

Bi-Monthly Town of Keene Board Meeting  
March 25th, 2025  
5:30 P.M. Town Hall  
Meeting # 8-2025  
Resolutions #112-127

**Board Members Present:** Joe-Pete Wilson Supervisor, Christopher Daly, Ann Hough, Robert Biesemeyer (5:36), Teresa Cheetham-Palen, Council Members

**Absent:**

**Town Officials Present:** Ann Whitney Town Clerk, Savana Li Water Superintendent, Reginald Whitney Highway Superintendent, Roger Preston Building & Grounds

**Town Counsel Present:**

**Members of the Public:** Kim Trombly

**Call to Meeting to Order** at 5:32 P.M. by Joe Pete Wilson

**Pledge of Allegiance:**

**Approval of Minutes:**

**RESOLUTION TO APPROVE THE MARCH 6TH 2025 LEASH LAW  
WORKSHOP & MARCH 11<sup>TH</sup> 2025 REGULAR BOARD MINUTES  
RESOLUTION NUMBER: 112-2025**

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

**RESOLVED** that the Town Board of Keene has approved the March 6th, 2025 &  
the March 11<sup>th</sup>, 2025 Regular Board Meeting Minutes

Duly adopted this 25th day of March 2025 by the following vote:

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

**NAYS:** None

**Privilege of the Floor:**

Mr. Wilson introduced Kim Trombly from Adirondack Action.

Ms. Trombly started with how hard the housing market is. She explained how they have started an out for people transition from short-term to long-term. They have created a tool kit to help their journey. There is also a stipend they are offering to help defer some of the costs when transferring from a short to long-term rental.

All the resources are on the Adirondack Roots website.

Please see the attached handout.

**ATTACHMENT #1-82025**

**Town Operations**

• **Town Clerk:**

Ms. Whitney stated the text alert worked well for the announcement of the Public Hearing.

Ms. Whitney asked to work on getting something to secure the Town Clerk Office, she will get with Roger.

• **Highway Department:**

Mr. Whitney informed the Board the County will do paving on Hurricane and also Alstead Hill Lane.

Mr. Whitney said the only other thing is the Asset Management Plan. He stated he spoke with most of the Board.

Mr. Wilson updated on the Western Star tandem, we are waiting for notice of deliver so we can start making a financing plan.

Mr. Wilson then proposed a new tandem plow truck, approximately \$310,000 to \$325,000.

**RESOLUTION APPROVING THE ORDER OF A NEW TANDEM PLOW TRUCK**

**RESOLUTION NUMBER: 113-2025**

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

**RESOLVED** that the Town Board of Keene approve the Highway Superintendent to order a new tandem plow truck.

Duly adopted this 25th day of March 2025 by the following vote:

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

**NAYS:** None

**ABSTAINED:** Robert Biesemeyer

**RESOLUTION APPROVING THE ORDER OF A NEW TANDEM PLOW TRUCK**

**RESOLUTION NUMBER: 114-2025**

**INTRODUCED BY: CHRISTOPHER DALY WHO MOVED FOR ITS  
ADOPTION, SECONDED BY TERESA CHEETHAM-PALEN  
RESOLVED** that the Town Board of Keene approve the Highway Superintendent  
to order a new tandem plow truck.

Duly adopted this 25th day of March 2025 by the following vote:  
**AYES:** Ann Hough, Joe Pete Wilson, Teresa Cheetham-Palen, Christopher Daly  
**NAYS:** None  
**ABSTAINED:** Robert Biesemeyer

**RESOLUTION TO APPROVE THE ORDERING OF A CAT 120  
RESOLUTION NUMBER: 115-2025  
INTRODUCED BY: CHRISTOPHER DALY WHO MOVED FOR ITS  
ADOPTION, SECONDED BY ANN HOUGH  
RESOLVED** that the Town Board of Keene approve the Highway Superintendent  
to order a CAT 120 grader spending up to \$325,000.

Duly adopted this 25th day of March 2025 by the following vote:  
**AYES:** Ann Hough, Joe Pete Wilson, Teresa Cheetham-Palen, Christopher Daly,  
Robert Biesemeyer  
**NAYS:** None

Mr. Wilson wanted to read the Thank You from the Keene Valley Library for our ongoing support.

- **Water Department**

Ms. Li provided the Board with her report, which she read through.  
**ATTACHMENT #2-082025**

Ms. Li then asked for Board approval for a valve exerciser.

**RESOLUTION APPROVING THE PURCHASE OF A VALVE  
EXERCISER  
RESOLUTION NUMBER: 116-2025  
INTRODUCED BY: TERESA CHEETHAM-PALEN WHO MOVED FOR  
ITS ADOPTION, SECONDED BY CHRISTOPHER DALY**

**RESOLVED** that the Town Board of Keene approve the purchase of a valve  
exerciser not to exceed \$4,000.  
Duly adopted this 25th day of March 2025 by the following vote:  
**AYES:** Ann Hough, Joe Pete Wilson, Teresa Cheetham-Palen, Christopher Daly,  
Robert Biesemeyer  
**NAYS:** None

Ms. Li then stated the water bills are ready and will be mailed April 1<sup>st</sup>. Any billing questions please send to Savana.

**Town Discussion of Old Business:**

- **Site Plan Review Law Revision: establish process & timeline**

Mr. Wilson asked to set some dates and then start coordinating with the Planning Board. What we talked about was having a working group to go through the Site Plan, 2 Board members, 2 Residence, step 2 sending our notes to a consultant, and then step 3 coming back to the Board for final review.

Mr. Biesemeyer suggested starting when we go to one meeting a month.

Ms. Cheetham-Palen felt the order should be Work Group, then Town Board, then Consultant, then Town Attorney, back to the Town Board.

Mr. Wilson went over the timing, June through August. Three to four meetings spread out over three months.

- **Hyde Fuel**

Mr. Wilson wanted to let the Board know Hyde Fuel has finished installing the tanks in the new building; last piece is workbenches and some shelving.

- **Approve Travel**

Mr. Wilson explained he missed Tina's request for training at the last meeting.

**RESOLUTION TO APPROVE TINA PRESTON TOWN  
ACCOUNTING TRAINING**

**RESOLUTION NUMBER: 117-2025**

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

**RESOLVED** that the Town Board of Keene has approved travel and training for Tina Preston up to \$400.

Duly adopted this 25th day of March 2025 by the following vote:

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

**NAYS:** None

Mr. Wilson sent an equipment plan to replace equipment in the General Fund.

**RESOLUTION TO SURPLUS BOBCAT S70 SKID STEER AND THE  
JOHN DEERE 2520 COMPACT UTILITY TRACTOR**

**RESOLUTION NUMBER: 118-2025**

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

**RESOLVED** that the Town Board of Keene has approved to surplus the Bobcat S70 skid steer and the John Deere 2520 compact utility tractor.

Duly adopted this 25th day of March 2025 by the following vote:

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

**NAYS:** None

**RESOLUTION TO PURCHASE A NEW COMPACT UTILITY  
TRACTOR NOT TO EXCEED SPENDING OVER \$35,000.**

**RESOLUTION NUMBER: 119-2025**

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

**RESOLVED** that the Town Board of Keene has approved to purchase a compact utility tractor with a weather cab, bucket, snowplow, and snow blower, not to exceed \$35,000.

Duly adopted this 25th day of March 2025 by the following vote:

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

**NAYS:** None

**Executive Session:**

**RESOLUTION TO ENTER EXECUTIVE SESSION FOR LEGAL &  
PERSONNEL**

**RESOLUTION NUMBER: 120-2025**

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

**RESOLVED** that the Town Board of Keene entered into Executive Session at 6:17 P.M. for personnel,

Duly adopted this 25<sup>th</sup> day of March 2025 by the following vote:

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

**NAYS:** None

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

**RESOLUTION NUMBER: 121-2025**

**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 6:31  
P.M.

Duly adopted this 25<sup>th</sup> day of March 2025 by the following vote:

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

**NAYS:** None

**Farmers Market:**

**RESOLUTION AUTHORIZING JOE PETE WILSON POWER TO  
SIGN THE FARMERS MARKET AGREEMENT ONCE THE TOWN  
ATTORNEY REVIEWS THE CONTRACT.**

**RESOLUTION NUMBER: 122-2025**

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

**RESOLVED** that the Town Board of Keene grants Joe Pete Wilson  
authority to sign the Farmers Market agreement once the Town Attorney  
approves the contract.

Duly adopted this 25<sup>th</sup> day of March 2025 by the following vote:

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

**NAYS:** None

**RESOLUTION TO ESTABLISH THE PART-TIME JUSTICE  
CLERK AT \$23.79 PER HOUR**

**RESOLUTION NUMBER: 123-2025**

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

**RESOLVED** that the Town Board of Keene establish the Justice Clerk at  
\$23.79 and pay her the back pay for January, February and March.

Duly adopted this 25<sup>th</sup> day of March 2025 by the following vote:

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

**NAYS: None**

**New Business:**

**Local Law Process:**

- **Leash Law**

Mr. Wilson reminded everyone Thursday evening the 27<sup>th</sup> Public Hearing here in the Town Hall at 6:00P.M.

**Budget Resolutions:**

- **Resolution to Transfer Funds:**

**RESOLUTION TO TRANSFER FUNDS  
RESOLUTION NUMBER: 124 -2025  
INTRODUCED BY: ROBERT BIESEMEYER WHO MOVED FOR ITS  
ADOPTION, SECONDED BY ANN HOUGH  
RESOLVED** that the Town Board of Keene has approved the transfer of funds as follows:

**Within the General Fund:**

\$2,138.68 out of 1990.4 Contingency Account

\$2,138.68 into 7110.4 Parks CE

\$416.20 out of 8020.2 Planning EQ

\$416.20 into 8020.4 Planning CE

**Within the Highway Fund:**

N/A

**Within the Library Fund:**

N/A

**Within the SW#1:**

N/A

**Within the SW#2:**

N/A

Duly adopted this 25th day of March 2025 by the following vote:

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

**NAYS: None**

- **Resolution to amend the 2024 budget:**

**Audit Bills:**

**RESOLUTION TO PAY THE ONLINE BILLS**

**RESOLUTION NUMBER: 125-2025**

**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 25th day of March 2025 by the following vote:

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

**NAYS:** None

**ABSTAINED:** Robert Biesemeyer

**RESOLUTION TO AUDIT THE VOUCHERS**

**197 THROUGH 258, 2025**

**RESOLUTION NUMBER: 126-2025**

**INTRODUCED BY CHRISTOPHER DALY 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 197 through 258, 2025 totaling \$91,398.57 as follows:

General Fund Bills \$27,919.19

Highway Fund Bills \$31,646.50

Water District #1 \$1,266.44

Water District #2 \$566.44

Roost Enhancement Tax \$30,000.00

Duly adopted this 25th day of March 2025 by the following vote:

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

**NAYS:** None

**ABSTAINED:** Robert Biesemeyer

**Adjourn:**

**RESOLUTION TO ADJOURN**

**RESOLUTION NUMBER: 127-2025**

**INTRODUCED BY: ANN HOUGH 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 6:35 P.M.,

Duly adopted this 25th day of March 2025 by the following vote:



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

Ann Whitney  
Town Clerk  
Town of Keene

Dear Short Term Rental Owner,

We are contacting you because you may be interested in a new program in your area to help you transition your investment property into a successful long term rental unit.

As someone invested in the Adirondacks, you know this is a special place where hardworking people build vibrant communities surrounded by natural beauty. Our communities thrive when residents can live and work locally. Right now there's a critical shortage of housing, making it difficult for families to stay in the region and contribute to the local economy.

Why convert your short-term rental (STR) to a long-term rental (LTR)?

- **Consistent Income:** Long-term leases provide a steady monthly income, unlike the seasonal fluctuations of short-term rentals.
- **Lower Costs:** Long-term tenants typically cover utilities and other expenses, reducing your out-of-pocket costs compared to STR operations.

**We're here to help you make the switch.** Adirondack Roots, AdkAction and LivingADK have teamed up to support property owners like you. With \$20,000 in grants from Adirondack Foundation, Hudson Headwaters Upstream Fund, and individual donors, we're offering stipends of up to \$2,000 to help offset conversion costs, such as legal fees or furniture storage.

The program is open to STR owners who commit to long-term leases for at least a year. By joining, you'll enjoy the benefits of a reliable tenant and help strengthen your community by providing much-needed housing.

Make your property work for you—*and* for your community.

To access the application for the program and for a variety of resources on converting short-term rentals to long-term rentals please visit: <https://bit.ly/strltr>

If you have any questions about the program or would be interested in discussing it further, please don't hesitate to reach out to us by phone at 518-856-3233 or email at [info@adkaction.org](mailto:info@adkaction.org).

If you are interested in applying, please visit: <https://bit.ly/3YADm5Y>

Thank you for your commitment to our communities,  
Kim Trombly  
AdkAction Program Manager

## Water Department Report For March 25th, 2025 Board Meeting

### UPDATES

- AES has been notified that they were awarded as the engineer for the WD#2 project. I have come up with a rough draft priority list of what needs to be done with the help of Marlene Martin from The Department of Health. Myself and Joe Pete will work directly with AES on coming up with a plan to accomplish as much as we can of this list. Working from the highest priority down.
- Joe Pete and myself are meeting with Community Resources next week to get a better understanding of the WIIA and Northern Borders funding. I have also reach out to them asking if they would come speak with the board to better explain the funding and the process and to answer any questions so that everyone is on the same page and has the same understanding. So please be on the look out from an email from me in the next few days with details about when we can possibly hold a possible work shop. I would like it to be separate from the regular board meeting due to the fact that this is a lot off information to get through. It is important everyone attends this workshop, this is a large project and in order to keep us on track it is pertinent that we are all on the same page.

### REQUESTS

- Permission to spend up to \$4,000.00 on a valve exerciser. We have 200 plus valves between Keene and Keene Valley that should be exercised a minimum of once a year but ideally twice. In order to properly exercise a valve you must completely close and open the valve. A 6" valve required 21 turns one way, an 8" valve requires 27 turns one way meaning it is not efficient or ideal to do this by hand. Requested too is attached.

### Reminders/Announcements

- 2025 water bills have been printed and are ready to go out April 1<sup>st</sup>, one week from today.
- The anticipated water list for both districts is still available for viewing per request.
- Please remember to direct all billing questions directly to me to minimize confusion
- Consumers will again be able to pay in halves as they did last year.

- Keene rates did increase this year across the board. Keene Valley rates remained the same as 2024 except for the Debit Service which increased by a dollar