

Bi-Monthly Town of Keene Board Meeting  
September 30th, 2025  
5:30 P.M. Town Hall  
Meeting #19-2025  
Resolutions #230-243

**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, Ann Whitney Town Clerk

**Town Counsel Present:**

**Members of the Public:**

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

**Pledge of Allegiance:**

**Approval of Minutes:**

**RESOLUTION TO APPROVE THE SEPTEMBER 9TH, 2025 MONTHLY BOARD MINUTES AND THE SEPTEMBER 9<sup>TH</sup> BUDGET WORKSHOP**

**RESOLUTION NUMBER: 230-2025**

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

**RESOLVED** that the Town Board of Keene has approved the September 9th, 2025 Monthly Minutes and Workshop.

Duly adopted this 30<sup>th</sup> 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. Wilson wanted to thank Adirondack Kettle Korn for their donation of \$150.00 for 2026 Community Days.

Ms. Hough asked Ms. Cheetham-Palen if she had an update on the houses across the street.

Ms. Cheetham-Palen stated that three are in contract and waiting for a closing day. The fourth is close to that point. There was an issue with the fact the grant fund from New York State was a brand new funding stream and it took the bank a long time to get the language that they needed.

**Town Operations**

- **Town Clerk:**

Ms. Whitney stated she had the contract for the Sexton but had some questions.

**RESOLUTION TO ENTER EXECUTIVE SESSION FOR PERSONNEL  
CONTRACT**

**RESOLUTION NUMBER: 231-2025**

**INTRODUCED BY: ANN HOUGH WHO MOVED FOR**

**ITS ADOPTION SECONDED BY TERESA CHEETHAM-PALEN**

**RESOLVED** that the Town Board of Keene entered into Executive Session at  
5:37 P.M.,

Duly adopted this 30<sup>th</sup> day of September 2025 by the following vote:

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

**NAYS:** None

**RESOLUTION TO COME OUT OF EXECUTIVE SESSION WHERE NO  
DECISIONS WERE MADE**

**RESOLUTION NUMBER: 232-2025**

**INTRODUCED BY: ANN HOUGH WHO MOVED FOR ITS ADOPTION**

**SECONDED BY TERESA CHEETHAM-PALEN**

**RESOLVED** that the Town Board of Keene return from Executive Session at 5:52  
P.M.

Duly adopted this 30<sup>th</sup> day of September 2025 by the following vote:

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

**NAYS:** None

**RESOLUTION TO APPROVE THE CONTRACT FOR THE CEMETERY  
SEXTON SERVICES OF JERRY SMITH**

**RESOLUTION NUMBER: 233-2025**

**INTRODUCED BY: ANN HOUGH WHO MOVED FOR ITS ADOPTION**

**SECONDED BY TERESA CHEETHAM-PALEN**

**RESOLVED** that the Town Board of Keene has approved the Sexton Contract Services of Jerry Smith. Yearly stipend \$2,500.00, Full body burial \$800.00, and Cremation \$400.00

Duly adopted this 30<sup>th</sup> day of September 2025 by the following vote:  
**AYES:** Joe Pete Wilson, Teresa Cheetham-Palen, Christopher Daly, Ann Hough  
**NAYS:** None

Ms. Whitney then presented the Town Board with the Tentative Budget.

Mr. Wilson then asked that everyone take their time and review it. This budget as presented is \$51,500 over tax cap. He then asked about scheduling another workshop.

Everyone agreed and the date set for the workshop will be Monday October 6<sup>th</sup> at 2:00.

Ms. Hough asked about the Youth Commission line on current year is over.

Mr. Wilson stated that is something we need to look at because we are increasing that by \$12,000 so we need to maybe phase in participant participation.

Mr. Daly stated the Youth Commission salary is increasing more than it is for the rest of the Town employees.

Mr. Wilson then announced our fiscal stress score is 3.3 for 2024, this is out of 100. This comes from the Comptroller's Office.

- **Highway Department:**

- **Water Department:**

Ms. Li announced the insurance has agreed to cover the new control system in Keene Valley.

Ms. Li the stated Rafa System will be here Tuesday-Thursday installing the new control system at both Water Plants and storage tanks.

Ms. Li provided the update on the Diamond Properties, LLC, and that is we cannot guarantee permeant access to the cell towers due to existing easements and property lines.

Ms. Li also stated the hydrants have been flushed.

Ms. Li then requested approval for hiring Hydro Source for WD #2 project, they were the only applicants.

**RESOLUTION TO APPROVE HYDROSOURCE ASSOCIATES, P.C. NOT TO EXCEED \$96,500 FOR THE WATER DISTRICT #2 PROJECT**

**RESOLUTION NUMBER: 234-2025**

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

**RESOLVED** that the Town Board of Keene has approved the contract with Hydrosorce Associates P.C., not to exceeded \$96,500 for WD #2 project.

Duly adopted this 30<sup>th</sup> day of September 2025 by the following vote:  
**AYES:** Joe Pete Wilson, Teresa Cheetham-Palen, Christopher Daly, Ann Hough  
**NAYS:** None

**Town Discussion of Old Business:**

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

Mr. Wilson explained we received one quote and he asked for approval.

**RESOLUTION TO APPROVE SARATOGA ASSOCIATES FOR THE  
REVISION OF OUR SITE PLAN REVIEW LAW REVISION**

**RESOLUTION NUMBER: 235-2025**

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

**RESOLVED** that the Town Board of Keene has approved the quote from Saratoga Associates, \$12,800 for the revision of the Site Plan Review Law revision.

Duly adopted this 30<sup>th</sup> 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 he received the cost estimate from KAS , proposal for the Community Center. He wants the Board to review this. He is considering setting up a Community discussion maybe at the Library at a later point.

Attached is the proposal for the Community Center

***ATTACHMENT 1-192025***

- **CEF Proposals:**

Mr. Wilson stated we only had one application.

Ms. Hough stated she talked with Bob about this and they agreed they could not promise funding for now and the spring. Ann then explained in the spring we overspent our half, we spent \$26,175. We gave youth commission, after school program, night skiing, BETA, and Little Peaks, all got what they asked for. Ann and Bob agreed they would accept this but not promise the spring.

Mr. Wilson stated we are not supposed to support operational expenses. We have gone down this path but we really need to draw the line.

Mr. Daly explained maybe we would want to put the CEF money aside for the Community Center.

Ms. Cheetham-Palen said we unfortunately cannot fund Little Peaks due to the rules the County has set and this being an operational position.

**New Business:**

- **Appreciation for his service and condolence for passing of Tom Hickey**

**RESOLUTION OF APPRECIATION TO TOM HICKEY FOR HIS  
SERVICE TO THE TOWN AND CONDOLENCES TO THE FAMILY FOR  
HIS PASSING**

**RESOLUTION NUMBER: 236-2025**

**INTRODUCED BY: JOE PETE WILSON WHO MOVED FOR ITS  
ADOPTION SECONDED BY TERESA CHEETHAM-PALEN**

**RESOLVED** that the Town Board of Keene extend their appreciation to Tom Hickey for his service to the Town and condolences to his family on his passing.

Duly adopted this 30<sup>th</sup> day of September 2025 by the following vote:

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

**NAYS:** None

- **Renew electric energy supply contract**

Mr. Wilson explained it is time to renew our electric energy supply contract; NYSEG will still be our carrier. Progressive Energy Consultants did our review and they are recommending us to go with Constellation with a fixed rate of .09612 for a 48-month period.

***Attachment #2-192025***

**RESOLUTION TO SIGN ON WITH CONSTELLATION FOR OUR  
ENERGY SUPPLY CONTRACT**

**RESOLUTION NUMBER: 237-2025**

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

**RESOLVED** that the Town Board of Keene is approving Constellation for our energy supply at a rate of .09612 for 48 months.

Duly adopted this 30<sup>th</sup> day of September 2025 by the following vote:

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

**NAYS:** None

**RESOLUTION TO AUTHORIZE THE KEENE TOWN COURT TO APPLY  
FOR A JCAP GRANT IN 2025-26 GRANT CYCLE UP TO \$10,000**

**RESOLUTION NUMBER: 238-2025**

**INTRODUCED BY: TERESA CHEETHAM-PALEN WILSON WHO  
MOVED FOR ITS ADOPTION SECONDED BY ANN HOUGH  
RESOLVED** that the Town Board of Keene authorize the Keene Town Court to  
apply for a JCAP grant in 2025-26 Grant cycle.

Duly adopted this 30<sup>th</sup> day of September 2025 by the following vote:  
**AYES:** Joe Pete Wilson, Teresa Cheetham-Palen, Christopher Daly, Ann Hough  
**NAYS:** None

**Budget Resolutions:**

- **Resolution to Transfer Funds:**

**RESOLUTIONS TO TRANSFER FUNDS  
RESOLUTION NUMBER: 239-2025**

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

**Resolution to transfer funds within the General Fund:**

\$2,000.00 out of 5132.4 Garage CE  
\$2,000.00 into 7110.4 Parks CE  
\$1550.00 out of 1990.4 Contingency CE  
\$1,550.00 into 7310.4 Youth Programs CE  
\$44.12 out of 1990.4 Contingency CE  
\$44.12 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:**

\$1,919.35 out of 90608.01.076 Medicare Sup. GF  
\$1,919.35 into 90608.03.076 Medicare Sup. HWY.

**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 authorize the transfers of funds.

Duly adopted this 30<sup>th</sup> 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:**

**RESOLUTIONS TO AMEND THE 2025 BUDGET  
RESOLUTION NUMBER: 240-2025  
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**

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

Duly adopted this 30<sup>th</sup> day of September 2025 by the following vote:

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

**NAYS:** None

**Supervisors Report:**

**Audit Bills:**

**RESOLUTION TO PAY THE ONLINE BILLS**

**RESOLUTION NUMBER: 241-2025**

**INTRODUCED BY Teresa CHEETHAM\_PALEN WHO MOVED FOR ITS  
ADOPTION, SECONDED BY ANN HOUGH**

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

Duly adopted this 30<sup>th</sup> day of September 2025 by the following vote:

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

**NAYS:** None

**RESOLUTION TO AUDIT THE VOUCHERS 683 THROUGH 745**

**RESOLUTION NUMBER: 242-2025**  
**INTRODUCED BY ANN HOUGH WHO MOVED FOR ITS ADOPTION,**  
**SECONDED BY TERESA CHETHAM-PALEN**

**RESOLVED** that the Town Board approve the following bills and prepaid bills.  
Multi-Fund Vouchers numbered 683 through 745, 2025 totaling \$171,035.41 as follows:

General Fund Bills \$47,832.16  
Highway Fund Bills \$43,900.15  
Library \$1,736.54  
Water District #1 \$32,432.28  
Water District #2 \$39,629.28  
Roost Enhancement Tax \$5,505.00

**Discussion: This is with the corrected invoice, which we will receive from RAFA without tax, Invoice #726**

Duly adopted this 30<sup>th</sup> day of September 2025 by the following vote:

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

**NAYS:** None

**Adjourn:**

**RESOLUTION TO ADJOURN**  
**RESOLUTION NUMBER: 243-2025**  
**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 6:47 P.M.,

Duly adopted this 30<sup>th</sup> 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



13 Latour Avenue, Suite 204  
PO Box 2787  
Plattsburgh, NY 12901  
[www.kas-consulting.com](http://www.kas-consulting.com)

518 563.9445 p  
518 563.5189 f

September 29, 2025

Mr. Joe Pete Wilson  
Supervisor  
Town of Keene  
10892 Route 9N  
Keene, New York 12942

Attachment  
#1 - 192025

**Re:** Budgetary Cost Estimate – Community Center Building, 8 Church Street, Keene, New York

Dear Mr. Wilson:

KAS, Inc. (KAS) appreciates the opportunity to assist you with this project. KAS completed a Pre-Demolition Asbestos Inspection Report dated June 13, 2025 and a Mold Assessment dated June 13, 2025 for the Community Center building at 8 Church Street, Keene, New York. The Pre-Demolition Asbestos Inspection identified asbestos-containing loose-bulk Vermiculite (attic and as debris in numerous locations on the first floor and second floor), 9" X 9" floor tiles and associated mastic, sink coating and a silver coating. Limited visible mold was observed in the skate rental room and a couple other places in the building. As part of evaluating how to proceed with the renovation or a new building, KAS has obtained and provided budgetary cost estimates for the following potential options for the building:

1. Cleanup of the loose-bulk Vermiculite debris, remediation of the mold and modest renovations including sealing of floors/walls/ceilings to prevent further loose-bulk Vermiculite debris;
2. Abatement of asbestos-containing materials (ACMs) and remediation of mold to allow for a full renovation of the building;
3. Full abatement of ACMs and demolition of the building; and,
4. Controlled demolition of the building with ACMs in place contingent of condemnation of the building for being "structurally unsound" by a local municipal officer.

The budgetary estimate is based on completed inspection/assessment and a site walk through by KAS and JEDA Environmental of Massena, New York on August 25, 2025.

Option #1 – Cleanup of loose-bulk Vermiculite, Limited Mold Remediation and Limited Renovation

This option would include obtaining a site-specific variance to allow for the cleanup of loose-bulk Vermiculite primarily from the boiler room. Abatement/cleanup of the loose-bulk Vermiculite with the required third-party air/project monitoring. Additionally, mold remediation of visible mold observed with a post-remediation mold assessment to ensure the work was completed in a satisfactory manner and modest renovations to prevent future loose-bulk Vermiculite debris.

Budgetary Cost Estimate:	\$43,500.00
Breakdown of Cost Estimate:	\$1,750.00 (site-specific variance)
	\$35,715.00 (abatement/remediation)
	\$5,000.00 (air/project monitoring)
	\$650.00 (post-remediation mold assessment)



#### Option #2 – Abatement of ACMs and Remediation of Mold

This option involves the full abatement of ACMs identified in the Pre-Demolition Asbestos Inspection and remediation of mold to allow for a full renovation of the existing building. This includes a site-specific variance to address the loose-bulk Vermiculite debris and abatement and third-party air/project monitoring throughout the project. Additionally, mold remediation of visible mold observed with a post-remediation mold assessment to ensure the work was completed in a satisfactory manner.

Budgetary Cost Estimate: \$411,200.00  
Breakdown of Cost Estimate: \$1,750.00 (site-specific variance)  
\$393,800.00 (abatement/remediation)  
\$15,000.00 (air/project monitoring)  
\$650.00 (post-remediation mold assessment)

#### Option #3 – Abatement of ACMs and Demolition

This option involves the full abatement of ACMs identified in the Pre-Demolition Asbestos Inspection and demolition of the building as clean construction & demolition (C&D) debris. Upon demolition, the site will be rough graded to a safe condition for future redevelopment.

Budgetary Cost Estimate: \$535,150.00  
Breakdown of Cost Estimate: \$1,750.00 (site-specific variance)  
\$518,400.00 (abatement/remediation)  
\$15,000.00 (air/project monitoring)

#### Option #4 – Controlled demolition with ACMs In Place

This option presumes that the building is condemned by a local municipal official (code enforcement) for being structurally unsound. In this instance, the demolition is then allowed to proceed as demolition with the known ACMs in place in accordance with New York State Industrial Code Rule 56 (NYS ICR 56) – 11.5 *Controlled Demolition with Asbestos In Place*. This has also assumed that a site-specific variance would be obtained to provide relief from various elements in NYS ICR 56 including double-lining trucks. Third-party air/project monitoring would be conducted throughout the demolition process. Upon demolition, the site will be rough graded to a safe condition for future redevelopment.

Budgetary Cost Estimate: \$153,250.00  
Breakdown of Cost Estimate: \$1,750.00 (site-specific variance)  
\$141,500.00 (abatement/remediation)  
\$10,000.00 (air/project monitoring)

#### Assumptions

- The budgetary cost estimates are based on the inspections/assessment and conditions observed in September 2025;
- Estimated costs can change with increases in transport, tipping fees at the landfill, equipment/labor costs, etc. The estimated costs are good for a maximum of 90 days;
- All work will be completed in accordance with applicable local, state and federal regulations including NYS ICR 56 (governing asbestos), NESHAP, OSHA and New York State Mold Legislation;



- The cost estimates assume prevailing wage for the abatement, remediation and demolition work. The variance, air/project monitoring and post-remediation mold assessment are considered professional services and not subject to prevailing wage;
- The budgetary cost estimates are based on presumed observable conditions and current rates, but it is recommended with any work where unforeseen conditions can be encountered that a 20% contingency be added to the budgetary cost estimate to account for unforeseen conditions and escalating pricing between now and project completion; and,
- Option #4 for controlled demolition with asbestos in place assumes that the building is condemned for being structurally unsound by a local municipal official. Unfortunately, if considered structurally sound this option cannot proceed.

KAS appreciates the opportunity to assist the Town of Keene with this project. KAS is available to discuss these estimated budgetary costs and provide further assistance. Questions or if you require additional information, feel free to contact me at 518-563-9445.

Sincerely,

A handwritten signature in black ink, appearing to read "A Roth".

Aaron Roth  
Branch Manager

cc: 305255832



**Prepared For** Town of Keene  
**Dated** September 26, 2025

**NYSEG**  
**December-25**

**Utility**  
**Start Date**

### Quotes Received

 <b>Constellation</b>		 <b>NEXTERA ENERGY</b>		 <b>Hudson Energy</b>	
\$0.09612	\$0.09864	\$0.11167	\$0.11281	\$0.11492	\$0.11582
Fixed Rate	Fixed Rate	Fixed Rate	Fixed Rate	Fixed Rate	Fixed Rate
48 Month Term	36 Month Term	48 Month Term	36 Month Term	36 Month Term	48 Month Term

Current Price to Compare:	\$0.12881	Estimate Term Savings:	\$23,198.79
		Estimate Annual Savings:	\$5,799.70

**Compensation Disclosure:** These price quotes include a nominal fee for our services of \$ 0.00400 per kwh used.

You will never receive a separate bill from Progressive Energy Consultants.

Prices valid until 3pm

### Services of Progressive Energy Consultants, LLC

We negotiate the lowest rate between several suppliers, saving you the time and inconvenience incurred with this process. We then provide a short and simple summary for your review.

We drive down the margins of the supply companies by hosting a bid and getting the supply companies to compete for your business.

We continue to service the accounts throughout the term; following rates and updating you on market changes. If the trends flip, we can advise of the best time to hold renewal pricing.

### Projected Future Market

Historic Settle Price + Future Projection

