

Joseph P. Wilson Jr, Supervisor  
Robert M. Biesemeyer, Deputy Supervisor  
Bi-Monthly Town Board Meeting  
April 25, 2023 5:30 pm  
Town Hall

Call to order

Approve Minutes: March 28, 2023 Bi-Monthly Board

Privilege of the Floor:

Town Discussion of Old Business:

- Water Districts Projects
  - WD#1;
  - WD#2; Test well update; Advertising for Engineering
- Adopt 2023 Billing Rates and new Billing Categories
- Volunteer Fire & EMS Local Property Tax Exemption
- 284 Highway agreement
- Schedule Board Workshop in May to continue revising Draft STR law
- Approve Standard Workday Calendar

New Business:

- Clerk to the Supervisor training & travel approval
- Approve 2022 AUD
- Community Center Task Force
- Library Board Appointments

Executive Session:

Budget Resolutions

Resolution to transfer funds:

Resolution to amend the 2023 budget:

Supervisor's Report: February 2023

Audit Bills:

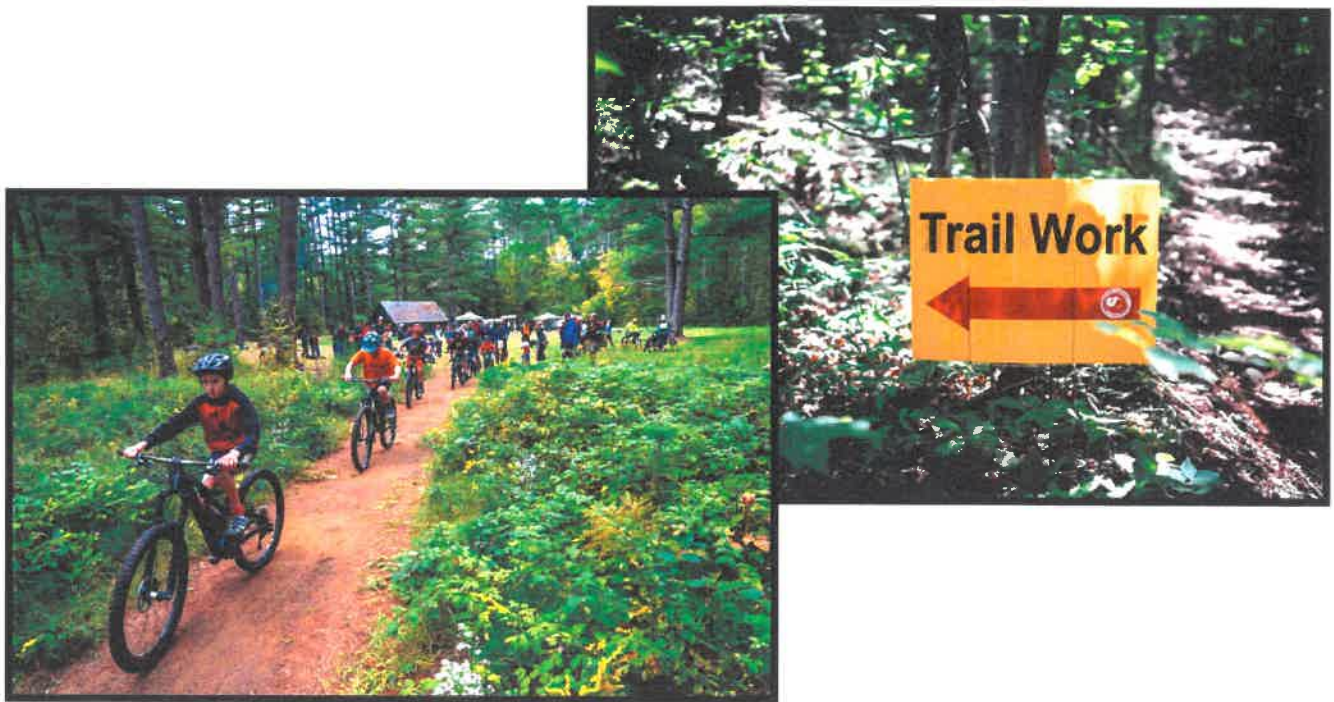
Resolution to audit Vouchers #2023- through #2023-

# East Branch Community Trails

meet up at the

## Baxter Mountain Tavern

Friday April 28th 5-6:30



Drink specials for the Adults, free sodas for the kids

We are looking forward to another year of building at the East Branch Community trails in Keene. Join us to learn more about our plans for this summer and beyond. Ask questions, make suggestions or just have a drink and celebrate the fantastic new trail system right in our backyard.

**BAXTER**  
MOUNTAIN TAVERN

10050 NYS Route 9N  
Keene, NY, 12942



East Branch trails is community funded, visit  
[www.betatrails.org/keene](http://www.betatrails.org/keene) to support our project.

## Proposed Billing Categories & Definitions

### Residential/Rental

### Commercial

### Extension

Residential/Rental – The primary structure of full time residency and/or seasonally occupied for dwelling purposes and can only be occupied by one family at a time. A separate charge will be made for each type of use on the property.

Commercial – A business operation providing a service or produces, manufactures or distributes a product. This includes a structure that rents lodging to 3 or more parties at a time.

Extension – Water use that is not part of the residential or commercial use. Such as but not limited pools, fountains, decorative landscaping, recreational use. This includes accessory dwelling units that are not being used for rental or commercial purposes.

# Proposed Usage Rates For 2023

(Rounded up to the nearest dollar)

## Keene Water District 1

Residential/Rental: \$600

Commercial: \$1285

Extension: \$430

Fire Hydrants: \$78

## Keene Valley Water District 2

Residential/Rental: \$610

Commercial: \$1195

Extension: \$370

Fire Hydrants: \$119

Debit Service: \$314

# Water Pricing Other Than Usage

## Price Per Gallon

Formula:

Gallons Made For One Year divided by Present Year's Budget = Price Per Gallon

### Keene Water District 1:

158,424,954gmpy / \$89,968.78 = \$0.6 cents per gallon

### Keene Valley Water District 2:

18,899,000 gmpy / \$156,605.17 = \$0.01 cent per gallon

## Same Side of the Road Tap:

(Prices are based on a 5 hour time frame with no unexpected issues, prices are subject to change.)

Supplies: \$355.00 - \$415.00

Operator: \$136.00

Backhoe: \$150.00

Truck: \$275.00

Fill Material: Varies Per Tap

Total: \$916.00 – \$976.00 plus Fill Material

## Opposite Side of the Road Tap:

(Prices are based on a 5 hour time frame with no unexpected issues, prices are subject to change.)

Supplies: \$355.00 - \$415.00

Operator: \$136.00

Backhoe: \$150

Truck: \$275.00

Fill Material: Varies Per Tap

Cost to Bore Under Roadway: Determined by Contractor

Total: \$916.00 - \$976.00 plus Cost of Boring and Fill Material

**Request:**

Request for standing approval to spend up to \$1000.00 on fire hydrant maintenance and repairs.

**Water District 1 & 2 Update:**

1. Locksmith came to repair locks in Water District 1.
2. Fence Company contacted about gate repair in Water District 1.
3. Spring Hydrant Flushing for Keene is set for the beginning of May.
4. Spring Hydrant Flushing for Keene Valley was completed on Thursday.
5. Generator in Keene Valley water plant has been repaired.
6. The first draft of the fire hydrant contract has been given to the departments for review.
7. The APA will be here May 4<sup>th</sup> to look over Water District 2 wet lands.
8. Clearing has been started for the Water District 2 test well site.

AGREEMENT TO SPEND TOWN HIGHW

TOWN  
COUNTY

Pursuant to the provisions of Section 284 of the Highway Law, we agree for the repair and improvement of highways, and received from the state for the shall be expended as follows:

1. GENERAL REPAIRS. The sum of \$ 46,200 may be expended on miles of town highways, including sluces, culverts and bridges having boardwalks or the renewals thereof.

2. IMPROVEMENTS. The following sums shall be set aside to be expended on highways:

(a) On the road commencing at Adriens Acres Johns Brook Ln and leading to Adriens Acres, a distance shall be expended not over the sum of \$           
Type Asphalt Width of traveled surface           
Thickness 2" Subbase Asphalt

(b) On the road commencing at Beede Ln Ch and leading to RTE 73, a distance shall be expended not over the sum of \$           
Type Asphalt Width of traveled surface           
Thickness 2" Subbase Asphalt

(c) On the road commencing at          and leading to         , a distance shall be expended not over the sum of \$           
Type          Width of traveled surface           
Thickness          Subbase         

No moneys set aside for such improvements shall be expended, nor improvements, until the County Superintendent approves the plans, specifications. This agreement shall take effect when it is approved by the County. Executed in duplicate this          day of         

\_\_\_\_\_  
Supervisor  
\_\_\_\_\_  
Town Justice - Councilman

Community Center Building  
Vision for the Future  
April 19, 2023

The Community Center building is in need of significant investment to address issues with the foundation, water ingress & moisture, roof replacement, siding replacement, heating, and the overall design and condition of the bathrooms. It's a good time to ask what we want the building to provide for the community, so we can invest in what matters to the people who use it.

The main uses of the community center building have changed a lot recently. Little Peaks is moving to their new location so they can expand their program. The Keene Summer Youth Program started using the school for the summer program because the school building fits the program's needs better than the Community Center. The Community Center will only be used a few days a month starting this summer and for the foreseeable future. There are now many buildings in town with space and facilities for meetings and activities that didn't exist the last time the Community Center was renovated. The Keene Fire Department, the Keene Valley Library, and the Keene Valley Fire Department all have excellent meeting spaces.

How we invest in the project is a big decision and input from residents is critical. What do we want the building to do? What programming and community needs do we want the building to serve? How do we support the recreation that is taking place at the fields and rink? What impact does this have on other town buildings?

Forming a task force composed of volunteers from the community would be an ideal way to develop recommendations for the town board to consider. The task force would meet 5-6 times over the course of 8 to 10 weeks and develop recommendations for how to proceed. There is already an engineering report and the town hall can provide support in gathering figures on the cost of operating the building. The town hall can also offer support for surveying the public, hosting meetings, and other administrative work to help the task force focus on generating good ideas.

There are three basic options that need to be explored.

Option 1

Patch it up and limp along; make the most basic improvements that allow the building to operate safely. Make basic repairs as they come up and continue to keep the building operating as it is.

Option 2

Renovate and refurbish; invest in repairs and upgrades that keep the existing structure in operation. This would involve structural, plumbing, electrical, roofing, siding, and other significant repairs. Having good year-round bathrooms should be a major goal.