

TOWN OF COEYMANS MEETING MINUTES

February 12, 2026 6:00PM

The Town Organizational Meeting was held Thursday, February 12, 2026 at 3:00p.m. at 18 Russell Avenue, Ravena N.Y.

PRESENT: Stephen Donnelly, Supervisor
Michael J. Stott, Deputy Supervisor
Stephen J. Schmitt, Council Member
Patricia Grogan, Council Member

ALSO PRESENT: Candace McHugh, Town Clerk
Richard Reilly, Town Attorney
Ben Syden, Vice President, Laberge Group
Scott Siegel, Community Development Manager, Laberge Group

Supervisor Donnelly opened the meeting and led the audience in the Pledge of Allegiance. He asked that the record reflect all board members were present.

Announcements:

- Town Offices will be closed for Presidents Day 2/16/26

Approval of Minutes: The following minutes were approved:

- December 18 2025 Town Board/Village Trustee Sewer Workshop
- January 22, 2026 Town Board Meeting

Council member Donnelly made a motion to accept the minutes listed above and Council member Stott seconded the motion.

APPROVED – VOTE – AYES 4 – NAYS 0 – ABSENT 0 – ABSTAIN - SO MOVED

Old Business:

Ben Syden, the Vice President of Laberge Group reviewed a memo which was sent to the Town Board on January 30, 2026.

” Thank you for having us back again. This is maybe our fourth, fifth, or possibly sixth time here talking about the project.

So, I want to start with a little bit of how I feel, and then go into some of the four or five points here. Sometimes I feel as if we're trying to sell you your own project. And I really don't want it to be that way, because this has been your project since 2021.

I kind of want to just, for the folks that are here in the room, those that are watching online, just chat a little bit about the history of the project, how we got to where we are. Then talk about,

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what bond financing, municipal finance one-on-one, what that actually entails, what it looks like, what it means. Talk a little bit about the project costs, because that seems to be a hot point.

And then talk about what happens if you don't do the project. How does it impact the grant you currently have, the problem that currently exists in the hamlet, and where that lets you be if you ever want to get a grant again? So, we'll hit those, and then I know that you probably all have 10, 20 questions, and Scott and I are here to answer them.

So, history, around 2021-22, in the previous administration, this was the hot topic. One of the many hot topics. Economic development, the port, comprehensive planning, land use.

But when it came to sewer, this was a hot topic. In 22, and I say that because the town applied for a grant. In 22, the town got a grant to do an engineering feasibility study, and they also applied for a CDBG grant that was not, this was all before us, that wasn't successful.

And they applied for a New York water grant that wasn't successful. They did do an engineering report on the topic, which we all had a copy of. That was the original MJ report that was submitted in 23. That was signed in November or December of 23. December 23, and that used 2022 numbers. The town used that report to file an application through Congressman Tonko's office that I gave you all. I don't know if you ever saw those. That was your application as a town to the congressman. And you had a 2.5, I'm going to use round numbers, not engineer numbers, planner numbers, \$2.5 million. And you were asking for \$1.3 million. And in the application, the town committed to financing the rest of the money with a bond. And in the application, it said, where else have you applied? And you said you applied to CDBG, and it said you applied to WIIA. And in the application, it said, if you don't get this whole amount of money, how will you finish the project? And in the application, this town board stated they were going to pass a municipal bond. Question number 29 and 30 of your application to the administration for the administration this year. Last, the administration changed in the 2024 election. So, it's from the 2023 election, 24 came. We were asked to take a look at the project. We came in January 2nd of 2025. So that's when we all met each other again for the first time. And at that point, the question was, how can we solve the problem that's been plaguing the town? We have an engineering report. We don't have enough money.

A few months later, you received a call from USDA and a letter saying you were successful in securing the EPA STAG grant. Supervisor called me and said, what's the EPA STAG grant? Because it wasn't applied for under his administration. The EPA STAG grant was actually the Congressman Tonko money in the federal budget. He asked people for projects. He was able to submit 15 projects in the federal process. It gets whittled down to a few, and a few get in the final federal budget. Once it's included in the budget, it gets assigned to the agency. The agency is USDA. You got a USDA grant.

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That was given to you for half a million dollars. Then you have to make an application. And Keith kept talking about his pump stations and brought back your actual engineering report. That was used to get the grant, from which you had already committed to matching. You got half a million dollars. But it's not enough. The total project cost in 22 numbers is about \$2.5 million. So, we sat here on January 2nd and devised what we call the funding quilt. How can you get as much money as you can get for the project? That included CDBG, the Community Development Block Grant. That included, again, applying to New York Water and trying to get a low-interest loan through the Clean Water State Revolving Loan Fund. We discussed that on January 2nd. There's a video to it. There's been discussion on it. Then the town met around May or June with the CDBG office and the Environmental Facility Corporation, the DEC, what they call a community assistance team, to work with them as to how can the state help.

Here's our problem. We have violation after violation after violation coming from the INI. We have a report that you helped do that shows that a line has to get relined, that a line has to get replaced, and our pump stations upheld. And the state said to you, this is where we think you should apply for it, New York Water for 25% remaining amount, and to CDBG, because on a project cost that's continuing to escalate, here's how you go about doing it.

Charlie Fillion from CDBG office said you need to do an income survey. So, this town board said let's go do an income survey. Fantastic, I still disagree with him wanting to do that, but he controls the money. I don't say anything. So you did the income survey. You are now overqualified. You're able to go for it. Keith was still questioning what happens if it completely fails, and he said if it completely fails, you have the application in, you've got to fix it, and we'll work that through when you have it. Luckily, nothing completely failed during that time period. EFC said you can apply for our Clean Water Standard Voluntary Loan Fund and NYWIIA. So we used that concept and NYWIIA. Folks, NYWIIA is called New York Water, something you also applied for in the previous administration. Here's where it gets a little fuzzy, because in order to apply for NIWIIA, you have to pass a bond resolution for the full amount of the project, and in the next part of this, we'll talk what that means. So, we've been looking for your bond resolution from that previous administration for three years. Can't find it. I don't know if you did. I don't know if you didn't. But you were supposed to in order to be qualified, so maybe you didn't, and that's why you lost. But that's the rule. You need to apply for NYWIIA. They want a bond resolution. CDBG comes in, and they want you, when you apply, you will apply with the plan of finance on the budget. So, let's get to the budget. The budget was \$2.5 million. It's MJ's budget. Laberge Group did not design or do your preliminary design.

This is not my budget. This is your budget that you approved as a town in your engineering report with the previous engineers. However, those were, again, 2022 numbers.

So, we applied a cost escalator factor. We do that right now anyway. When we do a budget going forward, we put in the cost escalator, because budgets go up every year. So, in my memo that I gave you all, you have a copy of it here. I know it's 26 pages. It's really only five.

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It's just a lot of pictures. So, if you've got a 26-page, you're, oh, my God, I don't want to read that. It's really only five. We took the three indices for cost escalation. We averaged them and applied it. Then what we saw was that the MJ budget had construction administration, but didn't have construction observation clearly delineated out. So, we added it in. And that's okay. If you feel it's in, if they feel it's in, it doesn't matter, because you're trying to have a budget that's bigger rather than shorter. Because if you shortfall it, then you're out of money. You can't get more money out of grants. So, there's a cushion there. So, we came up with a budget that had one more piece missing. That was \$724,000. That's a contingency. EFC, because you're also applying for New York Water. Now, remember, January 2nd, the funding quote was CDBG and New York Water. New York Water requires a contingency of 35% at the preliminary engineering stage, because you haven't designed it yet. So, you haven't gotten it in the ground. You haven't surveyed. You haven't done soil moorings. You haven't done the investigations. You haven't done the easements. You don't even know how far it's going to go. And you don't know how much each part's going to be at a time that you're bidding. So, at the preliminary phase, they require, it's not a question, they make you have a 35% contingency.

So, your budget, the budget set, got up to 3.366. Call it \$3.4 million. It's a \$724,000 cushion in there. So that's why your budget grew from 2.5 to the 3.4. It's the contingency that they require. You also received an e-mail earlier this week that a human supervisor shared from Chris Hunsinger of USDA. His agency requires 10%. Every agency that you work with in the state has a different number. Some don't even want to see it. They make you include it in. For example, Department of State, they will not accept a budget with a contingency. They just want your 20% in your normal numbers because they don't want to see it there. So here you have a budget 3.4. When we submitted the application, in your 26-page packet is your CDBG budget. We had to be as competitive as possible. To be competitive at CDBG, you have to have a combination of more project money than other people. You had that with USDA. You had to have project readiness, which is what you're showing because your bond resolution and ban was going to pay for engineering to be done by March so you can go out to bid in April. So, you were ready to win. So, you tick off every box. You have the money committed. You said you had the money committed. You have the USDA money. You have a preliminary design. You had Seeker. You had an engineer on board with the RFQ you did already. You had the environmental review, and you had stated in your application you'd be able to go out to bid in April. You were successful in getting that \$2 million. That \$2 million represents almost 60% of your project. That budget, with your contingency, showed \$944,000 that was left over. Now, \$944,000, part of that is the \$150,000 that you're trying to get moving from your assembly because the other project died. And we've done this actually three of them this year alone. It's a little bit of a process. You notify DASNY that you're not going to use the money for that.

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DASNY notifies your assemblyman. You ask the assemblyman to move the money back over to another project. He puts it back to DASNY. DASNY comes back to you, and you start the process over again. So that \$150,000 would come off that. So \$944,000 minus \$150,000, round numbers again, is \$800,000, which is your contingency right now.

I can't tell you without designing it whether or not that contingency is going to go lower or not. I will tell you that when you do an engineering design, your contingency drops because you're closer now with your numbers. So, they no longer need a 35%. They go down to 20% or 22%. So, when you design it, you'll shrink your budget to be closer.

The challenge with these are two things. One is cost escalation. The longer you wait, the longer it's going to be. And two is the availability of the product. All these federal grants now require Buy American Steel or Buy American Products, and there's a backlog in some of them, and pricing is challenging. So the contingency is there for that as well. So that's the contingency and the cost estimate. Again, it's not my cost estimate. It's yours that you approve, that you contract with, that you design, that you accept. We added an escalation because it's four years later, so we want to make sure you have enough money in the budget. The last thing you want to do is apply for a grant, get less money, and not be able to do the project. So that's the cost piece.

I explained the construction observation. For our firm, we separate construction administration, change orders, looking at shop drawings, field work, from construction observation. So, they're two separate lines. We didn't see it in your budget. We wanted to make sure you had enough money. Hell, I'll be happy if the cost comes in way below. And you'll be happy if it comes in below. But if it comes in over, you're going to be very happy with us. So, we make sure it's there.

Now, Municipal Finance 101, I've had this discussion now with three different communities in the last six weeks, and I kind of framed it in a new way that I've been talking to a lot of people about, so you may have heard it. To me, take away the concept of what it means to have an infrastructure project and put it into buying a house. Now, I was down with my folks in Arizona last week, and we had a conversation. I explained it to them, and they said, So I'm going to try it with the public. You want to build a brand-new house on vacant property, and you think it's going to be about \$400,000. So, you talk to a contractor, and he says to you, Yeah, I think I can do it for about \$400,000, but you should budget \$450,000. Before I begin, I'm going to need a construction loan and a pre-approval. But you were very lucky. You got married last year, and your dad gave you \$100,000 for your house. So now you know that I don't need \$400,000, I only need \$300,000. And unfortunately, your grandparents passed away and left you a trust, and that trust has \$200,000 in it. So now you know you have \$300,000 to build your house.

However, you're not allowed to get that money until you show you did it first. Your dad didn't want to just give you a check for \$100,000. He doesn't trust you.

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And the trust cannot release the money without you showing invoices. You're going to have to get out a loan, a construction loan, to build a house. But you know you have \$300,000, but you need a construction loan for \$400,000. You really know you're only going to borrow \$100,000, and you wanted a little contingency in case you make any changes. You want to contract your great dish. You want to upgrade it to marble or granite. You have the extra \$50,000. So, you go to the bank and get pre-approved for \$450,000, and you get out a construction loan for \$400,000 because you know you've got to pay the contractor. Because in order to get your dad's money and get your grandpa's money, you've got to pay, show the invoice, and you get it paid back. At the end of the day, you only owe \$100,000. Now it's your short-term financing. That's your ban. But you can't get a mortgage until it's built. That's your long-term financing. That's your bond.

So, in a municipality, you pass a bond resolution, which is your pre-approval to borrow. You only get out a ban for the cash flow you need to pay the contractors as you're getting payback from the state and federal government. They're committing to you their money, but they're not going to give it to you until you pay it, show a receipt, show you paid, and you get it back. Because your contractor has to get paid in 45 days. So, you get out a short-term loan, which is your ban. At the end of the day, you're only doing long-term financing, what's left over.

In the terms of your project, you have half a million from USDA, two million from the CDBG. You have that cushioned at \$944,000 that's left over that if you spent it all, would be the only amount that you'd be bonding at the end. Now the reason why we require you to bond on the whole amount is they want to make sure you can pay everything. It takes time to get paid. You're not bonding. You're showing you have the ability to.

You're banning what you need for short-term. At the end of the day, when it's all done, when your project's complete, whatever that final amount is, whether it's \$100,000, \$700,000, \$800,000, that's your final amount only. You never bond the whole 3.4. That's only your pre-approval letter.

You have been very, very, very successful. The gap right now is \$944,000. When some of the money comes in, it'll be \$800,000. And that's only if you spend it, which we can't tell you until you design it. Now what's the risk? If you don't do the project, again, this has been going on for five years. This is the third administration that's dealing with the same project. This is not your board's problem. This came from before you. It's your problem to fix. So, what happens if you don't do the project? Well, someday it's going to break. Then you've got to bond it all. There's nowhere else to go. Two, if you give back CDBG, you will not get it again with the people that are currently there. This will be the second time you've told them, and cried wolf, I have the biggest problem in the world. I need your help. I need the public to give me their money and my community. I am more ready, more needy, than everybody else in the state investing me. And then you give it back. You did it once, now it's an economic development project. We do it again, it's not going to happen. You deal with, you will still have USDA, but that's a different problem.

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USDA took an act of Congress to give you. It's the federal budget. It would take an act of Congress to take it back. More challenging. So, you have to spend it. So, what Chris told us was that if you don't have a bond resolution, A, he can't sign your contract, and B, CDBG can't sign your contract. You have to go back to USDA and reprogram that half a million dollars, start all over again with the application. It's already with you, but you have to go back and reapply how you're going to spend it, do NEPA all over again, and then try to be able to use that half a million dollars. And you can do that. Because that's still in here. But the other money won't be there. So that's a little bit of the history of the project That's a little bit of how we came up with the numbers. This is your number, not my number. It's your MJ report that you approved. That's you being the town, not you as a board member. You as the town. We applied the cost estimation inflation because it is four years old. We added observation because it wasn't in the budget. So, you now have a bigger budget. I'd be more than happy if it was less.

We can't get closer until you design it. We can't go into designing it until you agree to do the bond resolution to the contract with the CDBG office so they can move forward on the project. What we recommended in the memo was because you have the contingency in CDBG, we can just move that over to your funds if you even need it and move their money back to the engineering and get going immediately. But you're already behind. Now, timing is you only get 24 months to complete your project. That's it.

You've already lost since December. By the time you guys make a decision on the bond and then be able to contract with them and then be able to get your environmental review and then be able to get those release of funds, you're looking at end of April, early May already. So now you have a year and seven months to do it when you would have had 24 months to do it.

So that's a little bit of history. Again, I'm not trying to sell you on your project. It's your project. I'm just trying to give you the background, the history, a copy of your own grant application, and another copy of the memo because it was long in case you didn't have a copy of that. With that, Scott is our community development manager. He's in charge of all the grants.”

Council member Stott asked if the best-case scenario which would include receiving 20% from WIIA, would make them eligible for a zero percent loan. Mr. Syden did not think the town would rank high enough on the list to receive the zero percent. He also reiterated that in order to apply for WIIA a full bond resolution would be required. Council member Stott clarified the gap is \$944,000 worst case scenario. It could be less if a full bond resolution was done.

Council member Grogan disagreed with Mr. Syden analogy as this is the tax payer's money. This one in particular involves a special district. She stated she has asked twice for the conditions of the CDBG Grant, she just received a link today to find them herself. Mr. Syden explained a bond resolution allows you to borrow and it will be necessary to secure all the

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funding in the “funding quilt” they have developed. Rates would be raised by approximately \$110 per month for uses within the district. If all of the funding is not secure rates could potentially go up by 350-380 per year as opposed to \$112.

Mr. Siegel explained the CDBG does not have a match requirement but they do require the project applied for is completed. Mr. Syden further explained they will not sign a contract with the town (CDBG) if you don't show you can cover the entire amount. He explained you need to have cash flow as the grant money will not come in quick enough to pay contractors so short-term financing is necessary.

Council member Schmitt asked if the municipality could set up a capitol project fund to show the town has the liquid cash to cover the remaining expense. Mr. Syden explained towns cannot do this, only a village can. Special district law precludes town wide funds from being spent in a special district fund. Council member Schmitt stated the word “bond” was never mentioned initially in Laberge's presentation, he was under the assumption that 100 % funding may be possible. Mr. Syden stated no one gets 100% funding for a project of this size. Supervisor Donnelly interjected and referenced the January 2nd, 2025 meeting with Mr. Syden and his mentioning of bonds. Mr. Syden suggested doing a partial bond resolution to cover the gap and use the capital in sewer fund to cover the rest. Supervisor Donnelly stated the funds currently in sewer are enough to cover operating costs for 2 months.

The Town Clerk spoke in regards to being in the district and would be affected by this decision and no one on the board is in this situation. She does not feel those specific people have been asked for their opinion on this and would hate to see the sewer system malfunction within the hamlet because the town board couldn't agree on a decision. Mrs. McHugh understands the amount of money at stake and reminded the board these 519 people are an entire voting district. As a member of the district, she would like to see it fixed. She understands and appreciates their conservative take but feels they may not understand the severity of this situation.

Council Member Stott agreed and stated infrastructure can't be seen but is necessary. He stated fiscal responsibility doesn't mean not spending money but to spend money on critical things when needed. He feels we should move forward with the bond resolutions. Supervisor Donnelly stated the board also has to start thinking about funding for proper maintenance. The infrastructure cannot be allowed to crumble before someone takes action to maintain it.

Council member Grogan if the members of this sewer district were ever reached out to specifically regarding this. A public hearing was held twice so far, but it wasn't noticed that it would only affect those certain people. She asked if another public hearing was required. Mr. Syden explained this is not a new project and has been discussed several times over the years. If the project is done another hearing will be required at the end of CDBG. Mr. Syden reminded the board there is a time line attached to this project/grant. He suggested in the least to do a partial

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bond resolution for \$1 million. He understands how scary bond financing is but it is necessary to protect our infrastructure and prevent additional costs.

Council member Grogan asked about the possibility of going back to CDBG and adjusting the work. Mr. Siegel responded that has never happened in the history of CDBG grants and the head of CDBG personally spoke on behalf of the town for this grant. Mr. Syden stated the town has a documented problem and a documented solution and isn't even guaranteed to have to borrow but at this point we may not be able to get the project done for worst case scenario of \$10 increase per month to the special district residents. He finds it mind boggling. He does not feel you should apply if you are not ready for a project like this. Mr. Syden stated it is the town's project, it is not his decision.

Public Comment:

Mr. Dan Baker asked if this was in relation to just phase one and if the work itself could be spoken about. It was explained both pump stations would be repaired and one line would be replaced and one relined. Mr. Baker asked if Stone House Hill District and industrial park were included in this. They are included.

Nick Laraway of Carver Companies asked if the district includes the Village. It does not.

Lynda Geraldson asked why the board is fighting so hard to have the residents not pay \$10 when the alternative would be catastrophic. She reiterated that the residents should be informed that this will cost \$10 per month to repair or \$30 per month if it completely fails.

Albany County Sheriff Substation MOA Discussion:

- The Albany County Sheriff has vacated the lower main street building in Coeymans. There was discussion regarding the memorandum of understanding which is in place until 2027. The Town Attorney suggested speaking about this in executive session.

A Motion was made by Council member Grogan to enter into Executive Session to discuss contractual & Personnel matters which was seconded by Council member Schmitt, all were in favor.

-Prior to entering executive session, the following was discussed: Supervisor Donnelly state he met with Senator Fahey about truck traffic. He felt the meeting was constructive and she understood this goes beyond the town and village. County Executive Zach Collins, and other elected officials and stake holders attended. Zach Collins said it should take about 9 months to get the county funded traffic study issued. In his opinion he felt the town should hold off on their own study as the County study will encompass that area.

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RESOLUTIONS

Resolution #042-26 Scheduling of Public Hearing for Franchise Agreement with Charter Communications.

	<i>Present</i>	<i>Absent</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>
Stephen Donnelly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Michael J. Stott	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen J. Schmitt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Patricia Grogan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Total</i>	<u>4</u>		<u>4</u>		

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

WHEREAS, an application has been duly made to the Town Board of the Town of Coeymans, by Spectrum Northeast, LLC, an indirect subsidiary of Charter Communications, Inc. (“Charter”), a limited liability company duly organized, and existing in good standing, under the laws of the State of Delaware, doing business at 2604 Seneca Avenue, Niagara Falls, NY 14305, for the approval of a Franchise Renewal Agreement for Charter’s cable television franchise for an initial term of fifteen (15) years, commencing with the date of approval by the Public Service Commission; and

WHEREAS, the Franchise Renewal Agreement would bring the franchise into conformity with certain provisions of the Federal Cable Communications Policy Act of 1984, as amended, and with certain court rulings.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Coeymans does hereby authorize the Town Clerk to publish a Notice of Public Hearing to be held on February 26, 2026, at 6:00 p.m., at the Town Offices located at 18 Russell Avenue, Ravena, New York 12143, for the purpose of hearing comments on the proposed Franchise Renewal Agreement of the cable television franchise by and between the Town of Coeymans and Spectrum Northeast, LLC, an indirect subsidiary of Charter Communications, Inc.

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

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Resolution #043-26 Authorize Execution of Crown Castle Tower

	<i>Present</i>	<i>Absent</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>
Stephen Donnelly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Michael J. Stott	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen J. Schmitt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Patricia Grogan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Total</i>	<u>4</u>		<u>4</u>		

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

WHEREAS, on or about November 22, 2010, the Town of Coeymans (the “Town”) entered into a certain Master Management Agreement with JNS Towers, LLC, predecessor to Crown Communication, LLC, in connection with the management of an unmanned communications tower with related facilities and equipment located on Gedney Hill Road (the “Tower”); and

WHEREAS, on or about June 26, 2020, the Town entered into a Short Form Tower License Agreement with Cellco Partnership, d/b/a Verizon Wireless (“Verizon”) in connection with the lease of certain space on the Tower; and

WHEREAS, the Town and Crown Communication, LLC are desirous of amending the June 26, 2020 Short Form Tower License Agreement to clarify the space leased by Verizon in the course of certain upgrades that Verizon intends to make to its equipment.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Coeymans hereby authorizes Supervisor Stephen Donnelly to execute the First Amendment to Short Form Tower License Agreement with Verizon and to take such other and further action as may be necessary in connection therewith.

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

Resolution #044-26 Cancellation of Laberge Addendum No. 2025042-1

	<i>Present</i>	<i>Absent</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>
Stephen Donnelly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Michael J. Stott	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen J. Schmitt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Patricia Grogan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Total</i>	<u>4</u>		<u>4</u>		

TOWN OF COEYMANS MEETING MINUTES
February 12, 2026 6:00PM

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

WHEREAS, the Town Board of the Town of Coeymans (the “Town”) previously passed Resolution #140-25 to authorize Supervisor Stephen Donnelly to sign Addendum No. 2025042-1 (the “Addenda”), dated May 30, 2025, as provided to the Town by Laberge Engineering and Consulting, Ltd. (“Laberge”); and

WHEREAS, the Addenda authorized Laberge to conduct a Coeymans Route 9 Sidewalk Engineering Feasibility Study (the “Project”) in accordance with the \$150,000.00 grant received from the Dormitory Authority of the State of New York (the “DASNY Grant”); and

WHEREAS, the Town, upon further consideration, wishes to reallocate the DASNY Grant to a different project in the future.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Coeymans hereby accepts the Letter of Termination received from Laberge with respect to the Project.

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

Discussion: Council member Schmitt asked if anyone had seen the cancellation agreement. Attorney Michael Ravalli, Jr. stated he has a copy on file for the town board.

Resolution #045-26 Authorize Attendance to Finance School

	<i>Present</i>	<i>Absent</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>
Stephen Donnelly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Michael J. Stott	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen J. Schmitt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Patricia Grogan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Total</i>	<u>4</u>		<u>4</u>		

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

WHEREAS, the New York Government Finance Officers’ Association has developed a pre-registration procedure for the 2026 Annual Meeting; and

WHEREAS, the New York Government Finance Officers’ Association has offered a preferential pre-registration rate of \$255.00 per person; and

TOWN OF COEYMANS MEETING MINUTES

February 12, 2026 6:00PM

WHEREAS, the Town Board of the Town of Coeymans authorizes Business Office Manager Regina Bryant to take advantage of the preferential pre-registration rate of \$255.00 per person.

NOW, THEREFORE, BE IT RESOLVED, that Business Office Manager Regina Bryant is hereby authorized by the Town Board of the Town of Coeymans to attend the New York Government Finance Officers' Association 2026 Annual Meeting on April 16-17, 2026.

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

Resolution #046-26 Approve Extended PBZBA Attorney Retainer

	<i>Present</i>	<i>Absent</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>
Stephen Donnelly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Michael J. Stott	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen J. Schmitt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Patricia Grogan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Total</i>	<u>4</u>		<u>4</u>		

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

WHEREAS, the Town Board of the Town of Coeymans (the "Town"), by Resolution #011-26, appointed Attorney William Keniry as legal counsel to the Planning/Zoning Board of Appeals, at a flat fee of \$12,000 per year, intended to compensate Attorney Keniry for his attendance and legal counsel at meetings; and

WHEREAS, the Town of Coeymans has received a Retainer Agreement from Tabner, Ryan & Keniry, LLP, in connection with additional legal work that is outside the scope of Attorney Keniry's existing agreement with the Town.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Coeymans hereby authorizes Supervisor Stephen Donnelly to accept and execute the Retainer Agreement provided by Tabner, Ryan & Keniry, LLP, for legal work performed for the Planning Board/Zoning Board of Appeals that is outside the scope of Attorney Keniry's existing agreement with the Town. The Town Board hereby authorizes work under the Retainer Agreement for a term to expire December 31, 2026.

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

TOWN OF COEYMANS MEETING MINUTES

February 12, 2026 6:00PM

Additional Business:

A Motion was made by Council member Schmitt to appoint Council member Patricia Grogan as the Delegate for the Town of Coeymans at the upcoming New York Association of Towns Conference, which was seconded by Council member Stott- All were in favor.

A Motion was made by Council member Schmitt to authorize the town clerk to publicly notice an internal audit meeting at 5pm pm March 3, 2026, which will be followed by a Town Board workshop at 6pm. which was seconded by Council member Stott- All were in favor.

Public Comment:

Bob Jones of Mountain Road Ext. asked if the limited road study for Mountain Road Ext. was being delayed so it could be incorporated in the County Road study. Supervisor Donnelly stated he plans to have more discussion with key people to determine whether the one road study would be sufficient.

Highway Superintendent Dan Baker informed the board that there is a salt shortage and the highway department will be conserving on salt use. Mr. Baker had the heat fixed at 79 Main Street and the Highway department is checking on it daily. There is a water leak of some sort coming from the south east side of the new town hall. It was tested for chlorine and none was found at this time. The Village is aware and monitoring it.

In addition, Mr. Baker handed out his letter of resignation from the position of Highway Superintendent to the Town board to be effective on February 27, 2026.

Lynda Geraldson of Fuller Road asked for clarification on the Mountain Road Extension Study. The Supervisor explained he wasn't sure at this time and he needs more information regarding the county study. She brought it to the boards attention the Town does not have a nuisance complaint order. She stated she also called the police and was told it wasn't criminal so therefore nothing could be filed. Mrs. Geraldson search nearby towns and those did have a nuisance complaint option. The supervisor stated he was working on making a form to be able to file a nuisance complaint. She stated it was a safety issue because at the time several trucks were idling on her road and up to the quarry limiting emergency vehicle's ability to get through along with school busses. Chief Tryon requested she call the police department if she sees them idling and ask for an officer to come assess the situation. Mrs. Geraldson asked Mrs. Grogan for clarification on an email which was given.

TOWN OF COEYMANS MEETING MINUTES

February 12, 2026 6:00PM

Michelle Dorsey of Bridge Street: Mrs. Dorsey reviewed her project plans for their property to make sure the board stays aware. She stated they have done all that has been asked of them to work with the town. She stated she received documents from our attorney and will resubmit.

Marc Dorsey asked where the board was at with definitions. He stated he did not understand what zoning law the town is trying to protect; he is trying to understand how he can farm the same way on his Coeymans property as he does on his Bethlehem property. He feels the only way he can get a response is by attending meetings. Attorney Rich Reilly stated his firm literally has prepared the permit for him and believes this will be resolved once it is submitted. Council member Grogan said they are awaiting feedback from the PBZBA regarding the definitions. She explained while it seems things are at a standstill; conversations are happening outside of these meetings. Mr. Dorsey said this is not a heavy lift and this process has been over a year. Mr. Reilly stated he has worked with Mr. Chmielewski to amend the application specifically fit Mr. Dorsey's concerns. Mrs. Grogan stated she hopes he hands in the current application and everything goes through. She stated while he states he has been trying to do this for over a year, they are at this point because a lot of the work done on the property was done without a permit to begin with. She hopes this moves forward and requests all past issues be placed in the past and everyone move forward smoothly.

A Motion was made by Supervisor Donnelly to enter into Executive Session to discuss contractual matters and may return to take a single action regarding the police car lease, which was seconded by Council member Schmitt, all were in favor. Chief Tryon was invited to participate.

Resolution #047-26 Authorization Approving Lease Agreement for Police Vehicles

	<i>Present</i>	<i>Absent</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>
Stephen Donnelly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Michael J. Stott	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen J. Schmitt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Patricia Grogan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Total</i>	<u>4</u>		<u>4</u>		

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

WHEREAS, the Town of Coeymans Police Department has notified the Town that, in order to maintain its high standard for public safety and for the safety of its officers, it is in need of two (2) new police cars; and

TOWN OF COEYMANS MEETING MINUTES
February 12, 2026 6:00PM

WHEREAS, Police Chief Marc V. Tryon has obtained and reviewed a proposed Lease Agreement between the Town of Coeymans and ROC Leasing LLC dba Real Lease, for lease of two (2) 2025 Dodge Durango Police Pursuit Vehicles in the total amount of \$23,328.74 per year; and

WHEREAS, such a purchase has no impact on the amounts allocated to the Police Department in Budget Year 2026; and

WHEREAS, pursuant to the Town Procurement Policy, no solicitation of written proposals or quotations is required for this purchase, as the purchase is being made under State Contract.

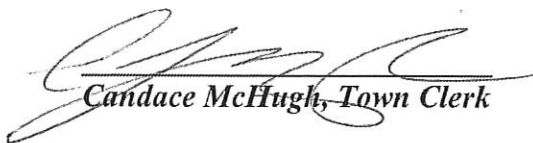
NOW, THEREFORE, BE IT RESOLVED, that upon the recommendation of the Town of Coeymans Police Chief, the Town Board of the Town of Coeymans does hereby authorize Chief Tryon to enter into the Lease Agreement with ROC Leasing LLC dba Real Lease, for the lease of two (2) 2025 Dodge Durango Police Pursuit Vehicles, as referenced above.

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

Discussion: This resolution will be subject to council approval.

Motion to Adjourn was made by Council member Donnelly and Seconded by Council member Schmitt- APPROVED – VOTE – AYES 4 – NAYS 0 – ABSENT – SO MOVED 9:28pm

Respectfully Submitted,


Candace McHugh, Town Clerk

