

Special Town of Keene Board Meeting
June 24th, 2024
5:30 P.M. Town Hall
Meeting # 13-24
Resolutions #190-192

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

Absent: Robert Biesemeyer

Town Officials Present: Ann Whitney Town Clerk

Members of the Public:

Call to Meeting to Order at 5:31 by Joe Pete Wilson

Farmers Market Agreement & Map:

Mr. Wilson stated he had the agreement with a few changes.

Ms. Hough asked what #9 meant with repair damages, what are the damages.

Mr. Wilson stated it is very clear in our other agreements about damage is \$100 an hour for repairs.

Ms. Hough stated when you read #4 do we charge them at the end of the season for grass seed. Maybe take out repair damages.

Mr. Wilson stated #8 speaks about trash. We could get rid of #9 and add the \$100 fee to #8.

Mr. Wilson stated the map is to make it clear where parking and driving is allowed. This provides them with the boundaries.

Ms. Hough asked if we prefer parking on 73 or allow them to park on the oval.

Ms. Cheetham-Palen stated we first need to decide if they can drive on the oval or not. She cannot see any other way around that.

Mr. Wilson is against driving on the oval but he sees the consensus is to at least try it.

Mr. Wilson stated as soon as we see wear on the grass that section is closed that is in the agreement.

**RESOLUTION TO APPROVE THE AGREEMENT AND MAP GOING TO
THE FARMERS MARKET
RESOLUTION NUMBER: 190-2024**

**INTRODUCED BY: CHRISTOPHER DALY WHO MOVED FOR ITS
ADOPTION SECONDED BY TERESA CHEETHAM-PALEN**
RESOLVED that the Town Board of Keene has approved the proposed agreement
and map that is going to the Farmers Market Board,
Duly adopted this 24th day of June 2024 by the following vote:
AYES: Christopher Daly, Teresa Cheetham-Palen, Ann Hough, Joe Pete Wilson
NAYS: None

Town Hall Project Bids:

Mr. Wilson stated there were two bids for the Town Hall Project and they were pretty far apart. Our Lawyer reviewed the bids and stated we had to go with the lowest bid. He asked for a motion to approve the lowest bid.

**RESOLUTION TO ACCEPT THE BID FROM TRI COUNTY
CONTRACTING SERVICES FOR THE TOWN HALL PROJECT
RESOLUTION NUMBER: 191-2024**
**INTRODUCED BY: TERESA CHEETHAM-PALEN WHO MOVED FOR
ITS ADOPTION SECONDED BY CHRISTOPHER DALY**
RESOLVED that the Town Board of Keene has accepted the bid from Tri County
Contracting Services for the Town Hall Project with the bid coming in at
\$54,800.00. The other bid received was from Guy Smith Enterprises coming in at
\$118,000.00,
Duly adopted this 24th day of June 2024 by the following vote:
AYES: Christopher Daly, Teresa Cheetham-Palen, Ann Hough, Joe Pete Wilson
NAYS: None

Bids are on file with the Town Clerk

Mr. Wilson stated the last piece is we did not receive any for the bid at the Transfer Station. He wants to ask Tri County Contracting to place a bid.

**RESOLUTION TO ADJOURN
RESOLUTION NUMBER: 192-2024**
**INTRODUCED BY: CHRISTOPHER DALY 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 Special Meeting at 6:04 P.M.,
Duly adopted this 24th day of June 2024 by the following vote:
AYES: Christopher Daly, Teresa Cheetham-Palen, Ann Hough, Joe Pete Wilson
NAYS: None

TOWN OF KEENE
and Adirondack Farmers Market Cooperative
Agreement for use of MARCY FIELD

1. The Town of Keene will provide the use of Marcy Field to the Adirondack Farmers Market Cooperative beginning on the Sunday of Memorial Day weekend and running through the Sunday of Columbus Day for a fee of \$2,800.
2. The AFMC must supply a certificate of insurance at least 30 days prior to the first event of each season.
3. The AFMC is responsible for managing parking and vehicle traffic on Marcy Field. Safety of visitors, vendors, and travelers along Rt73 is the primary concern. AFMC will annually submit a management plan to the Keene Town Board for approval. Areas open for parking and traffic flow and areas where vehicles are prohibited are set out in the attached diagram.
4. Any grass areas used for parking or transit will be monitored regularly. If damage to the grass or soil becomes evident, that area will be closed to traffic until the grass recovers. The AFMC will be responsible for any damage that remains at the end of each season.
5. AFMC has the right to place temporary signs for advertising and traffic control. Permission is required for any new signs that will be installed permanently or for the duration of the season.
6. There is a lane marked out in the middle of the field that has been cleared by Dig Safe. All tents, signs, games, fixtures, or any other equipment that is placed under ground must go in this marked lane.
7. If AFMC or its vendors want to place a sign, pole, tent stake, or other equipment under ground, outside this marked lane, organizers must get permission from the town and submit a "Stake-out Request" mandated by Dig Safely New York. You will be responsible for any damage done to any underground infrastructure such as fiber optic cables, electric lines, phone lines, or water lines.

8. AFMC will be responsible for all clean up and repair of damages. The Town provides trash barrels and AFMC is responsible for removing and disposing of all trash. The town allows AFMC staff to dispose of trash at the transfer station for no fee. If the town has to clean up after a market event, a \$100/hour fee will be charged to AFMC for cleanup.
9. The Town reserves the right to close down any ride, event, or activity that it considers unsafe.
10. All events must meet current state mandated safety regulations, CDC mandates, and Health Department protocols.
11. The Town of Keene will supply one portable toilet near the Holt House and one by the trees inside the oval.
12. Power is available at the Holt House and at the panel in the oval.
13. AFMC vendors or groups who wish to sell or serve alcoholic beverages must obtain a liquor license or special event permit, as the case may be, from the New York State Liquor Authority and provide a copy of the same to the town at least 24 hours prior to the date and time of the event.
14. The Town of Keene cannot be held accountable for any negligent act on the part of the AFMC or its vendors or guests and the Town of Keene will be held harmless for all claims.

Parking in designated areas only

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