violations.

I acknowledge that it is my sole responsibility to ensure compliance with all wetlands-related laws and regulations, and that the issuance of a building permit by the Town of Ripley does not constitute a determination or guarantee that my project complies with such laws.

Applicant Signature: _____

Printed Name: _____

Date: _____

Town Superintendent

From: Ripley Town Clerk <ripleytownclerk@ripleyny.gov>
Sent: Tuesday, May 26, 2026 10:40 AM
To: Town Superintendent; Lee Swoap; Calvin Janes; Jeff Lyon; Phil Chimera
Subject: RE: 2026 Rabies Clinic

Dr. Seblink only charged us 150.00, which was his hrly rate of 75.00.
He didn't charge us mileage.
The funds came out of the Dog Control Contractual line.

Ryleigh Enterline
Ripley Town Clerk

14 N. State St.
Ripley, NY 14775
716-413-8010, opt 1

***NEW EMAIL: ripleytownclerk@ripleyny.gov ***

From: Town Superintendent <ripleyts@ripleyny.gov>
Sent: Tuesday, May 26, 2026 10:25 AM
To: Ripley Town Clerk <ripleytownclerk@ripleyny.gov>; Lee Swoap <Lee.Swoap@ripleyny.gov>; Calvin Janes <calvinjanes71@gmail.com>; Jeff Lyon <lilcop5700@gmail.com>; Phil Chimera <shaver58@roadrunner.com>
Subject: RE: 2026 Rabies Clinic

Good morning,
I will take this to the board if the date works for everyone. Just for information, do you remember what we paid last year? Thanks. Lauree

From: Ripley Town Clerk <ripleytownclerk@ripleyny.gov>
Sent: Tuesday, May 26, 2026 8:26 AM
To: Town Superintendent <ripleyts@ripleyny.gov>; Lee Swoap <Lee.Swoap@ripleyny.gov>; Calvin Janes <calvinjanes71@gmail.com>; Jeff Lyon <lilcop5700@gmail.com>; Phil Chimera <shaver58@roadrunner.com>
Subject: 2026 Rabies Clinic

Good morning everyone, I hope you had a wonderful weekend.

I am looking again at collaborating with Jason and Jeff Gallagher from Chaut. Co to have another Drive Thru Rabies Clinic in September.

Planning for Thursday, Sept 18th 5pm-7pm.

Dr. Seblink was kind enough to help us out last year, but he is phasing into retirement, so I reached out to Katie Ball who is available that day and gave me a quote. Please see attached.

Arkwright Veterinary Services

Katie J. Ball, DVM
2879 Ball Road
Cassadaga, NY 14718

(716) 679-7900

5/25/2026

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Cash Client

Client ID: CASH

Estimate ID: 359

Expiration Date: 7/24/2026

Patient ID: CCL	Species: Cash Large	Weight:	Sex: Undetermined
Patient Name: Cash Client	Breed: Other Large	Birthday: 06/01/2010	

	Description	Low Qty.	Low Amount	High Qty.	High Amount
5/25/2026	Farm Call Zone 3	1.00	\$77.00	1.00	\$77.00
5/25/2026	Rabies Clinic per Hour	2.00	\$200.00	3.00	\$300.00

Low Subtotal: \$277.00 High Subtotal: \$377.00

Low Total: \$277.00 High Total: \$377.00

This treatment plan is valid for 30 days, includes only those items listed, and is only a guideline. The price is subject to change based upon services rendered. I agree to pay a deposit of _50_% of the higher estimate fees, assume financial responsibility for the remaining fees, and provide payment in full via cash, or check at the time services are performed.

Authorization _____

Simplified Notes for June 2026 Meeting

- Quarter 1 of 2026 Billing was due on May 11th, late fees will be applied to all unpaid accounts June 15th
- We are continuing in our licensing renewals and obtaining additional licenses for our work
 - Andrew is currently working on a 30-hour course for a 5A DEC Spray license, this will allow him for the treatment of the Alfred reservoir and is working on 12 hours of CET for DEC spray licensing to upgrade, 5 ½ hours left.
 - Trevor is working on a 30-hour course for a 3A DEC Spray license, this will allow him to maintain growth around town properties and hydrants, 10 hours left
- The Shortman Generator is in and will be installed this month
- Moley determined that more work is necessary for the screw pump than previously thought.
 - They are providing a quote for full rebuilding so that we can budget for next year
- We have performed weekly maintenance at the Sewer and Water plants.
- We have performed all daily necessary State Samplings for the Sewer and Water Plant
- We have fulfilled our State Required Monthly Samplings for the Sewer Plant
- We have fulfilled our State Required Monthly Samplings for the Water Plant
- Flows sent from the Water Treatment Plant were within our State Permit Levels
- Flows received from our Wastewater Treatment Plant were within our State Permit levels

As a reminder to farmers on our system: Slow filling of tanks, bulk tanks and/or day tanks is encouraged. Quick fills of these tanks (300-1500 + gallons) cause alarms that correlate to water main breaks and service line leaks. These alarms force the department to stop their daily work and schedules and begin investigations and location of these potential leaks.

Slow filling will also prevent potential water hammering that can occur from rapidly turning on and/or off water of a high velocity. Water hammering in any system is a guaranteed water main break which results in loss of filtered drink water to our community.

June 2026 Meeting: Reporting in June 2026 /May 2026

NOTES:

- Water bills for Quarter 1 were due May 11th, late fees will be issued June 15th
- Continuing Education and Licensing
 - **Andrew:** Currently working on 30-hour course for 5A spray license: Aquatic Pest Control, has 5 ½ hours left of 12 hours of CET for spray license upgrade
 - **Trevor:** Currently working on 30-hour course for 3A spray license: Ornamental and Turf care, has 10 hours left
- The Generac back up Generator for Shortman Rd is in and will be scheduled for install this Month
- We have installed 25 sensors on our hydrants for leak detection.
 - These units should not be messed with or damaged by the public
 - Stolen sensors can be located by GPS and fines will occur against the offender

EQUIPMENT

- **Truck Milage**
 - 2022 Ford F-550 Odometer Reading: 16,582; Ran a total 219 miles for the month of May, averaging 9.7 MPG.
 - 2024 Chevy 3500 Odometer Reading: 13,044; Ran a total of 475 miles for the month of May, averaging 10.0 MPG.

WATER AND SEWER

- weekly maintenance performed on schedule.
 - pulling solids
 - running hydro-gritter to reduce incoming grit
 - decant the digester
 - waste to the digester
 - greasing

- bearings at aeration basin
 - bearings at grit tank
 - bearings in Comminutor
 - bearings in hydro-gritter
 - bearings in automatic bar screen
 - bearings in high-capacity compressors
 - bearings for both clarifiers
 - bearings in high flow plunger pump
 - bearings in non-potable pumps
- adjustments
 - Return flow from clarifiers to aeration basin
 - clarifier production
- Manually removing solids throughout the day
- clean and inspect clarifiers
- clean and inspect contact tanks
- clean and inspect grit tank
- clean and maintain buildings
- performed daily tests, inspections, and paperwork
- Performed monthly tests for both plants
- We have been rewarded with a grant for rebuilding the water plant.
 - This grant will also replace some of the water lines and perform a reservoir evaluation
- The clarifiers have been reapplied for grants to perform complete rebuilds
- Working on getting a quote for spray insulation in the UV building
- Possible ice damage to the east clarifier, we will be performing a full inspection when temperatures are higher and flows reduce
- Chlorine scales have been installed at the water plant
- New generator is in and will be scheduled for installation this month
- Due to the lack of operational maintenance through the years for the water plant we are seeing a decline in production each year
 - The plant is designed for a maximum production of 350,000 gallons per day
 - We are currently only able to produce a maximum of 160,000 gallons per day
 - This is a 54% loss of production from the water plant
 - Resulting in the plant currently operating at the available maximum production for a prolonged time as we are attempting to keep up with the mass amounts being used by farmers right now
- The sewer plant roof deposit has been sent and will be scheduled soon

THIS MONTHS REQUIRED TESTING

- **Water plant**
 - 2 Total Coliform
 - 2 DBP Testing
- **Sewer Plant**
 - 1 Coliform
 - 2 BOD
 - 2 TSS

Water Plant production

- **Average Gallons Per Day (GPD) [Lower than April]**
 - Influent: 130,710 (.131 MGD)
 - Effluent: 98,092 GPD (.098 MGD)
- **Total Gallons Per Month (GPM) [Lower than April]**
 - Influent: 4,052,001 GPM (4.05 MGM)
 - Effluent: 3,040,866 GPM (3.04 MGM)

Wastewater Treatment Plant Flows

- **Average Flow in Million Gallons per Day (MGD)**
 - 0.3951 MGD [lower than April]
- **Total Flow in Million Gallon per Month (MGM)**
 - 12.2484 MGM [Lower than April]

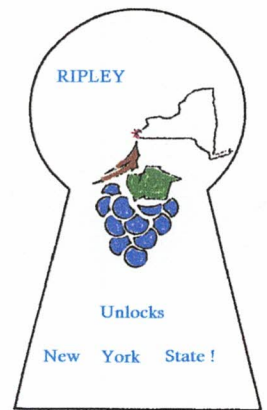
Note about Productions

- All our master meters are calibrated Annually from the same company, which makes me believe that they are accurate.
- When comparing the numbers that the Water plant produces versus the numbers that the Sewer plant receives it indicates a possible mass infiltration issue.
 - **Total Flow received at the Sewer Plant:** 12.2 million Gallons
 - **Total Flow sent from the Water Plant:** 3.0 million Gallons
 - **Total Difference:** 9.2 million Gallons

- The new sewer line that utilizes the large pump station located on Shortman Road processed 653,262 Gallons last month which is More than the previous month.
 - **Difference Flow received at the Sewer Plant:** 9.2 million Gallons
 - **Total processed sewage at Pump Station:** 0.7 million Gallons
 - **Total Difference left in S1 and Part of S2:** 8.5 million Gallons
- This means we took on more than 8.5 million gallons (MG) of what I will assume is I/I Water at the Sewer plant. (This is the same as last month)
 - I am assuming more than 8.5 MG because we service more customers with water than customers that have access to Sewer.
- We are just below our DEC required average flow for this month
 - Our Required flow rate set by DEC is an average of 0.400 MGD
 - For us to meet this requirement in May we could not exceed a total of 12.4 MG for the month.

The Town of Ripley

Jason K. Jones, Superintendent of Highways
50 Ross St. P.O. Box 538
Ripley, NY 14775
ripleyhs@ripleyny.gov
Phone 716-776-5025



RIPLEY - GATEWAY TO NEW YORK STATE

TO: Ripley Town Board

FROM: Jason K. Jones

DATE: June 11, 2026

SUBJECT: Highway Report for May 2026

Total amount for repairs: \$7745

Total amount for blacktop: \$172,071.05 - still have a 1/2 mile to pave

Total amount for shop expenses: \$725

Total Gasoline used 120 gallons Total Diesel used 945 gallons

Total overtime: 46-man hours or \$1977.37 for limb clean up and prep for Memorial Day

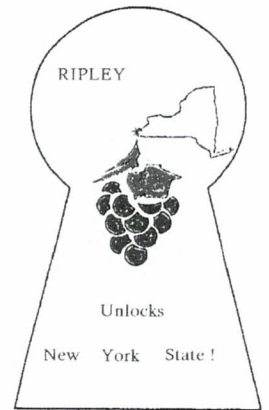
Respectfully submitted,

A handwritten signature in blue ink, appearing to be "J. Jones", written over a horizontal line.

Jason K. Jones
Superintendent of Highways
716-581-1777

The Town of Ripley

Nicole Gollhardt, Assessor
14 N. State St P.O. Box 2
ripleyta@ripleyny.gov
Ripley, New York 14775
Phone 716-413-8006



RIPLEY - GATEWAY TO NEW YORK STATE

TO: Ripley Town Board
FROM: Nicole Gollhardt
DATE: June 11, 2026
SUBJECT: Report from the Assessor's office

Property transfers from April 2026 are as follows: 6 total transfers of which only 1 can be used for valuation. Sales = \$85,000 on property assessed for \$19,700. That is an increase of \$65,300 or 77% above market value.

The Board of Assessment Review (BAR) was on May 26th from 4pm till 8 p.m., we had 1 visitor.

The equalization rate for RY 2027 is 85%, and the final roll is due July 1st.

This month I will be starting the 1st course of: Cost, Market and Income Approach to Value.

If you have any questions, please contact the assessor's office.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Nicole Gollhardt".

Nicole Gollhardt
Town Assessor
716-413-8010 option #9

Code Log May 2026

Issue third phase violation for 8 South State

Issue third phase violation for 21 Maple Ave

Issue third phase violation 9 Burton Ave

Issue third phase violation for 13 Burton Ave

Return phone calls and emails

Perform onsite inspections

In office and onsite visits for Violations

On site visits for building planning

Attend Code Enforcement meeting

Attend Floodplain training – DEC

9536 NE Sherman Rd Site Review

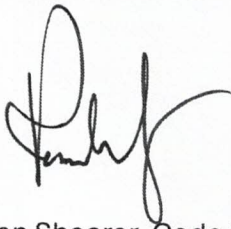
Review ONVO Plans – Part 1

Communicate with JMI / Ecostrategies and atty on possible gravel mine site

Research private Camp regs

Loves Travel Trailer Parking plans on hold for now – May not happen

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Ken Shearer', with a stylized, flowing script.

Ken Shearer, Code Enforcement Officer

Town of Ripley May 2026 Code Report

Code Enforcement Office

Building Permits Issued – 7

Demo Permits Issued – 1

Total Permits Issued – 8

STOP Work Orders – 1

Violations Issued – 3

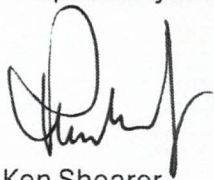
Violations Resolved - 0

Temp. CO Issued: - 0

CO Issued: - 0

Certificate of Completions Issued: - 0

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Ken Shearer', with a stylized flourish at the end.

Ken Shearer

Code Enforcement Officer

TOWN CLERK REPORT: JUNE 11, 2026 MEETING

Town Clerk: Ryleigh Enterline

Deputy Clerk: Nicole Gollhardt

CURRENT

1. Received shelving for Records Storage Room; scheduling basement day for shelf assembly and inventory tentatively Tuesday June 16th
2. Chronicle Proposal Packet; copies made and distributed to all board members.

UPCOMING

1. Chronicle Cemetery Presentation: What is a good date for board members?
2. Drive Thru Rabies Clinic: September 17th. 5pm-7pm Highway Garage; Looking for Board approval for Veterinarian Katie Ball to administer shots.

UPCOMING CLOSURES

1. July 3rd-4th: Fourth of July Weekend
2. Saturday: July 18th

Thank you,

Ryleigh Enterline

Town Clerk