

Town of Prattsville
Special Meeting
July 18th, 2025

The Town Board of the Town of Prattsville, NY and County of Greene, NY held a Special Meeting at the Prattsville Town Hall on Friday, July 18th, 2025 at 5:00pm.

Present:	Greg Cross	Supervisor
	Mason Chase	Councilman
	Heidi Ruehlmann	Councilperson
	Theresa Whitworth	Town Clerk
Absent:	Joyce Peckham	Councilperson
	Eli Martin	Councilman

Others present:

The purpose of the meeting is to discuss the Pratt Rock Contract and the resolutions, as well as anything else that may come before the Board.

Supervisor Cross opened the meeting at 5:00pm with the Pledge of Allegiance.

1. Pratt Rock Contract – Councilman Chase prepared the original contract, which was then reviewed by our attorney. Diana indicated the contract looked good but recommended a few minor changes. Those suggestions were reviewed and incorporated. The revised contract was sent back to Diana, and no further revisions were requested. Evergreen has since reviewed the final version and returned it with their signature. A motion was made by Councilmember Ruehlmann and seconded by Councilman Chase to sign the contract.

Ayes 3 Cross, Ruehlmann, Chase

Nays 0

Absent 2 Peckham, Martin

2. Resolution #1 – Partnership with Steve Whitesell for Pratt Rock Park Phase A

On motion by Councilman Cross and seconded by Councilperson Ruehlmann the following resolution was adopted:

Whereas, the Town of Prattsville will enter into a partnership agreement with Steve Whitesell in the administration of the Pratt Rock Phase A Capital Project.

Whereas, Under the terms of this partnership, Steve Whitesell will act as the board's consultant, with responsibilities including the following:

- Ensuring the quality of the final product through site inspections
- Reviewing submittals by the Prime Contractor
- Verifying pay item quantities prior to submitting to the board
- Submit to the board, in writing, any requests to exceed contract quantity or approve additional funding

Whereas, the Town of Prattsville will compensate Steve Whitesell the lump sum amount of \$5000 to be paid upon the satisfactory and substantial completion of contract work;

Whereas, the Town Board reserves the right to terminate this agreement prior to its expiration in the event of a failure to fulfill the responsibilities outlined herein.

Therefore be it resolved, that the Town Board of the Town of Prattsville has decided to enter a partnership agreement with Steve Whitesell as the administrator for the Pratt Rock Phase A Capital Project.

Ayes 3	Cross, Ruehlmann, Chase
Nays 0	
Absent 2	Peckham, Martin

3. Resolution #2 – Awarding a Bid to Evergreen Mountain Contractors to Provide Hiking Trail Enhancements at the Pratt Rock Park Located in Prattsville, New York.

WHEREAS, the Town of Prattsville has undertaken a project to enhance Pratt Rock Park (the Park), a historical site located in Prattsville, New York; and

WHEREAS, part of the work to be performed in the provision of enhancements to the hiking trails located at the Park,

WHEREAS, the Town Board has advertised for and has received 3 bid(s) for the work to be performed; and

Now, therefore, be it

RESOLVED, the Town Board finds Contractor Evergreen Mountain Contractors to be the lowest and responsive bidder to provide hiking trail enhancements to the Pratt Rock Park at a bid of \$174,750.00 and hereby awards the contract for the work to be performed to them; and be it further

RESOLVED, that the Supervisor is authorized to sign an Agreement with Contractor Evergreen Mountain Contractors at the price listed above.

A motion by Councilman Chase, seconded by Councilmember Ruehlmann, to approve Resolution No. 2 of 2025.

Ayes 3	Cross, Ruehlmann, Chase
Nays 0	
Absent 2	Peckham, Martin

4. Steve Whitesell had a few questions regarding the Pratt Rock Project. First, he asked how the town would prefer to mark off the construction areas—whether with yellow tape or fencing. The board agreed that yellow tape would be sufficient. His second question concerned a bench listed in the project scope for installation at the top of the site. Since this location is already next to an existing bench, he asked whether the new bench was still necessary. The board agreed to remove the new bench from the plan due to its proximity to the existing one

4. Resolution #3 - A Resolution Authorizing the Supervisor to Sign Closing Documents on Behalf of the Town and the Prattsville Water District for an Easement Located at Parcel No. 74.14-1-40, 74.14-1-19, 74.14-1-20.2, 74.14-1-21, 74.14-1-22, 74.14-1-37, 74.14-1-38

A motion by Councilperson Ruehlmann, seconded by Councilman Chase, to approve Resolution No. 3 of 2025.

WHEREAS, the Town and the Prattsville Water District (the Water District) have undertaken a new Well Project (the Project) to improve and ensure well protection within the Town; and

WHEREAS, the Project requires certain transfers of real property, specifically, a fee parcel, an easement for wellhead protection, and an easement for maintenance at property located Washington Street Ext., in the Town of Prattsville, NY, more specifically described as Parcel Number 74.14-1-40, 74.14-1-19, 74.14-1-20.2, 74.14-1-21, 74.14-1-22, 74.14-1-37, 74.14-1-38 (the Property), to the Town and the Water District; and

WHEREAS, the Town and the Water District have jointly contracted with James A. Young and Peggy A. Young, John J. Young, James A. Young And Arthur J. Young & Son, INC as owners of the Property, to obtain said fee parcel and easements; and

WHEREAS, it is desired by both the Town and the Water District that all closing documents associated with these real property transfers be signed by the Town Supervisor.

Now, therefore, be it

RESOLVED, that the Town Board hereby authorizes the Supervisor to sign all closing documents on behalf of the Town and the Water District as it relates to the real property transfer of a fee parcel, an easement for wellhead protection, and an easement for maintenance at property located Washington Street Ext., in the Town of Prattsville, NY, more specifically described as Parcel Number 74.14-1-40, 74.14-1-38 from James A. Young and Peggy A. Young, 74.14-1-19, 74.14-1-21 from John J Young, 74.14-1-20.2, 74.14-1-22 from Arthur J Young & Son, INC and 74.14-1-37 from James A. Young to the Town and the Prattsville Water District for the new Well Project.

A motion by Councilperson Ruehlmann, seconded by Councilman Chase, to approve Resolution No. 3 of 2025.

Ayes 3 Cross, Chase, Ruehlmann

Nays 0

Absent 2 Peckham, Martin

5. There have been a few requests regarding headstones that have been knocked over at the cemetery. We reached out to Taylor Monument for a quote on the cost of repairs, as they are the only local company that performs this type of work. They quoted \$500 per stone. Currently, there are five headstones in urgent need of repair. The proposed funding for this work would come from the contingency fund. Looking ahead, Supervisor Cross would like to discuss including a dedicated line item in the budget to address similar repairs in the future.

Councilman Chase made a motion, and Councilperson Ruehlmann seconded to fix the 5 stones this year for \$500 each.

Ayes 3 Cross, Ruehlmann, Chase

Nays 0

Absent 2 Peckham, Martin

With no further business, a motion was made by Supervisor Cross and seconded by Councilperson Ruehlmann to adjourn the meeting at 5:22pm.

Respectfully Submitted

Theresa Whiworth/ Town Clerk