

Regular Monthly Town of Keene Board Meeting
August 12th, 2025
5:30 P.M. Town Hall
Meeting #16-2025
Resolutions #194-213

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

Absent:

Town Officials Present: Ann Whitney Town Clerk

Town Counsel Present: Bryan Liam Kennelly, Esq

Members of the Public: Roger Allen, Cynthia Ford-Johnston, Emily Moosmann, Robyn Shumer

Call to Meeting to Order at 5:30 P.M. by Joe Pete Wilson

Pledge of Allegiance:

Approval of Minutes:

RESOLUTION TO APPROVE THE JULY 8TH, 2025 MONTHLY BOARD MINUTES

RESOLUTION NUMBER: 194-2025

INTRODUCED BY: TERESA CHEETHAM-PALEN WHO MOVED FOR ITS ADOPTION, SECONDED BY ANN HOUGH

RESOLVED that the Town Board of Keene has approved the July 8th, 2025 Monthly Minutes.

Duly adopted this 12th day of August 2025 by the following vote:

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

NAYS: None

Privilege of the Floor:

Emily Mossmann who is the Community Engagement Coordinator with CTurn, which stands for commercial tobacco use reduction network.

Ms. Mossmann explained they are a Public Health program. They have served the County since 2001. Essex County has a tobacco use rate of 14.5%. For every 1 grocery store in Essex County there are 6 tobacco retailers. Emily explained Cturn helps educate, sharing resource, raising awareness with taboco in the environment.

Ms. Ford-Johnston representing Keene Central School wanted to introduce herself as the intern superintendent. She wanted to let the Board know in their personal correspondence they will be getting a survey which talks about what we think the next generational leaders qualifications should be. She also wanted to let the Board know her door is always open.

Town Operations

- **Town Clerk:**
- **Highway Department:**

RESOLUTION APPROVING THE PURCHASE OF A WESTERN STAR 47X TANDEM WITH \$50,000 DOWN AND 4 YEARS FINANCING

RESOLUTION NUMBER: 195-2025

**INTRODUCED BY: TERESA CHEETHAM-PALEN WHO MOVED FOR
ITS ADOPTION, SECONDED BY CHRISTOPHER DALY**

RESOLVED that the Town Board of Keene has approved the purchase of a Western Star 47 Tandem with \$50,000 down, 4 years of financing and providing Joe Pete Wilson authorization to sign finance contract.

Duly adopted this 12th day of August 2025 by the following vote:

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

NAYS: None

Mr. Wilson then explained the chipper the Highway has been using is now beyond repair and they need to purchase a new chipper. This is not a budgeted item but the Highway has been generating a lot of revenue work that this will not affect our Highway budget.

RESOLUTION APPROVING THE PURCHASE OF A CHIPPER FOR THE HIGHWAY DEPARTMENT

RESOLUTION NUMBER: 196-2025

**INTRODUCED BY: CHRISTOPHER DALY WHO MOVED FOR ITS
ADOPTION, SECONDED BY TERESA CHEETHAM-PALEN**

Discussion: Mr. Biesemeyer asked the price.

**MOTION TO TABLE THIS RESOLUTION
INTRODUCED BY CHRISTOPHER DALY WHO MOVED TO TABLE
THIS RESOLUTION, SECONDED BY TERESA CHEETHAM-PALEN
RESOLVED** that the Town Board of Keene tabled Resolution 196-2025.

Duly adopted this 12th day of August 2025 by the following vote:

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

**RESOLUTION TO APPROVE TO ADVERTISE FOR AN HEO POSITION
RESOLUTION NUMBER: 197-2025**

**INTRODUCED BY: TERESA CHEETHAM-PALEN WHO MOVED FOR
ITS ADOPTION, SECONDED BY CHRISTOPHER DALY
RESOLVED** that the Town Board of Keene has approved to advertise for an HEO
position for the Highway Department.

Duly adopted this 12th day of August 2025 by the following vote:

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

**MOTION TO UN-TABLE RESOLUTION 196-2025
INTRODUCED BY: TERESA CHEETHAM-PALEN WHO MOVED FOR
ITS ADOPTION, SECONDED BY CHRISTOPHER DALY
AYES:** Joe Pete Wilson, Teresa Cheetham-Palen, Robert Biesemeyer, Christopher
Daly, Ann Hough
NAYS: None

**RESOLUTION APPROVING THE PURCHASE OF A CHIPPER FOR THE
HIGHWAY DEPARTMENT
RESOLUTION NUMBER: 196-2025**

**INTRODUCED BY: CHRISTOPHER DALY WHO MOVED FOR ITS
ADOPTION, SECONDED BY TERESA CHEETHAM-PALEN
RESOLVED** that the town Board of Keene has approved the purchase of a chipper
for the Highway Department of \$58,000.

Duly adopted this 12th day of August 2025 by the following vote:

AYES: Joe Pete Wilson, Teresa Cheetham-Palen, Robert Biesemeyer, Christopher
Daly, Ann Hough
NAYS: None
ABSTAINED: Robert Biesemeyer

Mr. Wilson handed out a calendar from Alpine Construction for the Hurricane Bridge, they started the first of the week.

Mr. Biesemeyer had gone up after receiving a call from someone concerned of the pile of rocks in the river. The person overseeing the job told Bob this will be resolved when completed, it is not an issue.

ATTACHMENT #1-162025

• **Water Department:**

Mr. Wilson explained we are working with the finance company, Northern Boarder Regional Commission, and they are coming back picking apart all of our environmental review, they may make us spend more money for environmental review. They are the granting agency that awarded us \$1,000,000 for this project.

Mr. Wilson then explained, for the Keene Valley control system that was destroyed in the microburst in July, we have a rental control system from Rotha. We will be getting a quote from Rotha for a permeant replacement, and make sure this fits with our long-term plan.

**RESOLUTION TO APPROVE AES CONTRACT FOR \$92,275 FOR THE
PRELIMINARY DESIGN AND ENGINEERING**

RESOLUTION NUMBER: 198-2025

**INTRODUCED BY: ROBERT BIESEMEYER WHO MOVED FOR ITS
ADOPTION, SECONDED BY ANN HOUGH**

RESOLVED that the Town Board of Keene has approved the AES Contract for \$92,275 for the preliminary design and engineering.

Duly adopted this 12th day of August 2025 by the following vote:

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

NAYS: None

Mr. Kennelly then stated that Keene Central School approved the easement, the school was great. He then stated the Planning Board needs to also approve this easement. He asked to have a Public Hearing set for this easement. He asked to get the Planning Board to also sit in this Public Hearing. Liam also stated the school approved this with out engineer specs and he told the school he will hold the agreement until the school sees and approves the engenning specs.

**RESOLUTION TO SET PUBLIC HEARING JOINTLY WITH THE
PLANNING BOARD, WEDNESDAY SEPTEMBER 10TH AT 9:00A.M. FOR
THE EASEMENT AGREEMENT WITH KEENE CENTRAL SCHOOL
RESOLUTION NUMBER: 199-2025**

**INTRODUCED BY: TERESA CHEETHAM-PALEN WHO MOVED FOR
ITS ADOPTION, SECONDED BY ANN HOUGH**

RESOLVED that the Town Board of Keene set a Public Hearing jointly with the Planning Board, Wednesday September 10th at 9:00 a.m. immediately followed by a Special Town Board Meeting for the Easement Agreement.

Duly adopted this 12th day of August 2025 by the following vote:

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

NAYS: None

Town Discussion of Old Business:

- **Planning Board : Site Plan Review Law Revision**

Mr. Wilson stated he has reached out to a number of consulting groups with no luck. He will reach out again.

- **Cemetery**

**RESOLUTION TO ENTER EXECUTIVE SESSION FOR CONTRACT
ADVICE FROM TOWN ATTORNEY
RESOLUTION NUMBER: 200-2025**

**INTRODUCED BY: TERESA CHEETHAM-PALEN WHO MOVED FOR
ITS ADOPTION SECONDED BY ANN HOUGH**

RESOLVED that the Town Board of Keene entered into Executive Session at 6:10 P.M.,

Duly adopted this 12th day of August 2025 by the following vote:

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

NAYS: None

**RESOLUTION TO COME OUT OF EXECUTIVE SESSION WHERE NO
DECISIONS WERE MADE
RESOLUTION NUMBER: 201-2025**

**INTRODUCED BY: ANN HOUGH WHO MOVED FOR ITS ADOPTION
SECONDED BY TERESEA CHEETHAM-PALEN
RESOLVED** that the Town Board of Keene return from Executive Session at 6:17
P.M.

Duly adopted this 12th day of August 2025 by the following vote:
AYES: Joe Pete Wilson, Teresa Cheetham-Palen, Robert Biesemeyer, Christopher
Daly, & Ann Hough
NAYS: None

**RESOLUTION TO APPROVE THE CONTRACT FOR THE CEMETERY
SEXTON**

RESOLUTION NUMBER: 202-2025

**INTRODUCED BY: ROBERT BIESEMEYER WHO MOVED FOR ITS
ADOPTION, SECONDED BY ANN HOUGH
RESOLVED** that the Town Board of Keene approve the contract for the Cemetery
Sexton.

Duly adopted this 12th day of August 2025 by the following vote:
AYES: Joe Pete Wilson, Teresa Cheetham-Palen, Robert Biesemeyer, Christopher
Daly, Ann Hough
NAYS: None

- **Youth Commission storage and skate sheds**

Ms. Hough explained they looked into 3 different sheds. The one they feel is the best suited is from Backyard Outfitters for \$5,505.00.

**RESOLUTION TO PURCHASE STORAGE SHED FROM BACKYARD
OUTFITTERS**

RESOLUTION NUMBER: 203-2025

**INTRODUCED BY: ROBERT BIESEMEYER WHO MOVED FOR ITS
ADOPTION, SECONDED BY ANN HOUGH**

Discussion: Mr. Biesemeyer asked if maybe it would make sense to get a larger building to use for both storage and for skating.

Mr. Wilson stated we want something we can move.

Ms. Hough asked would we want to see if they have something on the ground that we can use.

RESOLVED that the Town Board of Keene approve the purchase of storage shed for Youth Commission from Backyard Outfitters for \$5,505.00.

Duly adopted this 12th day of August 2025 by the following vote:

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

- **Community Center: Approval to Spend up to \$2,000 for demolition versus remediation cost estimates**

**RESOLUTION TO APPROVE UP TO \$2,000 TO HIRE KAS
ENVIRONMENTAL ENGINEERING TO PERFORM COST
COMPARISON FOR ASBESTOS REMEDIATION OR DEMOLISH THE
BUILDING**

RESOLUTION NUMBER: 204-2025

**INTRODUCED BY: TERESA CHEETHAM-PALEN WHO MOVED FOR
ITS ADOPTION, SECONDED BY ANN HOUGH**

Discussion:

Mr. Biesemeyer does not think it is money well spent.

Ms. Hough does not think we are going to say it is cheaper to demolition it, she wants to find out how much remediation will be, and can that happen.

Ms. Cheetham-Palen would like numbers to look at, guessing is not helpful.

Mr. Daley asked if the remediation might be necessary for the building, might that hinder re-planning and renovation down the road. Therefore, in a sense it is not remediation versus demolition, it is really, what is the impact of remediation on a re-use of the building.

Mr. Wilson stated every group that met asked what is it going to cost to tear it down and what is the cost to renovate.

Mr. Biesemeyer stated if KAS is saying this is doomsday and its so expensive, I think we should get a second opinion.

RESOLVED that the Town Board of Keene up to \$2,000 to hire KAS
Environmental Engineering to perform cost comparison for asbestos remediation
and demolish the building.

Duly adopted this 12th day of August 2025 by the following vote:

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

Skate Shed is postponed until September 9th Board Meeting

- **Library Power Upgrade**

Ms. Cheetham-Palen presented the Board with an estimate to upgrade to 200-amp service. She explained there has been much back and forth as to whether we need

to go to 200 amps. The most recent information from Adam Heidt (High Peaks Pumps) is the system can run on 100 amps but we would not be up to code. Teresa also believes this will be covered under the grant; she has to make an amendment to her application.

RESOLUTION TO APPROVE HIGH PEAKS HEAT PUMPS \$5,546.45 FOR ELECTRICAL UPGRADE AT KEENE LIBRARY

RESOLUTION NUMBER: 205-2025

INTRODUCED BY: TERESA CHEETHAM-PALEN WHO MOVED FOR ITS ADOPTION, SECONDED BY ROBERT BIESEMEYER

RESOLVED that the Town Board of Keene approve High Peaks Heat Pumps for \$5,546.45 to upgrade the electric meter and panel at the Keene Library.

Duly adopted this 12th day of August 2025 by the following vote:

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

NAYS: None

New Business:

- **Adopt 2026 Budget Calendar**

RESOLUTION TO APPROVE THE UPDATED TOWN BOARD MEETING SCHEDULE

RESOLUTION NUMBER: 206-2025

INTRODUCED BY: ROBERT BIESEMEYER WHO MOVED FOR ITS ADOPTION, SECONDED BY TERESA CHEETHAM-PALEN

RESOLVED that the Town Board of Keene approve the updated Town Board meeting schedule.

Duly adopted this 12th day of August 2025 by the following vote:

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

NAYS: None

Attachment 2-162025

- **Travel Request**

RESOLUTION TO APPROVE THE COURT CLERK TO ATTEND THE NYSAMCC 44TH ANNUAL CONFERENCE

RESOLUTION NUMBER: 207-2025

**INTRODUCED BY: TERESA CHEETHAM-PALEN WHO MOVED FOR
ITS ADOPTION, SECONDED BY ANN HOUGH**

RESOLVED that the Town Board of Keene approve travel request for the Court Clerk to attend the NYSAMCC September 29th, 2025 for \$1,045

Duly adopted this 12th day of August 2025 by the following vote:

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

NAYS: None

Mr. Wilson wanted to share the thank you received from the Keene Youth Commission.

Budget Resolutions:

- **Resolution to Transfer Funds:**

RESOLUTIONS TO TRANSFER FUNDS

RESOLUTION NUMBER: 208-2025

**INTRODUCED BY: TERESA CHEETHAM-PALEN WHO MOVED FOR
ITS ADOPTION, SECONDED BY ANN HOUGH**

Within the General Fund:

\$3,000.00 out of 1490.2 Public Works Eq
\$3,000.00 into 1490.1 Public Works PS
\$100.00 out of 1990.4 Contingency CE
\$100.00 into 4068.4 Insect Control CE
\$203.57 out of 1990.4 Contingency CE
\$203.57 into 5182.4 Street Lighting CE
\$806.53 out of 1990.4 Contingency CE
\$806.53 into 7310.4 Youth Summer Program CE
\$39.94 out of 1990.4 Contingency CE
\$39.94 into 8020.4 Planning CE
\$3,000.00 out of 2192.01 Charges for Cemetery Services
\$3,000.00 into 8810.4 Cemeteries

Within the Highway Fund:

\$1,000.00 out of 90608.01.076 Medicare Sup. GF
\$1,000.00 into 90608.03.076 Medicare Sup. HWY..

Within the Library Fund:

N/A

Within the SW#1:

\$20.22 out of 1990.4 Contingency CE

\$20.22 into 9055.8 Disability Insurance

Within the SW#2:

\$41.07 out of 1990.4 Contingency CE

\$41.07 into 9055.8 Disability Insurance

RESOLVED that the Town Board of Keene transfer of funds

Duly adopted this 12th day of August 2025 by the following vote:

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

NAYS: None

- **Resolution to amend the 2025 budget:**

RESOLUTIONS TO AMEND THE 2025 BUDGET

RESOLUTION NUMBER: 209-2025

**INTRODUCED BY: TERESA CHEETHAM-PALEN WHO MOVED FOR
ITS ADOPTION, SECONDED BY ANN HOUGH**

GENERAL FUND

Resolution to increase line #5650.4 Hiker Parking CE by \$25,000.00 to be
transferred from 909.01 Fund Balance. The monies were saved last year for the
project to

repair the road to the Garden Parking Lot

HIGHWAY FUND

N/A

LIBRARY FUND

Resolution to increase line #7410.4 Library CE by \$18,000.00 to be
transferred from 909.01 Fund Balance. For new heating system. Will replace with
Grant monies.

WATER DISTRICT SW 1

N/A

WATER DISTRICT SW 2

N/A

RESOLVED that the Town Board of Keene accept the budget amendments for
2025

Duly adopted this 12th day of August 2025 by the following vote:

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

NAYS: None

Supervisors Report:

**RESOLUTION TO ACCEPT THE JULY 2025 SUPERVISOR REPORT
RESOLUTION NUMBER: 210-2025**

**INTRODUCED BY: ROBERT BIESEMEYER WHO MOVED FOR ITS
ADOPTION, SECONDED BY TERESA CHEETHAM-PALEN**

RESOLVED that the Town Board of Keene accept the July 2025 Supervisors
Report.

Duly adopted this 12th day of August 2025 by the following vote:

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

NAYS: None

Audit Bills:

RESOLUTION TO PAY THE ONLINE BILLS

RESOLUTION NUMBER: 211-2025

**INTRODUCED BY ANN HOUGH WHO MOVED FOR ITS ADOPTION,
SECONDED BY TERESA CHEETHAM-PALEN**

RESOLVED that the Town Board approve to pay the online bills.

Duly adopted this 12th day of August 2025 by the following vote:

AYES: Joe Pete Wilson, Teresa Cheetham-Palen, Ann Hough, Christopher Daly

NAYS: None

ABSTAINED: Robert Biesemeyer

RESOLUTION TO AUDIT THE VOUCHERS 510 THROUGH 624

RESOLUTION NUMBER: 212-2025

**INTRODUCED BY ANN HOUGH WHO MOVED FOR ITS ADOPTION,
SECONDED BY TERESA CHEETHAM-PALEN**

RESOLVED that the Town Board approve the following bills and prepaid bills.

Multi-Fund Vouchers numbered 510 through 624, 2025 totaling \$202,777.56 as
follows:

General Fund Bills \$101,647.93

Highway Fund Bills \$71,408.66

Library \$2,584.93

Water District #1 \$1,847.98

Water District #2 \$4,923.96

Roost Enhancement Tax \$20,308.58

HRA \$55.52

Duly adopted this 12th day of August 2025 by the following vote:

AYES: Joe Pete Wilson, Teresa Cheetham-Palen, Ann Hough, Christopher Daly

NAYS: None
ABSTAINED: Robert Biesemeyer

Ms. Cheetham-Palen wanted to weigh in on questioning if we want to reconsider having one meeting a month next summer, going through all those vouchers was a lot.

Mr. Daly asked where we are on the time clock.

Mr. Wilson stated waiting to program them.

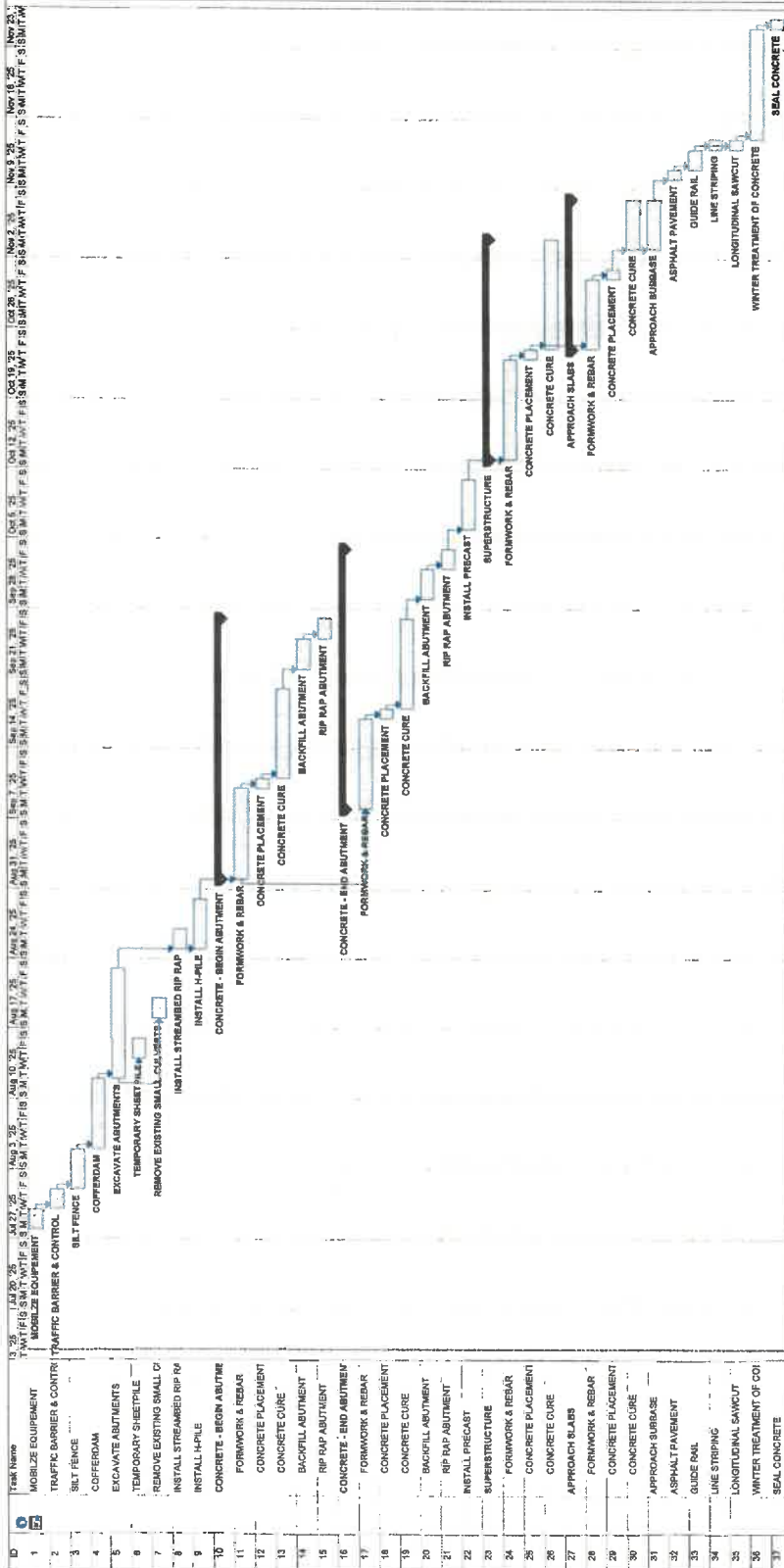
Adjourn:

RESOLUTION TO ADJOURN
RESOLUTION NUMBER: 213-2025
INTRODUCED BY: ROBERT BIESEMEYER WHO MOVED FOR ITS
ADOPTION, SECONDED BY TERESA CHEETHAM-PALEN
RESOLVED that the Town Board of Keene has completed all business and
hereby adjourns the Regular Meeting at 7:04 P.M.,
Duly adopted this 12th day of August 2025 by the following vote:
AYES: Joe Pete Wilson, Teresa Cheetham-Palen, Robert Biesemeyer, Christopher
Daly, Ann Hough
NAYS: None

Ann Whitney
Town Clerk
Town of Keene

ESSEX COUNTY, NY
HURRICANE ROAD CULVERT REPLACEMENT
KEENE, NY

PRELIMINARY SCHEDULE



Project: Project 1
Date: Wed 7/16/25

Task: Seal Concrete

Summary: Project Summary

External Tasks: External Milestone

Deadline: Deadline

ALPINE CONSTRUCTION, LLC

Attachment
#1-162025

Attachment
#2-162025

TOWN OF KEENE
2025 TOWN BOARD MEETING SCHEDULE
AT THE TOWN HALL

Tuesday, September 9th @ 5:30 p.m.

Workshop/Regular Meeting

Wednesday September 10th @ 9:00 a.m. Public Hearing

Special Town Board Meeting to follow Public Hearing

Tuesday, September 30th @ 5:30 p.m.

Town Clerk to present Tentative Budget to the Town Board followed by
Bi-Monthly Meeting

Thursday, October 9th @ 5:30 p.m.

Regular Meeting

*****Date changed from October 14th*****

Town Board to file the Preliminary Budget with the Town Clerk

Thursday, October 30th @ 5:30 p.m.

Bi-Monthly Meeting

*****Date changed from October 28th*****

Thursday, November 6th @ 5:30 p.m.

Public Hearing on Budget

Tuesday, November 11th @ 5:30 p.m.

Regular Meeting/Adopt Budget

Tuesday, November 25th @ 5:30 p.m.

Bi-Monthly Meeting

Tuesday, December 9th @ 5:30 p.m.

Regular Meeting

Tuesday, December 23rd @ 5:30 p.m.

End of Year Meeting

**PLEASE TAKE NOTE OF DATE CHANGES IN OCTOBER AND
ADDITIONAL MEETINGS HIGHLIGHTED**