

**MINUTES OF THE REGULAR MONTHLY MEETING OF
THE TOWN BOARD OF THE TOWN OF NEW LEBANON
HELD ON SEPTEMBER 9, 2025**

Present: Tistrya Houghtling, Supervisor
Joanne Amlaw, Councilmember
Scout Metzler, Councilmember
Steve Powers, Councilmember
Craig Skerkis, Councilmember

Recording Secretary: Marsha (Marcie) Robertson, Town Clerk

Others Present: Sharon Powers, IT Website Support, QOL, & ZBA Member
Peg Munves, CAC Co-Chair
Josh Young, Planning Board Member, BEDC & Shaker
Preservation Committee Chair (6:29pm)
Margaret Robertson, Historic Railroad Depot Committee
(6:27pm)
Donald Lamonaca, CAC & ZRC Member
Jim Carroll, Planning Board & ZRC Member
Joanna G. Phillips, HVAHC Pilot Committee Member
Darla Dobert, Deputy Court Clerk
Bruce Shenker, NL Rep to CC Env Mgt Council
William Shannon, Ethics Board Member & President of
LV Seniors
Beth LaGrange, SYP Co-Director & Playground Design
Committee Member
Stacey Breads, Playground Design Committee Member
Ted Salem, ZBA Member & ZRC Chair
Joanna Ezinga, Ethics Board Member
Abbie Shoobs, Recreation Commission Chair
Don Adams, Creighton Manning
Peter McCagg, Highway Superintendent (6:22pm)
Attorney Jon Tingley, Town Attorney
Doug LaRocque, The Columbia Paper
Members of the Public

CALL TO ORDER:

The regular monthly meeting was called to order at 6:00pm by Supervisor Houghtling. The meeting was held in person at the New Lebanon Town Hall, 14755 State Route 22 North, New Lebanon, NY 12125 with members of the public also being able to view the meeting at the following link: https://townhallstreams.com/towns/new_lebanon_ny

A moment of silence was held, followed by the flag salute. The emergency exits were pointed out.

FINANCIAL:

Supervisor's Report:

The Supervisor's Report as of August 31, 2025 was available to the public via the Town Clerk's email and the Town website and the Town Board was emailed the Supervisor's Report by Supervisor Houghtling.

A motion was made by Councilmember Powers to accept the Supervisor's report for August as typed. The motion was seconded by Councilmember Skerkis.

Roll Call Vote:

Councilmember Powers -	Aye
Councilmember Metzler -	Aye
Supervisor Houghtling -	Aye
Councilmember Amlaw -	Aye
Councilmember Skerkis -	Aye

PRIVILEGE OF THE FLOOR:

In addition to an in-person privilege of the floor, Supervisor Houghtling will read all comments, questions and concerns emailed to supervisor@townofnewlebanon.com during the meeting.

Bonnie Lichak & Amy Brueckmann: Bonnie and Amy expressed concerns about the Tilden project, noting that several board members had conflicts of interest as they were part of the development team or previous investors. They cited a letter from Keane and Dean Attorneys stating this was a violation of Article 18 of the general municipal law. They raised environmental concerns regarding the project's location on a principal aquifer and potential impacts on wetlands.

Supervisor Houghtling clarified that the Town Board is not involved in this application and suggested concerned citizen's email their input to the Planning/Zoning Clerk at PZClerk@TownofNewLebanon.com. She also explained that ethics complaints should be submitted through the town clerk's office in a sealed envelope addressed to the ethics board.

William Shannon: William representing the Lebanon Valley Seniors, thanked Councilmembers Amlaw and Metzler for their assistance during the seniors' picnic. He also announced that the Lebanon Valley Seniors would be hosting a New Lebanon candidate forum on October 24th from 6-7 PM at the New Lebanon Community Center.

Abbie Shoobs: Abbie expressed concerns about agenda items proposed by Councilmember Skerkis, suggesting they would hamper progress rather than enhance it.

Joanna Ezinga: Joanna a long-term volunteer for two town committees, also expressed

concerns about Councilmember Skerkis's proposals, noting that meetings are already open, recorded, and transparent. She characterized the proposals as government overreach that showed distrust of volunteers.

Margaret Robertson: Meg announced that the Lebanon Valley Historical Society will be hosting a program on September 21st featuring Kate Mullaney, the first female union organizer from Troy.

Mr. Muadin: (Online) Mr. Muadin spoke in support of proposed policies regarding transparency in appointments to town boards and committees, as well as improved access to local government proceedings.

Supervisor Houghtling read the following emails submitted for Privilege of the Floor:

Rick Stall: Rick expressed concerns about the Tilden affordable housing project, its impact on the NLCSD, and questions about ethics conflicts regarding board members voting on variances.

Susan Tipograph: Susan expressed concerns about agenda items proposed by Councilmember Skerkis.

Katie MacVeigh: Katie expressed concerns about the Tilden affordable housing project its impact on the NLCSD, emergency services, impact on taxes and with how the ZBA handled the public hearing.

Raymona Griffin: Raymona expressed concerns about the Tilden affordable housing project its impact on the NLCSD, emergency services, impact on taxes and questions related to the ethics of this project.

Dan VanKeuren: Dan wrote expressing support in keeping Councilmember Metzler on the board for the full term.

BUDGET AMENDMENT #9 OF 2025:

Supervisor Houghtling explained, Highway Superintendent McCagg requested three budget amendments, two in highway budget from his fund balance and one in general from contingency. The Town Clerk's office and Supervisor Houghtling looked at buildings and central data processing to see why they are out of money and how much more they need for the year and found the following:

Buildings: Orkin, pipe burst and light repair at community center came from buildings (either would be fine but these were budgeted in cc budget) so we are moving \$2,065 from community center to buildings for those expenses. Doyle security had a bunch of unbudgeted repairs and expenses (we budgeted \$1,210 and have spent \$2,256 YTD) and fire extinguisher inspections also came in over budget (we budgeted \$500 and have spent \$919 YTD), so we are bringing another \$1,500 into buildings from unemployment to hopefully have enough to get us through 2025. That said, we shouldn't spend any money in buildings we do not need to through the end of the year

Central Data Processing: both the building dept. and tax collector needed new laptops which were not planned for, all of the costs to set them up came from this account (around \$5,000) – we need enough to pay Town Hall Streams, Garden Hill Creative and MIS through the end of the year so for now we are bringing \$3,500 into this line which hopefully will cover all expenses through year end.

Landfill Closure Attorney: hopefully this is not needed much more other than here and there to review stuff. The current invoice needed \$777 to pay so we are bringing \$1,500 over to hopefully cover through year end.

The board also discussed the need to replace computers in the future due to Windows 11 compatibility issues, with Supervisor Houghtling noting she would send options to consider during budget time.

General Fund:

- \$ 2,065.00 from A-1520.4 (Community Center – Contractual Expense)
- \$ 6,835.00 from A-9050.8 (Unemployment Insurance)

- \$ 210.00 to A-1620.2 (Buildings - Equipment
- \$ 3,565.00 to A-1620.4 (Buildings – Contractual Expense)
- \$ 3,500.00 to A-1680.4 (Central Data Processing)
- \$ 1,500.00 to A-8161.41 (Landfill Closure Attorney Fees)
- \$ 125.00 to A-5010.4 (Highway Super – Contractual Expense)

Highway Fund:

- \$ 32,000.00 from DA-003917 (Appropriated Fund Balance)

- \$ 20,000.00 to DA-5110.4 (General Repairs – Contractual Expense)
- \$ 12,000.00 to DA-5130.4 (Machinery – Contractual Expense)

A motion was made by Supervisor Houghtling to approve the above noted budget amendment #9 of 2025 as typed. The motion was seconded by Councilmember Powers.

Roll Call Vote:

- Councilmember Powers - Aye
- Councilmember Metzler - Aye
- Supervisor Houghtling - Aye
- Councilmember Amlaw - Aye
- Councilmember Skerkis - Aye

AMENDMENT OF ABSTRACT 8 OF 2025:

Supervisor Houghtling explained that for Music in the Park, checks were written ahead of time for band members, but three band members changed, requiring an amendment to void those checks and issue a new voucher.

General Nos. 346 through 398, in the amount of \$226,519.64 (not the \$226,819.64

approved on 8/12/25);
As listed on Amended Abstract No. 8 dated August 12, 2025

A motion was made by Supervisor Houghtling to amend Abstract #8 with the new amount of \$47,015.58 as listed on amended abstract 8, dated July 8th, 2025. The motion was seconded by Councilmember Skerkis.

Roll Call Vote:

Councilmember Powers -	Aye
Councilmember Metzler -	Aye
Supervisor Houghtling -	Aye
Councilmember Amlaw -	Aye
Councilmember Skerkis -	Aye

AUDIT OF BILLS:

2025 Bills:

General Nos. 399 through 444, in the amount of \$374,921.59; and
Highway Nos. 123 through 132, in the amount of \$35,346.55;
As listed on Abstract No. 9 dated September 9, 2025.

A motion was made by Supervisor Houghtling to pay the bills. The motion was seconded by Councilmember Amlaw.

Roll Call Vote:

Councilmember Powers -	Aye
Councilmember Metzler -	Aye
Supervisor Houghtling -	Aye
Councilmember Amlaw -	Aye
Councilmember Skerkis -	Aye

COMMITTEE/LIAISON REPORTS:

Supervisor Houghtling stated, committee reports as received to her office by Friday afternoon were sent out to the public and the Town Board. She asked if any board members had any questions or need for clarification on any of the committee reports?

Supervisor Houghtling asked the committee chairs that are present, do any of the committees have any further updates or action that is needed by the Town Board?

Councilmember Skerkis: Craig inquired about delays with the municipal water and wastewater feasibility study. Josh Young, Chair of BEDC, explained there was a technical disagreement between the engineer working on the feasibility study and the town's bond counsel.

Supervisor Houghtling elaborated, that the engineers wanted language in the bond resolution stating the district would move forward only if costs remained under a certain threshold, while bond counsel, Christine Chale maintained the district must be created before seeking funding.

Councilmember Skerkis: Craig also asked about PFAS issues at the school. Peg Munves, Co-Chair of CAC, clarified that while the school had tested positive for PFAS a couple years ago, they had installed filtration for their drinking water, and this was an isolated issue that had been addressed.

CC Office of the Aging, Mary Young: Mary reported on an upcoming senior survey. The Office for the Aging is seeking permission from the Board of Supervisors to conduct the survey, which aims to understand senior needs for future planning. The survey would be available online, at the senior picnic, and through door-to-door outreach.

OLD BUSINESS:

Proposal from Creighton Manning for Design Phase of Sidewalks:

Councilmember Skerkis raised concerns about the \$1 million liability coverage in the contract, suggesting it might be insufficient. Town Attorney, Jon Tingley explained that the insurance amount was standard for municipal infrastructure projects and that Creighton Manning was a well-established firm likely to have its own additional coverage.

Don Adams from Creighton Manning confirmed that DOT wanted early identification of potential risks related to the project, including material choices and right-of-way confirmation. He noted that while material changes could be made later, DOT recommended addressing these issues early.

Councilmember Metzler expressed concerns about ensuring that design decisions wouldn't lock the town into specific material choices, noting that different materials would affect costs.

Supervisor Houghtling clarified that the grant amount is fixed, and any decision to use more expensive materials would require the town to cover the additional costs. She emphasized that the board would have final say on materials, and Creighton Manning would provide pricing on different options.

A motion was made by Councilmember Skerkis to authorize the Supervisor to sign the consultant agreement with Creighton Manning as drafted and revised. The motion was seconded by Councilmember Powers.

Roll Call Vote:

Councilmember Powers -	Aye
Councilmember Metzler -	Aye
Supervisor Houghtling -	Aye
Councilmember Amlaw -	Aye
Councilmember Skerkis -	Aye

Introductory LL#5 of 2025 - Telecommunications:

Supervisor Houghtling noted that the local law was tabled initially because a new fee schedule needed to be created alongside it. Attorney Tingley led the board through the SEQRA process, explaining that the action involved repealing and replacing the existing telecommunications law.

The board acknowledged receipt of the County Planning Board response, which found no significant countywide impacts, and the Town Planning Board recommendation to approve the law as written.

A motion was made by Supervisor Houghtling to adopt Part 2 of the full environmental assessment form for the proposed adoption of Introductory Local Law #5 of 2025 Version 2 as prepared by the attorney for the town. The motion was seconded by Councilmember Metzler.

Roll Call Vote:

Councilmember Powers -	Aye
Councilmember Metzler -	Aye
Supervisor Houghtling -	Aye
Councilmember Amlaw -	Aye
Councilmember Skerkis -	Aye

A motion was made by Councilmember Metzler to adopt Part 3 of the full environmental assessment form as prepared by the attorney for the town for the proposed adoption of Introductory Law #5 of 2025 Version 2 to determine that the proposed action will not result in any significant adverse environmental impact and to adopt a negative declaration under the State Environmental Quality Review Act for the action and to authorize and direct the supervisor to execute, file and circulate the Part 3 of the full environmental assessment form as required under applicable regulations. The motion was seconded by Councilmember Skerkis.

Roll Call Vote:

Councilmember Powers -	Aye
Councilmember Metzler -	Aye
Supervisor Houghtling -	Aye
Councilmember Amlaw -	Aye
Councilmember Skerkis -	Aye

The board tabled the adoption of the local law until the fee schedule could be updated.

Feasibility Study:

Supervisor Houghtling reported, this item was tabled due to the ongoing issues discussed during committee reports.

Playground Bids Received:

Supervisor Houghtling waived the reading of the bid notice to be entered into the minutes.

NOTICE TO BIDDERS

NOTICE IS HEREBY GIVEN that the Town of New Lebanon, NY is seeking bids for the PLAYGROUND IMPROVEMENTS SHATFORD MEMORIAL PARK project in the Town's Municipal Public Park. The Town of New Lebanon invites sealed proposals for the construction of new playground equipment, repairs to the existing playground equipment, and other related project improvements. The improvements will include, but are not limited to:

- Installation of new playground equipment
- A new fall safety surface system
- Owner selected Add Alternates

The bids are to be submitted and shall cover the costs directly and indirectly associated with furnishing all materials, labor and related equipment necessary for the installation and completion of the work. Take note that some items of the construction required will be performed by the Town, or, items provided by the Town to be installed/constructed by the Contractor.

This project is funded in part by a grant from the NYS Office of Parks, Recreation and Historic Preservation through Title 9 of the Environmental Protection Act of 1993. All bidders are subject to the terms of the State of New York Contract for Grants – Standard Terms and Conditions, which can be found online at <https://grantsmanagement.ny.gov/state-agency-resources>. New York State has the right to:

- Review and approve every subcontract in excess of \$100,000.
- The requirement that subcontracts contain provisions specifying (1) that work accord with the terms of the State of New York Contract for Grants, (2) that nothing in the subcontract shall impair the rights of the State under the State of New York Contract for Grants, and (3) that nothing in the subcontract, nor under the State of New York Contract for Grants creates any contractual relationship between the subcontractor and the State.
- Contractor's responsibility to submit vendor responsibility information to the State, including a
 - Vendor Responsibility Questionnaire for subcontracts that equal or exceed \$100,000.
 - Have the Contractor meet Non-discrimination requirements.
 - Have the Contractor meet Equal Opportunity provisions, including a requirement that the following provisions be included in construction subcontracts in excess of \$25,000
 - Have the Contractor meet Wages and Hours Provisions.
 - Have the Contractor meet New York State business requirement.
 - Have the Contractor meet Worker's Compensation and Disability Benefits Insurance coverage.

As a Municipal Project, New York State Department of Labor Prevailing Wage Rates apply. Given the limited scope for this project (site work only – no plumbing, no electrical, no mechanical), it is

exempt from Wicks Law as it does not require multiple trades and therefore separate trade bids. This is a General Contractor with sub-contractor(s) project. This contract has been designated Contract 2025-01 as set forth in the contract documents, including drawings and specifications.

Bids will be received by the Town Clerk of the Town of New Lebanon, NY, Town Hall, 14755 Route 22 North, New Lebanon, NY 12125, until 4:00 PM on or before Thursday, September 4, 2025 at which time and place they will be publicly opened and read aloud, with the contract being awarded, if acceptable, on September 9, 2025, at the regular Meeting of the New Lebanon Town Board at 14755 Route 22, New Lebanon, NY 12125. That meeting typically begins at 6:00 PM.

All bid and contract documents, including specifications governing the contract, may be examined free of charge at the Town Clerk's office during the Clerk's business hours of Monday, Wednesday, Thursday, and Friday from 9:00 am to 5:00 pm. Copies of the Bid Documents may be obtained at the Town of New Lebanon Town Hall or through email request to the Town Clerk (townclerk@townofnewlebanon.com) after August 21, 2025. No bid will be accepted unless a signed Certificate of Non-Collusion is submitted with the bid.

The Town of New Lebanon Town Board expressly reserves the right to waive any irregularities in, or to accept any bid, or to reject any and all bids, or to award on any or all items. No bidder may withdraw his/her bid within twenty-five (25) days after the actual date of the bid opening.

Project timeliness is important. The project may begin no earlier than September 10, 2025. The entire project must be 100 percent completed by May 30, 2026.

General questions regarding the project shall be directed to the Town Clerk for the Town of New Lebanon. Technical questions and/or requesting a site visit prior to preparing and submitting a bid, shall be directed to the project Design Professional through the Town Clerk.

By order of the Town Board, Town of New Lebanon, New York.
By: Marcie Robertson, Town Clerk
Town of New Lebanon, NY
8/14/2025

Supervisor Houghtling reported, that multiple bids were received within budget after going back out to bid. The engineer, Paul McCreary, vetted the lowest responsible bidder, ARS Landscaping Corp.

The board discussed the merits of pour-in-place versus tile fall safety surfacing. Pour-in-place would save over \$37,000, and the engineer recommended it despite potential maintenance concerns that Councilmember Skerkis had raised. The engineer noted that tile surfaces perform better atop concrete slabs and might shift on the crushed stone sub-base planned for this project.

A motion was made by Supervisor Houghtling to accept the bid from ARS Landscaping Corp for a total base bid of \$360,750, add in the total of ad alternates 1 through 5 at \$4,750, add in the ad alternate number 6 at negative \$37,534.87 for a total of \$327,965.13, and authorize the Supervisor to sign any relevant contracts with ARS Landscaping to move forward with the project. The motion was seconded by Councilmember Amlaw.

Roll Call Vote:

Councilmember Powers -	Aye
Councilmember Metzler -	Aye
Supervisor Houghtling -	Aye
Councilmember Amlaw -	Aye
Councilmember Skerkis -	Aye

Landfill Monitoring Bids Received:

Supervisor Houghtling waived the reading of the bid notice to be entered into the minutes.

**NOTICE TO BIDDERS
POST-CLOSURE MONITORING SERVICES – OLD POST ROAD LANDFILL
TOWN OF NEW LEBANON
COUNTY OF COLUMBIA**

NOTICE IS HEREBY GIVEN that the Town of New Lebanon, NY is seeking bids for Post-Closure Monitoring Services at the Old Post Road landfill. Copies of the Request for Proposal (RFP) may be obtained by emailing townclerk@townofnewlebanon.com. There is no fee for these documents.

Bids will be received by the Town Clerk of the Town of New Lebanon, NY, Town Hall, 14755 Route 22 North, New Lebanon, NY 12125, until 4:00 PM on or before Thursday, September 4, 2025 at which time and place they will be publicly opened and read aloud, with the contract being awarded, if acceptable, on September 9, 2025, 6:00 PM, at a Regular Meeting of the Town Board at 14755 Route 22, New Lebanon, NY 12125.

No bid will be accepted unless a signed Certificate of Non-Collusion is submitted with the bid. All bids must be made on the official bid form and must be submitted in a plain, unmarked envelope with "Post-Closure Monitoring Bid" written on the envelope.

The Town of New Lebanon Town Board expressly reserves the right to waive any irregularities in or to accept any bid or to reject any and all bids or to award on any or all items. No bidder may withdraw his/her bid within twenty-five (25) days after the actual date of the bid opening.

By order of the Town Board, Town of New Lebanon, New York.

By: Marcie Robertson

Town Clerk
Town of New Lebanon, NY
8/13/2025

Supervisor Houghtling explained that errors were discovered in the RFP for landfill monitoring, and based on Town Attorney guidance, they contacted potential bidders to ask them not to bid. She requested authorization to issue an addendum with a new due date.

A motion was made by Supervisor Houghtling, seconded by Councilmember Skerkis, and approved unanimously to authorize the Supervisor to issue an addendum with a new due date of October 10th at 4 PM for the landfill monitoring bids.

Upcoming Meeting Dates:

A motion was made by Supervisor Houghtling, seconded by Councilmember Skerkis, and approved unanimously to reschedule the regular October meeting from the 14th to the 16th at 7:00pm.

A motion was made by Supervisor Houghtling, seconded by Councilmember Metzler, and approved unanimously to reschedule the regular November meeting from the 11th to the 13th at 7:00pm.

Highway Request – Material Storage Location:

The board discussed the need to create a lease for material storage. Attorney Tingley explained the board would need to conduct SEQRA analysis for the storage of materials and create a lease agreement. Supervisor Houghtling requested more details from Highway Superintendent McCagg about the terms needed for the lease. This was tabled at this time.

Recreation Commission Vacancy – Letter of Interest Received:

Supervisor Houghtling noted that Councilmember Metzler had submitted a letter of interest for the Recreation Commission, but legally he cannot serve while on the Town Board. Abbie Shoobs suggested he could still volunteer and participate without voting.

Current EV Charging Station:

Supervisor Houghtling reported, this is tabled until the October 16th meeting, they are waiting to hear back from DEC regarding their proposal to transfer ownership of the charging stations. The contract is set to auto-renew in November if notice is not given by October 19th. The board agreed to table this until their October 16th meeting.

NEW BUSINESS:

Policy Review – Performance Management Policy (Job Descriptions Only), Historic Items Policy, Workplace Violence Prevention Policy and Policy & Complaint Procedure Regarding Discrimination & Harassment:

Performance Management Policy (Job Descriptions):

A motion was made by Supervisor Houghtling, seconded by Councilmember Skerkis, and approved unanimously to adopt all job descriptions as prepared, both amended and non-amended.

Historic Items Policy, Workplace Violence Prevention Policy and Policy & Complaint Procedure Regarding Discrimination & Harassment:

No discussion, no changes to be made.

A motion was made by Supervisor Houghtling, seconded by Councilmember Amlaw, and approved unanimously to mark the Historic Items Policy, the Workplace Violence Prevention Policy, and the Policy and Complaint Procedure Regarding Discrimination and Harassment as reviewed by the Town Board with no changes.

JCAP Grant Application for Town Justice Court:

Supervisor Houghtling explained, that the Justice Court Assistance Program provides funds for local courts. The town justices were seeking funds for items including chairs, judicial robes, office equipment, desks, and a new safe.

**Town of New Lebanon
Resolution #26, 2025
Justice Court Assistance Program Application
SEPTEMBER 9, 2025**

At the Regular Monthly Meeting of the New Lebanon Town Board, held at the Town Hall, 14755 NY SR 22, New Lebanon, New York, duly called and held on the 9th day of September 2025, the following Resolution was proposed and seconded:

**PROPOSED BY SUPERVISOR HOUGHTLING
SECONDED BY COUNCILMEMBER SKERKIS**

AUTHORIZATION FOR APPLICATION TO THE JUSTICE COURT ASSISTANCE PROGRAM

WHEREAS, the Town Board of the Town of New Lebanon approves the active pursuit of grant funding;

AND WHEREAS, the Court is in need of new judicial robes, a new safe, various office furniture and various office equipment;

BE IT RESOLVED THAT, the Town Board of the Town of New Lebanon duly authorizes the New Lebanon Justice Court to file a grant application in the name of the Town of New Lebanon to the Justice Court Assistance Program for grant funding for the 2025-2026 grant cycle for court needs/requirements for the justice court/meeting hall, including but not limited to judicial robes, a safe, office equipment and office furniture.

Upon the question of the foregoing Resolution, the following Town Board Members voted

“Aye” or “Nay” for said Resolution:

Roll Call Vote:

Councilmember Steve Powers	Aye
Councilmember Scout Metzler	Aye
Supervisor Tistrya Houghtling	Aye
Councilmember Joanne Amlaw	Aye
Councilmember Craig Skerkis	Aye

The Resolution, having been approved by a majority vote of the Town Board, was declared duly adopted by the Supervisor of the Town of New Lebanon.

Dated: September 9, 2025
Marcie Robertson
Town Clerk
Town of New Lebanon

CAC Request – Support Senate & Assembly Bill Banning Biosolids:

The board discussed a resolution supporting state legislation to ban biosolids on farmland to prevent toxicity. Attorney Tingley noted that some of the resolved clauses would need to be removed as they related to local law actions.

TOWN OF NEW LEBANON

RESOLUTION #27, 2025

MEMORIALIZING NEW YORK STATE IN SUPPORT OF SENATE BILL S5759 AND ASSEMBLY BILL A6192

SEPTEMBER 9, 2025

At the Regular Monthly Meeting of the New Lebanon Town Board, held at the Town Hall, 14755 NY SR 22, New Lebanon, New York, duly called and held on the 9th day of September 2025, the following Resolution was proposed and seconded:

- Proposed by Supervisor Houghtling
- Seconded by Councilmember Powers

Memorializing New York State in Support of Senate Bill S5759 and Assembly Bill A6192

WHEREAS, the Town of New Lebanon, NY seeks to protect the health and welfare of all residents and of our environmental and agricultural lands; and

WHEREAS, the Town recognizes the health and environmental concerns attributable to the land application of biosolids derived from wastewater treatment facilities due to PFAS chemicals, heavy metals, pharmaceutical drugs, microplastics, industrial solvents and other

contaminants found in biosolids; and

WHEREAS, "biosolids", as defined by New York State Department of Environmental Conservation, are the accumulated semi-solids or solids resulting from the treatment of wastewaters by publicly or privately owned or operated sewage treatment plants.

WHEREAS, PFAS chemicals are known to be "forever" chemicals that are very slow to break down in the environment and bioaccumulate in organisms, including plants, livestock, and humans; and

WHEREAS, exposure to PFAS has the potential to cause significant health risks to humans, including, but not limited to cancer, low birth rates, liver and immune system damage, and other serious health risks; and

WHEREAS, the land application the spreading of biosolids that contain PFAS chemicals and other pollutants may contaminate soils, as well as the crops and livestock raised on those soils; these contaminants can leach into groundwater, including groundwater used to supply drinking water; and biosolids runoff can reach surface waters such as rivers and streams, exposing livestock, fish, and wildlife to contaminants and further threatening drinking water; and

WHEREAS, many Town residents rely on local crops/livestock/fish and game for food; (approximately) 13% of the land within the Town has "very limited" or "somewhat limited" suitability for land application of biosolids based on land use maps showing land used for crops and for hay.

RESOLVED, the Town of New Lebanon, NY hereby calls on the New York State legislature to take action on statewide measures, including legislation to limit or ban the land application of biosolids in order to protect our farms, communities, and water from significant damage.

Upon the question of the foregoing Resolution, the following Town Board Members voted "Aye" or "Nay" for said Resolution:

Roll Call Vote:

Councilmember Steve Powers	Aye
Councilmember Scout Metzler	Aye
Supervisor Tistrya Houghtling	Aye
Councilmember Joanne Amlaw	Aye
Councilmember Craig Skerkis	Aye

The Resolution, having been approved by a majority vote of the Town Board, was declared duly adopted by the Supervisor of the Town of New Lebanon

Dated: September 9, 2025

Marcie Robertson
Town Clerk
Town of New Lebanon

Board of Assessment Review Appointment:

Supervisor Houghtling noted that Robert Weber's term expires on 9/30/2025, and he was willing to be reappointed, though he wasn't sure about completing the full 5-year term.

A motion was made by Councilmember Skerkis, seconded by Councilmember Amlaw, and approved unanimously to reappoint Robert Weber to the Board of Assessment Review from 10/1/2025 to 9/30/2030.

Columbia County Hazard Mitigation Plan:

**TOWN OF NEW LEBANON
RESOLUTION #28, 2025**

**A RESOLUTION OF THE TOWN BOARD OF NEW LEBANON ADOPTING THE
COLUMBIA COUNTY MITIGATION PLAN
SEPTEMBER 9, 2025**

At the Regular Monthly Meeting of the New Lebanon Town Board, held at the New Lebanon Town Hall, 14755 NYS Route 22, New Lebanon, New York, duly called and held on the 9th day of September 2025, the following Resolution was proposed and seconded:

Resolution by Councilmember Powers
Seconded by Supervisor Houghtling

**Multi-Jurisdiction Natural Hazard Mitigation Plan 5-Year Update 2024 Revised
June 2025**

WHEREAS the Town Board of New Lebanon recognizes the threat that natural hazards pose to people and property within Town Of New Lebanon; and

WHEREAS the Town of New Lebanon has prepared a multi-hazard mitigation plan, hereby known as The Columbia County Multi-Jurisdiction Natural Hazard Mitigation Plan 5-Year Update 2024 Revised June 2025 in accordance with the Disaster Mitigation Act of 2000; and

WHEREAS The Columbia County Multi-Jurisdiction Natural Hazard Mitigation Plan 5-Year Update 2024 Revised June 2025 identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in Town Of New Lebanon from the impacts of future hazards and disasters; and

WHEREAS adoption by the Town Board of New Lebanon demonstrates their commitment

to hazard mitigation and achieving the goals outlined in The Columbia County Multi-Jurisdiction Natural Hazard Mitigation Plan 5-Year Update 2024 Revised June 2025

NOW THEREFORE, BE IT RESOLVED BY THE TOWN OF NEW LEBANON, NEW YORK, THAT:

Section 1. In accordance with town policy, the Town Board of New Lebanon adopts The Columbia County Multi-Jurisdiction Natural Hazard Mitigation Plan 5-Year Update 2024 Revised June 2025.

This plan, approved by the community, may be edited or amended after submission for review, but will not require the community to re-adopt any further iterations. This only applies to this specific plan and does not absolve the community from updating the plan in 5 years.

Upon the question of the foregoing Resolution, the following Town Board Members voted “Aye” or “Nay” for said Resolution:

Roll Call Vote:

Councilmember Steve Powers	Aye
Councilmember Scout Metzler	Aye
Supervisor Tistrya Houghtling	Aye
Councilmember Joanne Amlaw	Aye
Councilmember Craig Skerkis	Aye

The Resolution, having been approved by a majority vote of the Town Board, was declared duly adopted by the Supervisor of the Town of New Lebanon.

Dated: September 9, 2025
Marcie Robertson
New Lebanon Town Clerk

Health Insurance Renewal – 12/1/2025 – 11/30/2026:

Supervisor Houghtling explained, the current CDPHP plans would see increases of 23% and 17% respectively, while a comparable MVP plan would only increase 10%. The union had approved the change, and all doctors except one were covered in-network by the new plan.

A motion was made by Supervisor Houghtling to renew the town's health insurance from 12/1/2025 to 11/30/2026 to the MVP HMO HDHP silver 3 HSA exchange certified plan regional network for all eligible employees, renew the Delta Dental plan, and renew the BlueView FSB 20-21-31-30 vision plan for all eligible employees, and authorize the Supervisor to sign all renewal paperwork. The motion was seconded by Councilmember Amlaw.

Roll Call Vote:

Councilmember Powers -	Aye
Councilmember Metzler -	Aye
Supervisor Houghtling -	Aye
Councilmember Amlaw -	Aye
Councilmember Skerkis -	Aye

Councilmember Skerkis's Agenda Item Requests for Consideration:

Councilmember Metzler's Appointment:

Councilmember Skerkis raised concerns that Councilmember Metzler's appointment, which ends on November 4th, should legally continue until December 31st according to state law. He cited opinions from the Board of Elections co-counsel and another attorney who serves municipalities in the county.

Town Attorney Tingley disagreed, stating that while the statute does indicate the term should be through the end of the year, the board had unanimously voted to set a specific end date, and that appointment stands unless changed by board action or court order.

Councilmember Skerkis initially made a motion to amend the end date of Councilmember Metzler's appointment from November 4th to December 31st, 2025. After discussion about whether Councilmember Metzler should recuse himself from voting on his own appointment term, Councilmember Skerkis rescinded the motion with consent from Councilmember Amlaw who had seconded it.

Proposed Policies:

The board discussed Councilmember Skerkis's proposed policies regarding transparency, meeting recordings, and agenda item submission deadlines. After discussion, these items were tabled for further refinement. Supervisor Houghtling offered to work with Councilmember Skerkis to amend the meeting recording policy to specifically identify which committees should follow open meeting requirements.

Schedule Budget Workshops & Public Hearing on 2026 Town Budget:

The board discussed scheduling budget workshops. Supervisor Houghtling explained the timeline requirements for the budget process.

A motion was made by Supervisor Houghtling, seconded by Councilmember Amlaw, and approved unanimously to schedule budget workshops for Tuesday, September 30th at 5 PM, Friday, October 10th at 5 PM, Monday, October 20th at 4:30 PM, Monday, October 27th at 5 PM, and a budget public hearing on Monday, November 3rd at 6 PM

A motion was made by Supervisor Houghtling, seconded by Councilmember Powers, and approved unanimously to deem the Register Star as a second official town newspaper from now through the end of the year.

Schedule Public Hearings for 2026 Contracts for CRS & LVPA:

Supervisor Houghtling noted that the LVPA contract would have the same terms as the current year except for a change to allow flexibility in allocating the \$30,000 contingency between accounts for trucks, buildings, and equipment.

A motion was made by Supervisor Houghtling, seconded by Councilmember Powers, and approved unanimously to schedule a public hearing for the Chatham Rescue Squad proposed contract for 2026 for 6:50 PM on Thursday, October 16th, and the public hearing for the proposed contract with the Lebanon Valley Protective Association for 2026 at 6:55 PM on Thursday, October 16th.

Councilmember Amlaw's Agenda Item Requests for Consideration:

Skate Park

Councilmember Amlaw inquired about progress on the skate park. Supervisor Houghtling explained that while there had been delays due to personal circumstances, Jesse had recently reached out to Chris Patterson to help get the project moving forward.

Trees for Tribs Proposal:

Councilmember Amlaw proposed working with Joe Dwileski to improve the Trees for Tribs plantings along the creek in the park at no cost to the town. Peg Munves from the CAC expressed a preference to winterize the current plantings and plan for removals and new plantings in the spring rather than moving plants this fall.

A motion was made by Councilmember Amlaw, seconded by Councilmember Metzler to allow Councilmember Amlaw to do something with Joe Dwileski and the CAC starting this fall

Supervisor Houghtling commented, before they vote, the motion is for Councilmember Amlaw to do "something", she feels that there needs to be a detailed proposal. She cautioned the board in voting on that motion.

After discussion, Councilmember Amlaw agreed to rescind her initial motion and provide the board with more detailed information about the proposed work. Councilmember Metzler as the second to the motion agreed.

Indian Head Fountain:

Councilmember Amlaw reported that she was working with a mason to get a quote for the fountain and had spoken with the historical society to preserve its historical significance. She also mentioned plans to discuss the spring water issue with the Department of Health.

Town Clerk Marcie Robertson shared that a local artist, Isabelle Polzinski, had painted the Indian Head Fountain and asked to display it in the town hall office.

Tree Work in the Park:

Councilmember Amlaw gave recognition to Cassidy Lancelin from Cassidy's Tree Service and his team, Brian Dus and James Connor, who donated \$4,800 worth of tree removal services in the park.

ANNOUNCEMENTS:

SEPTEMBER:

Tuesday, September 30th, 2025 at 5:00pm – Special Meeting / Budget Workshop

OCTOBER:

Friday, October 10th, 2025 at 5:00pm – Special Meeting / Budget Workshop

Thursday, October 16th, 2025 at 6:50pm – Public Hearing - Chatham Rescue Squad contract

Thursday, October 16th, 2025 at 6:55pm – Public Hearing – LVPA contract

Thursday, October 16th, 2025 at 7:00pm – Regular Monthly Meeting

Monday, October 20th, 2025 at 4:30pm – Special Meeting / Budget Workshop

Monday, October 27th, 2025 at 5:00pm – Special Meeting / Budget Workshop

NOVEMBER:

Monday, November 3rd, 2025 at 6:00pm – Public Hearing

PRIVILEGE OF THE FLOOR:

In addition to an in-person privilege of the floor, Supervisor Houghtling will read all comments, questions and concerns emailed to supervisor@townofnewlebanon.com during the meeting.

Pat Metzler: Pat, Councilmember Metzler's mother, expressed confusion about why her son's appointment couldn't continue until December 31st, noting that Supervisor Houghtling had previously commented on their similar views.

Margaret Robertson: Meg announced the upcoming Pow Wow on October 4th and 5th at Darrow School, running from 10 AM to 5 PM each day. She shared historical information about the field where the event would take place, noting that it was where Shakers had grown sage and that the Stockbridge Munsee Indian tribe that would be represented originally came from this area.

Abbie Shoobs: Abbie reminded everyone of upcoming events: a movie night featuring a Wicked sing-along on Friday at 7 PM at Shatford Park, Music in the Park on Sunday from noon to 4 PM, and a community block at the Shaker Museum on October 28th at 10 AM.

Jim Dawson: Jim added that the Pow Wow organizers were looking for housing for participants.

Councilmember Skerkis: Craig announced he had a meeting scheduled with the CEO of Milltown Capital on October 2nd at 3 PM to discuss potential development opportunities,

particularly regarding Ceramaseal.

Supervisor Houghtling read the following email submitted for privilege of the floor:

JoAnna Gallup Phillips: JoAnna suggested, people watch meeting streams to get facts about the Tilden Commons project rather than relying on speculation. She also supported recording committee meetings for transparency and expressed support for Councilmember Metzler serving until the end of the year.

ADJOURNMENT:

A motion was made by Supervisor Houghtling, to adjourn the meeting at 9:39pm. The motion was seconded by Councilmember Skerkis.

Roll Call Vote:

- Councilmember Powers - Aye
- Councilmember Metzler - Aye
- Supervisor Houghtling - Aye
- Councilmember Amlaw - Aye
- Councilmember Skerkis - Nay

Respectfully submitted,

Marcie Robertson
New Lebanon Town Clerk