

Regular Monthly Town of Keene Board Meeting
September 9th, 2025
5:30 P.M. Town Hall
Meeting #17-2025
Resolutions #214-227

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

Absent: Robert Biesemeyer

Town Officials Present: Savana Li Water Superintendent, Reggie Whitney Highway Superintendent, Ann Whitney Town Clerk, Ryan Hall HEO

Town Counsel Present: Bryan Liam Kennelly, Esq

Members of the Public: Roger Allen, Will Langmann, & Will Langmann Jr

Call to Meeting to Order at 5:49 P.M. by Joe Pete Wilson

Pledge of Allegiance:

Approval of Minutes:

**RESOLUTION TO APPROVE THE AUGUST 12TH, 2025 MONTHLY
BOARD MINUTES**

RESOLUTION NUMBER: 214-2025

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

RESOLVED that the Town Board of Keene has approved the August 12th, 2025
Monthly Minutes.

Duly adopted this 9th day of September 2025 by the following vote:

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

NAYS: None

Privilege of the Floor:

Mr. Langmann introduced himself. He stated his family owns both sides of the Halls Falls and he thinks everyone is aware of what is going on. He stated his family has been gracious over the years of turning the other way on the trespassing; they are now struggling to do that. He has reached out to State Police

and actually walk to property with them, he put up more posted signs, Will has been great going after Trip Advisor and Goggle to take it off the top things to do in Keene. He then stated he would love to share with the locals but we are at a crossroads. He stated the reason he is here to reach out to some leadership in Town, looking for where do we go from here. He stated he is unsure if they will continue to be so gracious.

Ms. Cheetham-Palen thanked him for coming and stated she understands the challenge.

Mr. Langmann then said he thinks maybe with leverage from the Town maybe we could get mobile speed signs from the County.

Ms. Hough suggested maybe we could encourage our residence to not suggest the private land, maybe word of mouth.

Mr. Langmann then suggested maybe we have Stewards keep an eye on these spots.

Mr. Daly stated he appreciated Mr. Langmann for coming in and understands his concerns. He then wanted to distinguish efforts to identify and apprehend this individual, this is a real use of Town resources, and this is separate from the larger issue of how to control your property. His concern is Mr. Langmann is not the only resident in Town who has this problem. Mr. Daly cautions the Board to be careful.

Mr. Wilson suggested we team up with DPW and see if speed signs are available. We will also work on steering people away from private property.

Town Operations

- **Town Clerk:**

Ms. Whitney asked if questions on August monthly reports. She then asked if everyone reviewed the letter from Mr. Beede requesting a cemetery plot.

RESOLUTION TO APPROVE GEORGE CHRISTOPHER BEEDE TO PURCHASE A CEMETERY PLOT AT NORTON BROOK CEMETERY

RESOLUTION NUMBER: 215-2025

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

RESOLVED that the Town Board of Keene has approved George Christopher to purchase a cemetery plot at Norton Brook Cemetery.

Duly adopted this 9th day of September 2025 by the following vote:

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

NAYS: None

She then notified the Board we are still waiting for the contract from the Sexton.

**RESOLUTION EXTENDING THE SEXTON OFFER UNTIL SEPTEMBER
26TH, 2025**

RESOLUTION NUMBER: 216-2025

**INTRODUCED BY: CHRISTOPHER DALY WHO MOVED FOR ITS
ADOPTION, SECONDED BY ANN HOUGH**

RESOLVED that the Town Board of Keene has extended to Sexton Agreement until September 26th, 2025 at that time if unsigned the offer will be withdrawn and services terminated.

Duly adopted this 9th day of September 2025 by the following vote:

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

NAYS: None

• **Highway Department:**

Mr. Whitney stated the parking lot is finally paved. The other good news, the truck that was ordered 2 years ago is at the up fitters so we should have it sometime in October, with that said he asked for approval to order winter tires and rims.

**RESOLUTION TO PURCHASE WINTER TIRES AND RIMS FOR \$7,100
FOR THE NEW TRUCK**

RESOLUTION NUMBER: 217-2025

**INTRODUCED BY: CHRISTOPHER DALY WHO MOVED FOR ITS
ADOPTION, SECONDED BY ANN HOUGH**

RESOLVED that the Town Board of Keene has approved the purchase for \$7,100 for tires and rims for this truck.

Duly adopted this 9th day of September 2025 by the following vote:

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

NAYS: None

Mr. Wilson then wanted to thank the Hawkeys for the donation of the bear proof container for the compost at the Transfer Station.

• **Water Department:**

Ms. Li is looking to overhaul the control system for WD #1, she has a quote from Rafa Systems for \$31,887.27. She stated she would like to take this from unexpended fund balance.

Attachment #1-172025

**RESOLUTION TO APPROVE THE OVERHAUL FOR THE CONTROL
SYSTEM IN WATER DISTRICT #1 FOR \$31,887.27**

RESOLUTION NUMBER: 218-2025

**INTRODUCED BY: ANN HOUGH WHO MOVED FOR ITS ADOPTION,
SECONDED BY CHRISTOPHER DALY**

RESOLVED that the Town Board of Keene has approved the overhaul for the control system in Water District #1 for \$31,887.27 by Rafa Systems, LLC.

Duly adopted this 9th day of September 2025 by the following vote:

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

NAYS: None

Ms. Li then wanted to advise the Board they are still working on the Diamond Properties, LLC cell tower easement with DOT.

Town Discussion of Old Business:

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

Mr. Wilson informed the Board he was able to get a consultant, which is Saratoga Associates; they are working up a proposal.

- **Youth Commission skate shed**

Ms. Hough started with a thank you to Savanna for introducing her to Backyard Outfitters. They have 3 sheds there that would work, \$7,200 to \$9,200. We would have to insulate and put electric in. She offered to have anyone that would like could come see them.

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

RESOLUTION NUMBER: 219-2025

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

RESOLVED that the Town Board of Keene approve the purchase of skate shed for Youth Commission from Backyard Outfitters and approve to spend up to \$10,000.

Duly adopted this 9th day of September 2025 by the following vote:

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

NAYS: None

- **Community Center Planning**

Mr. Wilson stated we should have our cost estimates from KAS this week.

- **Library Power Upgrade**

Ms. Cheetham-Palen stated she spoke with Adam from High Peaks Heat Pumps, he is planning to get to the Library the 17th.

New Business:

- **CEF Proposals**

Mr. Wilson stated it is CEF time again. With that, it brings up a question, do we provide ongoing support through occupancy tax money for work that begins to look like operational expense vs capital or like a onetime program.

Ms. Hough is it possible for the funding of the shed to come from CEF.

Mr. Wilson stated we could.

- **Travel Request**

**RESOLUTION TO APPROVE TINA PRESTON TO ATTEND
ASSOCIATION OF TOWNS CONFERENCE FOR \$1,700**

RESOLUTION NUMBER: 220-2025

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

RESOLVED that the Town Board of Keene approve travel request Tina Preston to attend the Association of Town Conference.

Duly adopted this 9th day of September 2025 by the following vote:

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

NAYS: None

Mr. Wilson then asked for approval for 2 private road signs.

**RESOLUTION TO APPROVE PRIVATE ROAD SIGNS FOR CIRCLE W
TRAIL WAY & MAPLE RIDGE WAY**

RESOLUTION NUMBER: 221-2025

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

RESOLVED that the Town Board of Keene approve two private road signs.

Duly adopted this 9th day of September 2025 by the following vote:

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

NAYS: None

Mr. Wilson then explained we have an offer to join a solar producer's discount program, it's called Community Solar.

**RESOLUTION TO APPROVE MR. WILSON TO SIGN AN AGREEMENT
WITH COMMUNITY SOLAR**

RESOLUTION NUMBER: 222-2025

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

RESOLVED that the Town Board of Keene approve Mr. Wilson to sign an agreement with Community Solar to be listed as the purchaser of solar power to receive a certain percentage and receive a discount on our electric bill per month..

Duly adopted this 9th day of September 2025 by the following vote:

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

NAYS: None

Mr. Wilson then explained that Ausable Freshwater Center they asked if we would allow their Invasive team to cut Oriental Bittersweet that is growing on trees in the FEMA park which he thought would be great but they then wanted to treat the stubs with Round up, he needs the Board to decide if we want to allow that.

Ms. Cheetham-Palen said no.

Mr. Daly stated if this is coming from Ausable Freshwater he would think they would know and it would be safe, he is ok with it.

Mr. Wilson offered to have them cut the Oriental Bittersweet and if it comes back then we can reevaluate.

Mr. Kennelly stated we have 4 SCAR petitions that have been filed with the Essex County Court. With those petition the Town Assessor is named on 3 and he will represent himself as the named person. He then stated there is 1 matter he will be representing the Town. He received notice from this person's lawyer today there is a possible resolution.

Mr. Daly asked what we are agreeing to.

Mr. Kennelly is unsure yet. He will bring this back at our September 30th meeting.

Budget Resolutions:

- **Resolution to Transfer Funds:**

RESOLUTIONS TO TRANSFER FUNDS

RESOLUTION NUMBER: 223-2025

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

Within the General Fund:

\$5,000.00 out of 1490.2 Public Works Eq
\$5,000.00 into 1620.1 Buildings PS
\$6,000.00 out of 1990.4 Contingency CE
\$6,000.00 into 4068.4 Insect Control CE
\$4,000.00 out of 1990.4 Contingency CE
\$4,000.00 into 1910.4 Unallocated Insurance CE
\$510.04 out of 5650.2 Hiker Parking EQ
\$510.04 into 5650.4 Hiker Parking CE
\$6,000.00 out of 1990.4 Contingency CE
\$6,000.00 into 7110.4 Parks CE
\$1,000.00 out of 7180.4 Recreational Facility CE
\$1,000.00 into 7180.1 Recreational Facility PS
\$8492.50 out of 1990.4 Contingency CE
\$8942.50 into 7310.4.65 Youth Programs PS
\$4,000.00 out of 1990.4 Contingency CE
\$4,000.00 into 7310.4 Youth Programs CE
\$500.00 out of 2115.1 Planning Board Fees
\$500.00 into 8020.1 Planning PS
\$800.00 out of 2192.01 Charges for Cemetery Services
\$3800.00 into 8810.4 Cemeteries

Within the Highway Fund:

N/A

Within the Library Fund:

N/A

Within the SW#1:

N/A

Within the SW#2:

N/A

RESOLVED that the Town Board of Keene transfer of funds
Duly adopted this 9th day of September 2025 by the following vote:
AYES: Joe Pete Wilson, Teresa Cheetham-Palen, Christopher Daly, & Ann Hough
NAYS: None

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

Supervisors Report:

**RESOLUTION TO ACCEPT THE AUGUST 2025 SUPERVISOR REPORT
RESOLUTION NUMBER: 224-2025**

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

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

Duly adopted this 9th day of September 2025 by the following vote:

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

NAYS: None

Audit Bills:

**RESOLUTION TO PAY THE ONLINE BILLS
RESOLUTION NUMBER: 225-2025**

**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 9th day of September 2025 by the following vote:

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

NAYS: None

**RESOLUTION TO AUDIT THE VOUCHERS 625 THROUGH 682
RESOLUTION NUMBER: 226-2025**

**INTRODUCED BY ANN HOUGH WHO MOVED FOR ITS ADOPTION,
SECONDED BY CHRISTOPHER DALY**

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

Multi-Fund Vouchers numbered 625 through 682, 2025 totaling \$82,193.25 as follows:

General Fund Bills \$37,786.76

Highway Fund Bills \$32,118.64

Library \$317.47

Water District #1 \$2,008.66

Water District #2 \$7,351.72

Roost Enhancement Tax \$2,610.00

Duly adopted this 9th day of September 2025 by the following vote:

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

NAYS: None

Adjourn:

RESOLUTION TO ADJOURN

RESOLUTION NUMBER: 227-2025

**INTRODUCED BY: ANN HOUGH 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 7:01 P.M.,

Duly adopted this 9th day of September 2025 by the following vote:

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

NAYS: None

Ann Whitney
Town Clerk
Town of Keene

Keene Control System Proposal

1. Current Amount In Unassigned/Unexpended Fund Balance: \$77,947.65
2. Requested Amount: \$31,887.27
3. Remaining Amount In Unassigned/Unexpected Fund Balance After Purchase: \$46,060.38
4. Our policy requires us to have a minimum of \$10,000 in our fund balance, so we will clearly still be in compliance.
5. We currently do not have any other plans for the money.
6. Our current system is very much outdated and due for an over haul.
7. The Rafa System, LLC. will be able to adapt to the system as we do upgrade etc.
8. The new system is compatible with the upgrades we have done so far.
9. This will discontinue our auto dialer at the plant and the radio system attached to the side of the community center which will save us money. The Rafa System subscription costs \$1000 per year, this includes portal access, online access, remote control, remote graph access, alarm system access and the data
10. They have 24 hour over the phone service technicians
11. Rafa Systems has been quick to come up here for emergencies.