

MINUTES BOOKTOWN OF COEYMANS**
September 3, 2025 – Town Board Meeting – 5:00pm

A Town Board Meeting was held Wednesday, September 3, 2025 at 5:00pm at Town Hall, 18 Russell Avenue, Ravana, New York

PRESENT: Stephen Donnelly, Supervisor
Stephen J. Schmitt, Council Member
Michael J. Stott, Deputy Supervisor
Linda S. Bruno, Council Member

ABSENT: Ronald Hotaling, Council Member

ALSO PRESENT: Candace McHugh, Town Clerk
Richard Reilly, Town Attorney
Daniel Baker, Superintendent of Highways
Jason Chmielewski, Building Inspector/ Code Enforcement Officer
Marc Tryon, Chief of Police
Keith Geraldson, Chief Sewer Plant Operator

Supervisor Donnelly called the meeting to order and led the audience in the Pledge of Allegiance. Supervisor Donnelly asked that the record reflect that all members were present with the exception of Council member Hotaling.

Budget Workshop – The Following departments went over their budgetary needs and wants for 2026 with the Town Board:

Building Department
Town Clerk
Police
Highway
Sewer

Resolution # 127-25 Award Town Hall Retrofit Bid

	<i>Present</i>	<i>Absent</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>
Stephen Donnelly	☒	☐	☒	☐	☐
Linda S. Bruno	☒	☐	☒	☐	☐
Stephen J. Schmitt	☒	☐	☒	☐	☐
Ronald J. Hotaling	☐	☒	☐	☐	☐
Michael J. Stott	☒	☐	☒	☐	☐
<i>Total</i>	<u>4</u>	<u>1</u>	<u>4</u>		

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I, Council member Stott offer the following resolution and move its adoption:

WHEREAS, on or about July 24, 2025, the Town Board of the Town Coeymans (the “Board”) accepted and approved Contract Documents prepared by Laberge Group (“Laberge”), in connection with the 2524 Route 9W Building Retrofit Project (the “Project”), to complete interior building retrofit work at the Town of Coeymans’ new Town Hall facility; and

WHEREAS, the Board authorized the Town Clerk to work with the Town Supervisor, the Town Attorney, and Laberge to advertise for construction bids for the Project using the Contract Documents approved by the Board, with a bid opening date of August 26, 2025 at 2:00 p.m. at the Town of Coeymans Town Hall, 18 Russell Avenue, Ravena, New York; and

WHEREAS, responses to the Bid were to be received by the Town by August 26, 2025 at 2:00 p.m., which was the date advertised; and

WHEREAS, the Town of Coeymans (the “Town”) received five (5) responses to the bid by August 26, 2025 at 2:00 p.m., each of which was opened in public and read aloud; and

WHEREAS, Laberge has reviewed each of the five (5) responses and has submitted a report to the Town relative to an analysis of the bids; and

WHEREAS, the Board has reviewed, discussed and evaluated the responses that it received in accordance with the required procedures and in consideration of Laberge’s report.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Coeymans hereby accepts and approves the bid proposal for the 2524 Route 9W Building Retrofit Project to complete interior building retrofit work at the Town of Coeymans’ new Town Hall facility submitted by AOW Construction, LLC; and further, the Town Board of the Town of Coeymans hereby authorizes the Town Supervisor to take such actions and sign such documents necessary in connection with the acceptance of this bid proposal.

Seconded by Council member Donnelly, offered for discussion and duly put to a vote, the results of which appear above.

Discussion: Supervisor Donnelly read Jim Clarke’s recommendation letter. Council member Stott feels AOW is a great fit based on what he has seen in his research. Council member Schmitt stated this is the first discussion he has had with the board regarding the bids. He hopes AOW is as reputable as they seem. Supervisor Donnelly stated AOW had done the info center at Five Rivers and many schools and hospitals.

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Resolution # 128-25 Public Interest Order

	<i>Present</i>	<i>Absent</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>
Stephen Donnelly	☒	☐	☒	☐	☐
Linda S. Bruno	☒	☐	☒	☐	☐
Stephen J. Schmitt	☒	☐	☐	☒	☐
Ronald J. Hotaling	☐	☒	☐	☐	☐
Michael J. Stott	☒	☐	☒	☐	☐
<i>Total</i>	<u>4</u>	<u>1</u>	<u>3</u>	<u>1</u>	

In the Matter of The Increase and Improvement of Facilities of the Coeymans Hamlet Sewer District in the Town of Coeymans, Albany County, New York	PUBLIC INTEREST ORDER
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I, Council member Donnelly offer the following Public Interest Order and move its adoption:

WHEREAS, the Town Board of the Town of Coeymans (the “Board”), Albany County, New York, has caused to be prepared a map, plan and report, including an estimate of cost, pursuant to Section 202-b of the Town Law, relating to the increase and improvement of the facilities of the Coeymans Hamlet Sewer District, in the Town of Coeymans (the “Town”), Albany County, New York (the “Sewer District”), being reconstruction, improvement and rehabilitation of pump stations, replacement of approximately 1,500 LF of 15-inch sewer lines, and the replacement of existing manholes, including original furnishings, equipment, machinery, apparatus, appurtenances, and incidental improvements and expenses in connection therewith, at a maximum estimated cost of \$3,366,000; and

WHEREAS, at a meeting of said Board duly called and held on August 14, 2025, an Order was duly adopted by it and entered in the minutes specifying the said Board would meet to consider the increase and improvement of facilities of said Sewer District in said Town at a maximum estimated cost of \$3,366,000, and to hear all persons interested in the subject thereof concerning the same at the Town Hall, 18 Russell Avenue, in Ravena, New York, on September 3, 2025, at 5:00 o’clock P.M., Prevailing Time; and

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WHEREAS, said Order duly certified by the Town Clerk was duly published and posted as required by law; and

WHEREAS, a public hearing was duly held at the time and place set forth in said notice, at which all persons desiring to be heard were duly heard.

NOW, THEREFORE, BE IT

ORDERED, by the Town Board of the Town of Coeymans, Albany County, New York, as follows:

Section 1. Upon the evidence given at the aforesaid public hearing, it is hereby found and determined that it is in the public interest to make the increase and improvement of the facilities of the Sewer District, in the Town of Coeymans, Albany County, New York, being reconstruction, improvement and rehabilitation of pump stations; replacement of approximately 1,500 LF of 15-inch sewer lines; and the replacement of existing manholes on Main St., including original furnishings, equipment, machinery, apparatus, appurtenances, and incidental improvements and expenses in connection therewith, at a maximum estimated cost of \$3,366,000.

Section 2. This Order shall take effect immediately.

Seconded by Council member Bruno, offered for discussion and duly put to a vote, the results of which appear above.

The question of the adoption of the foregoing order was duly put to a vote on roll, which resulted as follows:

Stephen Donnelly	VOTING: Yes
Michael Stott	VOTING: Yes
Linda Bruno	VOTING: Yes
Stephen Schmitt	VOTING: Nay
Ronald Hotaling	VOTING: Absent

The Order was thereupon declared duly adopted.

Discussion: Council member Stott stated he understands Council members Schmitt's stance on bonds however the majority has voted the process forward so far. Mr. Stott stated in his opinion it would be fiscally responsible to vote for the bond in order to apply for the WIIA grant. Council member Schmitt stated he has not in support of the CDBG grant or the WIAA. He was in favor of the USDA grant. He is not willing to potentially lock tax payers into a 3.36-million-dollar bond. The Town Attorney stated this is not what this resolution is stating, it is not locking the town into the bond. Council member Stott explained this is just to get the cost down even further potentially. Council member Schmitt and Council member Stott had a lengthy discussion regarding the next resolution before it was presented.

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Resolution # 129-25 Sewer Bond – NOT PASSED, Super majority needed.

	<i>Present</i>	<i>Absent</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>
Stephen Donnelly	☒	☐	☒	☐	☐
Linda S. Bruno	☒	☐	☒	☐	☐
Stephen J. Schmitt	☒	☐	☐	☒	☐
Ronald J. Hotaling	☐	☒	☐	☐	☐
Michael J. Stott	☒	☐	☒	☐	☐
<i>Total</i>	<u>4</u>	<u>1</u>	<u>3</u>	<u>1</u>	

BOND RESOLUTION DATED SEPTEMBER 3, 2025.

A RESOLUTION AUTHORIZING THE ISSUANCE OF \$3,366,000 BONDS OF THE TOWN OF COEYMANS, ALBANY COUNTY, NEW YORK, TO PAY THE COST OF THE INCREASE AND IMPROVEMENT OF THE FACILITIES OF THE COEYMANS HAMLET SEWER DISTRICT, IN THE TOWN OF COEYMANS, ALBANY COUNTY, NEW YORK.

I, Council member Donnelly offer the following resolution as read by Council member Stott and Supervisor Donnelly and move its adoption:

WHEREAS, pursuant to the provisions heretofore duly had and taken in accordance with the provisions of Section 202-b of the Town Law, and more particularly an Order dated the date hereof, said Town Board of the Town of Coeymans (the “Board”) has determined it to be in the public interest to improve the facilities of the Coeymans Hamlet Sewer District, in the Town of Coeymans (the “Town”), Albany County, New York, at a maximum estimated cost of \$3,366,000; and

WHEREAS, the capital project hereinafter described, as proposed, has been determined to be an Unlisted Action pursuant to the regulations of the New York State Department of Environmental Conservation promulgated pursuant to the State Environmental Quality Review Act, which it has been determined will not have a significant adverse impact on the environment.

NOW, THEREFORE, BE IT

RESOLVED, by the Town Board of the Town of Coeymans, Albany County, New York, as follows:

Section 1. For the specific object or purpose of paying the cost of the increase and improvement of the Coeymans Hamlet Sewer District, in the Town of Coeymans, Albany County, New York, being reconstruction, improvement and rehabilitation of pump stations, replacement of approximately 1,500 LF of 15-inch sewer lines, and the replacement of existing manholes, including original furnishings, equipment, machinery, apparatus, appurtenances, and incidental

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improvements and expenses in connection therewith, there are hereby authorized to be issued \$3,366,000 bonds of said Town pursuant to the provisions of the Local Finance Law.

Section 2. It is hereby determined that the maximum estimated cost of the aforesaid specific object or purpose is \$3,366,000, which specific object or purpose is hereby authorized at said maximum estimated cost, and that the plan for the financing thereof is by the issuance of not to exceed the \$3,366,000 bonds of said Town authorized to be issued pursuant to this bond resolution; **PROVIDED, HOWEVER**, that to the extent that any grants-in-aid are received for such specific object or purpose or the Town Board shall appropriate other monies of the Town therefor, the amount of bonds to be issued pursuant to this resolution shall be reduced dollar-for-dollar.

Section 3. It is hereby determined that the period of probable usefulness of the aforesaid specific object or purpose is forty years pursuant to subdivision 4 of paragraph a of Section 11.00 of the Local Finance Law. It is hereby further determined that the maximum maturity of the serial bonds herein authorized will exceed five years.

Section 4. The faith and credit of said Town of Coeymans, Albany County, New York, are hereby irrevocably pledged for the payment of the principal of and interest on such bonds as the same respectively become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds becoming due and payable in such year. To the extent not paid from monies raised from said Coeymans Hamlet Sewer District as applicable in the manner provided by law, there shall annually be levied on all the taxable real property of said Town, a tax sufficient to pay the principal of and interest on such bonds as the same become due and payable.

Section 5. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the serial bonds herein authorized, including renewals of such notes, is hereby delegated to the Supervisor, the chief fiscal officer. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said Supervisor, consistent with the provisions of the Local Finance Law.

Section 6. The powers and duties of advertising such bonds for sale, conducting the sale and awarding the bonds, are hereby delegated to the Supervisor, who shall advertise such bonds for sale, conduct the sale, and award the bonds in such manner as he shall deem best for the interests of said Town, including, but not limited to, the power to sell said bonds to the New York State Environmental Facilities Corporation; provided, however, that in the exercise of these delegated powers, the Supervisor shall comply fully with the provisions of the Local Finance Law and any order or rule of the State Comptroller applicable to the sale of municipal bonds. The receipt of the Supervisor shall be a full acquittance to the purchaser of such bonds, who shall not be obliged to see to the application of the purchase money.

Section 7. All other matters except as provided herein relating to the serial bonds herein authorized including the date, denominations, maturities and interest payment dates, within the limitations prescribed herein and the manner of execution of the same, including the

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consolidation with other issues, and also the ability to issue serial bonds with substantially level or declining annual debt service, shall be determined by the Supervisor, the chief fiscal officer of such Town. Such bonds shall contain substantially the recital of validity clause provided for in Section 52.00 of the Local Finance Law, and shall otherwise be in such form and contain such recitals, in addition to those required by Section 51.00 of the Local Finance Law, as the Supervisor shall determine consistent with the provisions of the Local Finance Law.

Section 8. The Supervisor is hereby further authorized, at the Supervisor's sole discretion, to execute a project finance and/or loan agreement, and any other agreements with the New York State Department of Environmental Conservation and/or the New York State Environmental Facilities Corporation, including amendments thereto, and including any instruments (or amendments thereto) in the effectuation thereof, in order to effect the financing or refinancing of the specific object or purpose described in Section 1 hereof, or a portion thereof, by a bond, and/or note issue of said Town in the event of the sale of same to the New York State Environmental Facilities Corporation.

Section 9. The power to issue and sell notes to the New York State Environmental Facilities Corporation pursuant to Section 169.00 of the Local Finance Law is hereby delegated to the Supervisor. Such notes shall be of such terms, form and contents as may be prescribed by said Supervisor consistent with the provisions of the Local Finance Law.

Section 10. The validity of such bonds and bond anticipation notes may be contested only if:

- 1) Such obligations are authorized for an object or purpose for which said Town is not authorized to expend money, or
- 2) The provisions of law which should be complied with at the date of publication of this resolution are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or
- 3) Such obligations are authorized in violation of the provisions of the Constitution.

Section 11. This resolution shall constitute a statement of official intent for purposes of Treasury Regulations Section 1.150-2. Other than as specified in this resolution, no monies were, are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the object or purpose described herein.

Section 12. This resolution, which takes effect immediately, shall be published in summary form in the official newspaper, together with a notice of the Town Clerk in substantially the form provided in Section 81.00 of the Local Finance Law; provided, however, that no obligations shall be issued pursuant to this bond resolution prior to its ratification and confirmation by readoption after this Town Board has been advised of the award of any grants relating to said specific object or purpose.

Seconded by Council member Stott, offered for discussion and duly put to a vote, the results of which appear above.

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The question of the adoption of the foregoing order was duly put to a vote on roll, which resulted as follows:

Stephen Donnelly	VOTING: Yes
Michael Stott	VOTING: Yes
Linda Bruno	VOTING: Yes
Stephen Schmitt	VOTING: Nay
Ronald Hotaling	VOTING: Absent

** Mr. Reilly, Town Attorney, stated it is his understanding the resolution does not pass however he would refer to bond council for confirmation. Bond council has confirmed it does not pass as is. **

Discussion: Council member Stott asked the Town Attorney to confirm that a Super majority vote of 4 is needed in order to pass this and will this resolution not passing possibly effect our chances of receiving the CDBG. Mr. Reilly said that was his understanding. Council member Schmitt stated he is not going to burden the tax payer with this bond.

Public Comment: None

Motion to Enter into Executive Session was made by Council member Donnelly in order to discuss contract matters, no decisions will be made nor will they be returning and Seconded by Council member Stott- APPROVED – VOTE – AYES 4 – NAYS 0 – ABSENT 1 – SO MOVED 7:38pm

Motion to Adjourn Executive Session was made by Council member Schmitt and Seconded by Council member Bruno- APPROVED – VOTE – AYES 4 – NAYS 0 – ABSENT 1 – SO MOVED 7:42pm

Motion to Adjourn was made by Council member Schmitt and Seconded by Council member Bruno- APPROVED – VOTE – AYES 4 – NAYS 0 – ABSENT 1 – SO MOVED 7:42pm

Respectfully Submitted,



Candace McHugh, Town Clerk