

Bi-Monthly Town of Keene Board Meeting
April 25th, 2023
5:30 P.M. Town Hall
Meeting # 8
Resolutions #113-128

Board Members Present: Joe Pete Wilson, Supervisor, Robert Biesemeyer, Christopher Daly, Teresa Cheetham-Palen, Dave Deyo Council Members

Absent:

Town Officials Present: Reginald Whitney Highway Superintendent, Roger Preston Building & Grounds, Savana Lia Water Superintendent, Anna Whitney Town Clerk

Members of the Public: Stephen Hall, Kim Smith, Donald Smith, Melissa Estes, Rachel Snow, Sadie Kaltenbach, Stephen “Rusty” Hall

Call to Meeting to Order at 5:32 by Joe Pete Wilson

Pledge of Allegiance

Approval of Minutes:

**RESOLUTION APPROVING MONTHLY TOWN BOARD MINUTES
RESOLUTION NO.: 113-2023**

**INTRODUCED BY: ROBERT BIESEMAYER WHO MOVED FOR ITS
ADOPTION SECONDED BY CHRISTOPHER DALY**

RESOLVED that the Monthly Town Board minutes from March 28th, 2023 are accepted and approved.

Duly adopted this 25th day of April 2023 by the following vote:

AYES: Robert Biesemeyer, Teresa Cheetham-Palen, Christopher Daly, Joe Pete Wilson

NAYS: None

ABSTAINED: Dave Deyo

Privilege of the Floor:

Old Business:

- **Water Districts:**

- **Adopt 2023 Billing Rates and New Billing Categories:**

**RESOLUTION TO ADOPT THE BILLING RATES AND NEW
BILLING CATEGORIES FOR EACH WATER DISTRICT
RESOLUTION NO.: 114-2023**

**INTRODUCED BY: TERESA CHEETHAM-PALEN WHO MOVED
FOR ITS ADOPTION, SECONDED BY DAVE DEYO**

RESOLVED that the Town Board adopt the 2023 Billing Rates and
Billing Categories for each Water District.

Duly adopted this 25th day of April 2023 by the following vote:

AYES: Teresa Cheetham-Palen, Robert Biesemeyer, Christopher Daly,
Dave Deyo, Joe Pete Wilson

NAYS: None

Joe Pete added that they would like to have standing permission to spend up to \$1,000 on fire hydrant maintenance and repairs. This would eliminate Savana having to wait until the next board meeting to get approval and hydrants would not have to be out of service.

**RESOLUTION TO GRANT STANDING PERMISSION TO
SPEND UP TO \$1,000 ON HYDRANT MAINTENANCE AND
REPAIRS**

RESOLUTION NO.: 115-2023

**INTRODUCED BY: DAVE DEYO WHO MOVED FOR ITS
ADOPTION, SECONDED BY TERESA CHEETHAM-PALEN**

RESOLVED that the Town Board grant standing permission to spend up
to \$1,000 on fire hydrant repairs and maintenance to help alleviate hydrants
going out of service.

Duly adopted this 25th day of April 2023 by the following vote:

AYES: Teresa Cheetham-Palen, Robert Biesemeyer, Christopher Daly,
Dave Deyo, Joe Pete Wilson

NAYS: None

Savana spoke about the Hydrant Rent Lease that Liam is working on for both Fire Districts. Each District pays a maintenance fee and one of the Districts asked to have a lease drawn up to define what the cost is and who is responsible for what.

**RESOLUTION TO ALLOW JOE PETE WILSON TO SIGN THE
HYDRANT RENT LEASE AGREEMENT
RESOLUTION NO.: 116-2023**

**INTRODUCED BY: DAVE DEYO WHO MOVED FOR ITS
ADOPTION, SECONDED BY CHRISTOPHER DALY
RESOLVED** that the Town Board allow Joe Pete Wilson to sign the
Hydrant Rent Lease for both Fire District once Jody Whitney and Stephan
Hall approve the Lease.

Duly adopted this 25th day of April 2023 by the following vote:
AYES: Teresa Cheetham-Palen, Robert Biesemeyer, Christopher Daly,
Dave Deyo, Joe Pete Wilson
NAYS: None

- **WD#1:**

- **WD#2:**

Savana stated the APA is coming on the 4th of May to look at where we are going to
put the Test Well. If we get the green light, we will get the cement pad put in.
Teresa ask what is the APA looking at, Savana said wetlands.
Joe Pete said the well driller is now not coming until June because they are waiting
to see what the APA says.

**RESOLUTION ALLOWING THE TOWN TO ADVERTISE FOR
A REQUEST FOR QUALIFICATION FROM ENGINEERING
FIRMS TO DO THE DESIGN PHASE AFTER THE TEST WELL
IS DONE**

RESOLUTION NO.: 117-2023

**INTRODUCED BY: JOE PETE WILSON WHO MOVED FOR ITS
ADOPTION, SECONDED BY CHRISTOPHER DALY**

RESOLVED that the Town Board allow to advertise for qualifications
from Engineering Firms to do the design phase after the Test Well is done.

Duly adopted this 25th day of April 2023 by the following vote:

AYES: Teresa Cheetham-Palen, Robert Biesemeyer, Christopher Daly,
Dave Deyo, Joe Pete Wilson
NAYS: None

Joe Pete Wilson asked if anyone had anything else on water #1 or #2

Bob Biesemeyer stated since Savana has her certification now I do not think we
need to keep Morris Cooliage on the books.

Joe Pete Wilson stated we need a licensed back up operator. Seconded, with this
project we will need his expertise.

Teresa Cheetham-Palen asked what is the requirement by the State?

Joe Pete Wilson said we have to have a back-up operator.

Christopher Daly added that we are trying to get things in order for WEAI and EFC and I would think if we are in compliance with these things it may help.

Dave Deyo added let's not shut the door on this, maybe once we get things up to snuff maybe we can look at things on ways to save.

- **Verizon Lease:**

Joe Pete Wilson received a letter from Verizon on our Lease on the cell tower in WD #1 and they want to reduce their rent to \$996.00 starting June 1st. Right now, they pay \$1500. I sent this to Liam to see how we should proceed.

Dave said a unified response from all the other Towns and County, we might get further.

Teresa asked what is their rationale?

Joe Pete said it's an effort to make the network more sustainable.

- **Road Work:**

Joe Pete wanted to let everyone know there will be roadwork in the Cascades but only temporary and should not have lane closers, only for a few weeks, unsure when they are starting.

- **Announcement:**

Joe Pete wanted to announce an informational presentation at Baxter Mountain Tavern Friday April 28th 5-6:30 for East Branch Community Trails.

- **Volunteer Fire & EMS Local Property Tax Exemption:**

Joe Pete said at the last few meetings we started the discussion on the exemption for Volunteer & EMS. We are waiting for the Districts to get back to us with the qualifying guidelines, like how long they have to serve. For us the discussion is are we ok with the lifetime exemption for those that have served for 20 years and exemption for a surviving spouse?

Chris said he has not seen this draft yet, is this the draft Bill Tansey was working on?

Joe Pete said yes and he thought Bill sent it to the Board but he will get it to the Board members and we will have it available for the next meeting.

Chris asked what is the timeline?

Joe Pete said it is for next year so by Jan 1st should be ample time for Real Property.

- **284 Highway Agreement:**

Reggie stated this would be reimbursed with CHIPS.

**RESOLUTION TO APPROVE THE 284 HIGHWAY
AGREEMENT**

RESOLUTION NO.: 118-2023

**INTRODUCED BY: ROBERT BIESEMEYER WHO MOVED
FOR ITS ADOPTION, SECONDED BY DAVE DEYO**

RESOLVED that the Town Board approve the 284 Highway
Agreement

Duly adopted this 25th day of April 2023 by the following vote:

AYES: Dave Deyo, Teresa Cheetham-Palen, Robert Biesemeyer, Christopher
Daly, Joe Pete Wilson

NAYS: None

- **Schedule Board Workshop in May:**

Joe Pete wants to come up with a few dates to schedule another STR workshop to revise the draft with the feedback we have been getting. I will send out some dates and then we will publish.

- **Approve Standard Workday:**

**RESOLUTION TO APPROVE HIGHWAY SUPERINTENDENT,
REGINALD J WHITNEY, STANDARD WORKDAY**

RESOLUTION NO.: 119-2023

**INTRODUCED BY: ROBERT BIESEMEYER WHO MOVED
FOR ITS ADOPTION, SECONDED BY DAVE DEYO**

RESOLVED that the Town Board approve the Highway
Superintendent, Reginald J Whitney's standard workday.

Duly adopted this 25th day of April 2023 by the following vote:

AYES: Teresa Cheetham-Palen, Robert Biesemeyer, Christopher Daly, Dave
Deyo, Joe Pete Wilson

NAYS: None

New Business:

- **Clerk to the Supervisor Training & Travel Approval:**

**RESOLUTION TO APPROVE TRAINING & TRAVEL FOR
ASHLEY LECLAIR**

RESOLUTION NO.: 120-2023

**INTRODUCED BY: ROBERT BIESEMEYER WHO MOVED FOR
ITS ADOPTION, SECONDED BY CHRISTOPHER DALY**

RESOLVED that the Town Board approve training & travel for Ashley LeClair. She will be attending the 23rd Annual Finance School in Utica on May 15th and then on June 28th the Governmental Accounting in NYS Journal Entry Reinforcement in Albany.

Duly adopted this 25th day of April 2023 by the following vote:

AYES: Teresa Cheetham-Palen, Robert Biesemeyer, Christopher Daly,
Dave Deyo, Joe Pete Wilson

NAYS: None

Dave Deyo had to leave at 6:02

- **Approve the 2022 AUD:**

**RESOLUTION TO APPROVE 2022 ANNUAL UPDATE
DOCUMENT**

RESOLUTION NO.: 121-2023

**INTRODUCED BY: CHRISTOPHER DALY WHO MOVED FOR
ITS ADOPTION, SECONDED BY ROBERT BIESEMEYER**

RESOLVED that the Town Board approve the 2022 Annual Update Document which is on file in the Town Clerk's Office.

Duly adopted this 25th day of April 2023 by the following vote:

AYES: Teresa Cheetham-Palen, Robert Biesemeyer, Christopher Daly,
Joe Pete Wilson

NAYS: None

- **COMMUNITY CENTER TASK FORCE:**

Joe Pete feels it is time to look at the Community Center. I wrote up an overview that will be attached to these minutes. I thought maybe get a group of volunteers together and maybe set a kick off meeting to help launch this group. Maybe meet five or six times over the next few months and figure out how to invest into the building. I think there are three options. 1st is to keep it as it is and fix it as we go, the 2nd would be renovate and refurbish, and the 3rd one is replace. These are three broad options. I want the Town Boards blessing to get this underway.

Teresa said yes thinks it is a great idea.

Bob ask if maybe see how to add the playground. Maybe we could use money from the bed tax for this. I do not think it was too much.

Joe Pete said it was about \$50,000.

Kim Smith asked when Little Peaks would be out.

Joe Pete said the end of June.

Melissa Estes asked what or how, in the interim, will keep the Community Center running?

Joe Pete is hoping the group would have some ideas in 8-10 weeks.

Sadie Kaltenbach asked what is the status of the Town Hall.

Joe Pete said it's all free game for discussion.

Donald asked about the Library.

Joe Pete said it should be opened by the end of June.

Teresa said first step is get ideas of what the public wants and then figure out funding.

Joe Pete will get a kickoff meeting set.

- **Revision to the Library Board:**

RESOLUTION TO AMEND THE 2023 LIBRARY BOARD

RESOLUTION NO.: 122-2023

INTRODUCED BY: ROBERT BIESEMAYER WHO MOVED FOR ITS ADOPTION, SECONDED BY CHRISTOPHER DALY

RESOLVED that the Town Board amend the Library Board, replace Kristy Bassarab with Virginia Miller, term expires 12/31/2025. Replace Jill Bassett with Terisa Holbrook, term expires 12/31/2026.

Duly adopted this 25th day of April 2023 by the following vote:

AYES: Teresa Cheetham-Palen, Robert Biesemeyer, Christopher Daly,
Joe Pete Wilson

NAYS: None

- **Building at Hiker Parking:**

Joe Pete stated that about 2 years ago he talked about replacing the building at hiker parking, it now is pouring in water and needs to be replace. Roger got a few quotes and we can get one from Macuus for \$4,000 and that includes delivery. Best part is I got the Smart Growth Grant amended so we can use these funds to pay for this.

**RESOLUTION TO APPROVE SPENDING UP TO \$4,000 ON A
SHED AND \$1,500 FOR SET UP**

RESOLUTION NO.: 123-2023

**INTRODUCED BY: ROBERT BIESEMEYER WHO MOVED FOR
ITS ADOPTION, SECONDED BY CHRISTOPHER DALY**

RESOLVED that the Town Board approve spending up to \$4,000 on a
10X10 shed, and \$1,500 for set-up at Hiker Parking.

Duly adopted this 25th day of April 2023 by the following vote:

AYES: Teresa Cheetham-Palen, Robert Biesemeyer, Christopher Daly,
Joe Pete Wilson

NAYS: None

Joe Pete got notice from Martha Swan who organizes the John Brown Lives that they are dedicating this day to Russell Banks. They asked if we wanted to buy an advertising spot for \$125.

**RESOLUTION TO APPROVE THE PURCHASE OF A SPOT IN
THE JOHN BROWN LIVES PROGRAM**

RESOLUTION NO.: 124-2023

**INTRODUCED BY: CHRISTOPHER DALY WHO MOVED FOR
ITS ADOPTION, SECONDED BY ROBERT BIESEMEYER**

RESOLVED that the Town Board approve the purchase of a spot in the
John Brown Lives Program for \$125.00

Duly adopted this 25th day of April 2023 by the following vote:

AYES: Teresa Cheetham-Palen, Robert Biesemeyer, Christopher Daly,
Joe Pete Wilson

NAYS: None

Executive Session: None

Budget Resolutions:

- **Resolution to transfer funds :**

**RESOLUTION TRANSFERRING FUNDS WITHIN THE GENERAL
FUND**

RESOLUTION NO.: 125-2023

INTRODUCED BY: ROBERT BIESEMEYER WHO MOVED FOR ITS ADOPTION, SECONDED BY CHRISTOPHER DALY
RESOLVED that the Town Board approve the transfers within the General Fund, \$4,000.00 out of A#019904.01.004.00 Contingency, \$4,000.00 into A#074104.01.004.00 Library CE

Duly adopted this 25th day of April 2023 by the following vote:
AYES: Teresa Cheetham-Palen, Robert Biesemeyer, Christopher Daly,
Joe Pete Wilson
NAYS: None

- **Resolution to amend the 2023 Budget**

Supervisors Report: February 2023

RESOLUTION TO APPROVE THE SUPERVISOR REPORT FOR FEBRUARY 2023
RESOLUTION NO.: 126-2023

INTRODUCED BY: TERESA CHEETHAM-PALEN WHO MOVED FOR ITS ADOPTION, SECONDED BY CHRISTOPHER DALY
RESOLVED that the Town Board approve the Supervisors Report for February 2023. The Report will be on file in the Town Clerk's Office.

Duly adopted this 25th day of April 2023 by the following vote:
AYES: Teresa Cheetham-Palen, Robert Biesemeyer, Christopher Daly,
Joe Pete Wilson
NAYS: None

Audit Bills:

RESOLUTION TO AUDIT THE VOUCHERS 2023-309 THROUGH 2023-385

RESOLUTION NUMBER: 127-2023

INTRODUCED BY TERESA CHEETHAM-PALEN WHO MOVED FOR ITS ADOPTION SECONDED BY CHRISTOPHER DALY
RESOLVED that the Town Board approve the following bills and prepaid bills for payment.

Multi-Fund Vouchers numbered 2023-309 through 2023-385, totaling \$176,615.97 as follows:

General Fund Bills \$40,226.79

Highway Fund Bills \$18,910.84

Water District #1 \$45,634.87

Water District #2 \$70,827.36

Library \$1,016.11

Duly adopted this 25th day of April 2023 by the following vote:

AYES: Teresa Cheetham-Palen, Robert Biesemeyer, Christopher Daly, Joe Pete
Wilson

NAYS:

Adjourn:

RESOLUTION TO ADJOURN

RESOLUTION NO.: 128 -2023

**INTRODUCED BY: ROBERT BIESMEYER WHO MOVED FOR ITS
ADOPTION SECONDED BY CHRISTOPHER DALY**

RESOLVED that the Town Board of Keene has completed all business and
hereby adjourns the Regular Meeting at 6:26P.M.

Duly adopted this 25th day of April 2023 by the following vote:

AYES: Teresa Cheetham-Palen, Robert Biesemeyer, Christopher Daly, Joe Pete
Wilson

NAYS:

Anna Whitney
Town Clerk
Town of Keene

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.

Option 3

Replace the building with a new structure that is smaller, more accessible, has better bathrooms, is easier to maintain, and keeps some of the character of the current building. For example, we could keep the cupola and reuse it on the roof of the new building. This building could be designed to have year round bathrooms and support the activities that are taking place such as sports, skating, family gatherings, and outdoor meetings.