

Town of Milan, Town Board Meeting, Monday, April 20, 2026

The Milan Town Board held their Regular Town Board Meeting on 04/20/2026 at 7:00 PM at the Milan Town Hall.

Present: Supervisor Bill Jeffway

Councilpersons Debra Blalock, Clint Bond, Jr., Kevin Pike, Glenn Weinrich

Glenn Butler, Highway Superintendent

Absent: None

Supervisor Jeffway called the meeting to order at 7:00 pm and opened with the Pledge of Allegiance.

Correspondence - none

Opening of bids - Town Hall Roof Replacement

Bids were due by 2:00 pm on April 17. One bid was received from:

Malcarne Contracting, 22 East Market Street, Rhinebeck, NY 12572

Bid included the non-collusion bidding certificate; total bid \$237,620.00

Public comment on agenda items - none

Create a New York State Climate Smart Communities Program local task force

MOTION by Council. Bond, Jr., seconded by Council. Pike to adopt the following resolution to create a local task force so the Town of Milan can participate in the New York State Climate Smart Communities Program.

WHEREAS the town of Milan wants to participate in the New York State Climate Smart Communities Program,

BE IT RESOLVED that a Climate Smart Task Force consisting of Kathy Kassner (task force lead), Michael Galipeau (member) and Clint Bond as liaison from the Milan Town Board, shall review measures the town of Milan has already implemented, identify any additional measures that would benefit the environment and the citizens of the town.”

Roll was called and carried:

Yes – 5 – Blalock, Bond, Jr., Pike, Weinrich, Jeffway

No - 0

Adopt the New York State Climate Smart Communities pledge

MOTION by Council. Clint Bond, Jr., seconded by Council. Blalock to adopt the following resolution to adopt the New York State Climate Smart Communities pledge,

WHEREAS, the Town of Milan believes that climate change poses a real and increasing threat to our local and global environments and is primarily due to the burning of fossil fuels; and WHEREAS, the effects of climate change will endanger our infrastructure, economy and livelihoods; harm our farms, orchards, and ecological communities, including native fish and wildlife populations; spread invasive species and exotic diseases; reduce drinking water supplies and recreational opportunities; and pose health threats to our citizens; and WHEREAS, we believe that our response to climate change provides us with an unprecedented opportunity to save money, and to build livable, energy-independent and secure communities, vibrant innovation economies, healthy and safe schools, and resilient infrastructures; and WHEREAS, we believe the scale of greenhouse gas (GHG) emissions reductions required for climate stabilization will require sustained and substantial efforts; and WHEREAS, we believe that even if emissions were dramatically reduced today, communities would still be required to adapt to the effects of climate change for decades to come, IT IS HEREBY RESOLVED that Town of Milan in order to reduce greenhouse gas emissions and adapt to a changing climate, adopts the New York State Climate Smart Communities pledge, which comprises the following ten elements:

- 1) Build a climate-smart community.
- 2) Inventory emissions, set goals, and plan for climate action.
- 3) Decrease energy use.
- 4) Shift to clean, renewable energy.
- 5) Use climate-smart materials management.
- 6) Implement climate-smart land use.
- 7) Enhance community resilience to climate change.
- 8) Support a green innovation economy.
- 9) Inform and inspire the public.
- 10) Engage in an evolving process of climate action.

Roll was called and carried:

Yes – 5 – Blalock, Bond, Jr., Pike, Weinrich, Jeffway

No - 0

Approve \$7,000 in total expenses for Optimus Architects to update Town Hall HVAC plans

MOTION by Supervisor Jeffway, seconded by Council. Weinrich to adopt the following resolution to approve \$7,000 in total expenses for Optimus Architects to update Town Hall HVAC plans.

WHEREAS the town of Milan is preparing for a public bid and RFP for HVAC systems at Town Hall for the north addition that was built in 2003,

WHEREAS Optimus Architects had developed plans for such a bidding process in 2020, and significant changes have occurred since then including the new addition, and changes to building codes

BE IT RESOLVED that \$6,500 and reimbursable expenses not to exceed \$500 (for a total of \$7,000) is authorized to pay for Optimus architects to update HVAC plans so they can be used in an RFP process.

Roll was called and carried:

Yes – 5 – Blalock, Bond, Jr., Pike, Weinrich, Jeffway

No - 0

Authorize up to \$10,000 for Dutchess Tekco

MOTION by Supervisor Jeffway, seconded by Council. Blalock to adopt the following resolution to authorize up to \$10,000 if necessary for Dutchess Tekco to create immediate and short-term fixes to failed air conditioning.

WHEREAS the HVAC system in the north addition is not functioning and this is causing distress to persons working and visiting the Town Hall,

BE IT RESOLVED that the Town Supervisor is authorized to spend on emergency repairs to the HVAC system in the short term, or on equipment that can alleviate the overheating in the short-term, not to exceed \$10,000.

Roll was called and carried:

Yes – 5 – Blalock, Bond, Jr., Pike, Weinrich, Jeffway

No - 0

Define a standard work day

MOTION by Supervisor Jeffway, seconded by Council. Bond, Jr. to adopt the following resolution to define a standard work day.

WHEREAS the town of Milan requires a definition of a standard work day for elected and appointed officials,

BE IT RESOLVED, that the Town of Milan hereby establishes the standard work day for elected and appointed officials at six (6) hours,

AND BE IT FURTHER RESOLVED, the Town of Milan will report the days worked to the New York State and Local Employees' Retirement System based on the activities maintained and submitted by these employees to the clerk of this body: Glenn Butler, Highway Superintendent and Ingrid E. Kulick, Town Clerk.

Roll was called and carried:

Yes – 5 – Blalock, Bond, Jr., Pike, Weinrich, Jeffway

No - 0

Improve safety requirement for Short-Term Rentals

MOTION by Supervisor Jeffway, seconded by Council. Pike to adopt the following resolution to improve safety requirement for Short Term Rentals.

WHEREAS the town of Milan finds it prudent and necessary to revise the requirement for short-term rentals in order to provide additional safety to owners, renters and neighbors of short-term rental properties,

BE IT RESOLVED the Milan Town Board be designated as lead agency for changes to Local Law No. 2-2022 Short-term rental.

Roll was called and carried:

Yes – 5 – Blalock, Bond, Jr., Pike, Weinrich, Jeffway

No - 0

Declare Changes to short term rental Local Law No 2-2022

MOTION by Supervisor Jeffway, seconded by Council. Pike to adopt the following resolution to declare changes to Short-term rental Local Law No 2-2022.

WHEREAS the changes to Local Law No. 2-2022 Short-term rental are requirements resulting in no land use impact.

BE IT RESOLVED To declare the additional measures and changes to Local Law No. 2-2022 Short-term rental to be a Type 2 action requiring no further action.

Discussion: Council. Blalock stated that GFCI outlets are required in wet environments (i.e. kitchens, bathrooms). Council. Pike stated that code requires that everything must be up to code. Our current law was passed without these requirements, so they should be added for safety reasons. The Code Enforcement Officer does an annual inspection of all short-term rental properties.

Roll was called and carried:

Yes – 5 – Blalock, Bond, Jr., Pike, Weinrich, Jeffway

No - 0

Set Public Hearing on Changes to Milan Town Law 200-36.

MOTION by Supervisor Jeffway, seconded by Supervisor Pike to adopt the following resolution to Set a Public Hearing on Changes to Milan Town Law 200-36 Short-term rental.

WHEREAS a public hearing is required on changes and additions to Milan Town Law 200-36. Short-term rental,

BE IT RESOLVED that a public hearing is set for May 18, 2026 at 6:55pm at the Milan Town Hall, 20 Wilcox Circle, Milan, NY

BE IT FURTHER RESOLVED that the town clerk will post the necessary public notices.

Roll was called and carried:

Yes – 5 – Blalock, Bond, Jr., Pike, Weinrich, Jeffway

No - 0

\$45,000 for engineering services for the Milan Bundle Culvert Replacement Project

MOTION by Supervisor Jeffway, seconded by Council. Blalock, to adopt the following resolution to authorize up to \$45,000 for engineering services for the Milan Bundle Culvert Replacement Project.

WHEREAS professional engineering services are required in 2026 for the construction phase of the Milan Bundle Culvert Replacement Project, Battenfeld Road and Torre Rock Road,

BE IT RESOLVED that payment is authorized for the scope and budget identified in the April 7, 2026 proposal letter by K.C. Engineering and Land Surveying for an additional labor cost of up to \$44,500 and mileage expenses to not exceed \$500.

Roll was called and carried:

Yes – 5 – Blalock, Bond, Jr., Pike, Weinrich, Jeffway

No - 0

Old Business - none

New Business

Declare Road Clean Up Day

MOTION by Supervisor Jeffway, seconded by Council. Weinrich that the Town of Milan declare Saturday, May 2nd Road Clean Up day, and the town be authorized to spend no more than \$1,000 for bags, gloves, and cost of disposal.

Discussion: Residents have made complaints about trash along Milan roads. This activity requires volunteerism and funds for cost of bags, gloves, and cost of disposal. Gallon-size bags cost \$10.00 for disposal.

Council. Weinrich asked Chris Shiels, Transfer Station Attendant, to comment. Mr. Shiels stated that the Royal Carting dumpsters have holes in them through which trash may fall, and that the dumpsters are loosely tarped when they are removed.

Debra Blalock inquired about safety vests.

Chris Shiels mentioned that the Pine Plains School District has a volunteer program for trash pickup.

Chris Byrne commented that there may be a company or person who would be willing to contribute the safety vests or t-shirts, bags, and other necessary items.

Roll was called and carried:

Yes – 5 – Blalock, Bond, Jr., Pike, Weinrich, Jeffway

No - 0

Transfers

MOTION by Council. Pike, seconded by Council. Blalock, to transfer the following:

\$1308.72 from 1110.20 Town Justice Equipment to 1220.20 Supervisor Equipment

\$1000.00 from 8020.20 Planning Equipment to 8010.20 Zoning Equipment

\$1199.00 from 1620.20 Buildings Equipment to 8010.20 Zoning Equipment

Roll was called and carried:

Yes – 5 – Blalock, Bond, Jr., Pike, Weinrich, Jeffway

No - 0

Approve bills for payment

MOTION by Supervisor Jeffway; seconded by Council. Pike, to approve the following bills for payment:

General Abstract 4, Claim numbers 103-142, totaling \$39,606.26

Highway Abstract 4, Claim numbers 54-79, totaling \$42,381.07

Roll was called and carried:

Yes – 5 – Blalock, Bond, Jr., Pike, Weinrich, Jeffway

No - 0

Public Comment – non-agenda items:

Maureen Byrne is being harassed by a neighbor because of a sign on her front lawn; she has a grandson who is in the marines and is overseas; she wants to support the President and has a sign with only the President's name on the sign because she wants her grandson to be able to come home. She is upset that she was harassed by a neighbor over a sign. She commented that the people at town hall today were very helpful in giving her information on the law and what she is allowed to do.

Supervisor Jeffway commented that we hear her concerns.

Reporter, Tristan Geary requested a copy of the Local Law #2 Change which was provided by Council. Blalock.

Adjournment:

MOTION by Council. Pike, seconded by Council. Weinrich, to adjourn the meeting at 7:34 pm.

Roll was called and carried:

Yes – 5 – Blalock, Bond, Jr., Pike, Weinrich, Jeffway

No - 0

Respectfully submitted by:

Ingrid E. Kulick, Town Clerk