



Minutes

Town of Cairo

Monday October 7th, 2019

Town Board Meeting @ 7:00 pm

Location: Town Hall Meeting Room

The Town Board of the Town of Cairo met for a Town Board Meeting on Monday October 7th, 2019, at the Town Hall, Main Street, Cairo, New York.

Supervisor Benoit called the meeting to order @ 7:05 and asked the attendees to Pledge Allegiance to the Flag.

Attendance: Supervisor Benoit, Council Member Cords, Council Member Joyce, Council Member Watts Council Member Warner

Review and Approval of Minutes:

June 3rd, 2019: Offered by Council Member Watts and seconded by Council Member Joyce.

Supervisor Benoit – Aye, Council Member Cords – Aye, Council Member Joyce – Aye, Council Member Watts – Aye, Council Member Warner – Abstain. Motion Carried.

September 9th, 2019: Offered by Council Member Cords and seconded by Council Member Warner.

Supervisor Benoit – Aye, Council Member Cords – Aye, Council Member Joyce – Aye, Council Member Watts – Aye, Council Member Warner – Aye. Motion Carried.

Existing Business:

1. Water Infrastructure Project – In Progress
 - a. Water Tank currently being put together, should be finished in about 3 weeks. Down to 2 uninstalled meters left in the town. Water/Sewer Clerk to go for training on the new computer system for the meters.
2. Ambulance Building Update
 - a. Talk about tearing down the blue house on Railroad Ave. next to the Town Hall and replacing it with a modular for the new ambulance building. Possible cost would be \$250,000.00 compared to expected cost of \$500,000.00 to repair and bring the blue building up to code.
3. Property Taxes
 - a. Local Law #3 (**Resolution #2019-124**)

4. Renaming of Road
 - a. Thomas Drive in Cairo to possibly be renamed due to the confusion of Thomas Drive and Thomas Road that are connected to one another. Possible renaming it to Ridgeline Drive or name after a fallen hero of Cairo. Must see if the residents are okay with a change.
5. Sidewalk Project
 - a. The project will be rebid in November and if a bid is accepted the project will start early spring.

New Business:

1. Budget Discussion
 - a. Talked about the raises in the budget and why each department deserved what they got.
2. Set public hearing for budget November 4th
 - a. There will be a public hearing on November 4th @ 7:00PM before the monthly board meeting.
3. Harvest Festival October 12th
 - a. The Cairo Chamber of Commerce request for the Town Board to be present during the opening ceremony @ 10:00AM. The festival goes from 10:00AM-6:00PM.
4. Elections November 5th
 - a. Elections for Supervisor, Town Board Members, Town Clerk, Tax Collector, Town Justice and Highway Superintendent will be held on Tuesday November 5th.

****A moment of silence was held for the passing of former Supervisor Keefe****

Resolution No. 2019-124 “Adopt Proposed Local Law #3 of 2019 entitled: Exemption of Capital Improvements to Residential Buildings”

Offered by Council Member Warner and seconded by Council Member Cords.

Be it enacted by the Town Board of the Town of Cairo:

Article I. Title, Purpose and Effective Date

Section 1.01 Title: This local law shall be know and may be cited as “Exemption of Capital Improvements to Residential Buildings” of the Town of Cairo, County of Greene, and State of New York.

Section 1.02 Enacting Clause: The Town Board of the Town of Cairo in the County of Greene, pursuant to NYS Real Property Tax Law, Article 4, Section 421-f, hereby ordains, enacts, and publishes this law.

Section 1.03 Effective Date: This local law shall take effect upon its filing with the New York State Secretary of State.

Article II. Definitions

As used in this law, the following terms and words shall be defined as follows:

Commissioner: Shall mean the New York State Commissioner of Taxation and Finance.

Exemption Base: The increase in assessed value as determined in the initial year of the term of the exemption as limited by Section 3.

Market Value: Shall mean the increased assessed values attributable to residential building reconstruction, alteration or improvement divided by the most recently established state equalization rate, except where the state equalization rates equals or exceeds ninety-five percent, in which case the increase in assessed values attributable to such reconstruction, alteration or improvement shall be deemed to equal the market values of such reconstruction, alteration or improvement.

Residential Building: Shall mean any building or structure designed and occupied exclusively for residential purposes by not more than two families.

Article III. Exemption Provisions

Section 3.01 General Provision – Calculation of Exemption

- a. Any residential building that is reconstructed, altered or improved subsequent to the effective date of this law shall be exempt from taxation and special ad valorem levies to the extent provided hereinafter.
- b. Such buildings shall be exempt for a period of one year to the extent of one-hundred percent of the increase in assessed value thereof attributable to such reconstruction, alteration or improvement and for an additional period of seven years. The extent of such exemption shall be decreased by twelve and one-half per centum of the “exemption base” each year during such additional seven-year period subject to the following limitations:
 - I. In any year that the final assessment roll certified by the Commissioner has a change of fifteen percent or more in the assessment level, the exemption base shall be multiplied by a fraction, the numerator of which shall be the total assessed value of the parcel on such a final assessment roll (after accounting for any physical or quantity changes to the parcel since the immediately preceding assessment roll), and the denominator of which shall be the total assessed value of the parcel on the immediately preceding final assessment roll. The result shall be the new exemption base.
 - II. The assessor shall thereafter re-compute the exemption taking into account the exemption base, notwithstanding the fact that the assessor receives the certification of the assessment level change after the completion, verification and filing of the final assessment roll.
 - III. In the event the assessor does not have custody of the roll when such certification is received, the assessor shall certify the recomputed exemption to the local officers having custody and control of the roll, and such local officers are hereby directed and authorized to enter onto the roll the re-computed exemption certified by the assessor.
 - IV. The assessor shall give written notice of the re-computed exemption to the property owner, who may, if he or she believes that the exemption was re-computed improperly, apply for a correction in the manner provided in Article 5, Title 3, of the New York State Real Property Tax Law for the correction of clerical errors.

Section 3.02 Exemption Limit: The exemption granted in Section 3.01 shall be limited to eighty-thousand dollars in increased market value attributable to such reconstruction, alteration or improvement, and any increase in market value greater than eighty-thousand dollars is not eligible for the exemption provided for herein.

Section 3.03 Exemption Requirements:

- a. No exemption shall be granted herein unless:
 - I. The reconstruction, alteration or improvement was commenced after the effective date of this local law; and
 - II. The value of such reconstruction, alteration or improvement exceeds three-thousand dollars; and
 - III. The greater portion of the building reconstructed, altered or improved as determined by square footage, is at least five years old.

Section 3.04 Non-Qualifying Activities: For purposes of this Article, the terms reconstruction, alteration and improvement shall not include ordinary maintenance and repair.

Article IV. Administrative Procedures

Section 4.01 Application for Exemption

- a. The exemption provided for by this local law may only be granted to the owner of a residential building who files an application for such exemption on a form prescribed by the Commissioner.
- b. The application shall be filed with the town assessor on or before the town's taxable status date.

Section 4.02 Action by Assessor

- a. If the assessor is satisfied that the applicant is entitled to an exemption, he or she shall approve the application and such building shall thereafter be exempt from taxation and special ad valorem levies as herein provided for commencing with the assessment roll prepared on the basis of the taxable status date referred to above in Section 4.01(b).
- b. The assessor shall enter the assessed value of any exemption granted pursuant to this section on the assessment roll with the taxable property, with the amount of the exemption shown in a separate column.

Article V. Loss of Exemption

Section 5.01 Reasons for loss of Exemption: in the event that a building granted an exemption pursuant to this section ceases to be used primarily for residential purposes or title thereto is transferred to other than the heirs or distributes of the owner, the exemption granted pursuant to this local law shall cease.

Section 5.02 No Loss on Repeal: No local law shall reduce or repeal an exemption granted hereunder until the expiration of the period for which such exemption was granted.

Article VI. Severability

Section 6.01 In the event any section or provision of the law contained herein or as amended hereafter shall be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the law as a whole or any part thereof other than the part so declared to be invalid.

Supervisor Benoit – Aye, Council Member Cords – Aye, Council Member Joyce – Aye, Council Member Watts – Aye, Council Member Warner – Aye. Motion Carried.

Resolution No. 2019-125 “Building Department Continuing Education”

Offered by Council Member Cords and seconded by Council Member Watts.

Whereas, the Town of Cairo Code Enforcement Officer and Building Inspector request approval to attend the Tri County Educational Conference on November 12-15, 2019 at the Best Western Kingston Hotel and Conference Center.

Resolved, the Town Board does hereby authorize the Code Enforcement Officer and Building Inspector to attend the Educational Conference in November for 24 hours of their 24 mandated continuing education hours. Travel and compensation will comply with the Handbook policy and be disbursed accordingly.

Supervisor Benoit – Aye, Council Member Cords – Aye, Council Member Joyce – Aye, Council Member Watts – Aye, Council Member Warner – Aye. Motion Carried.

Resolution No. 2019-126 “Grade B Water Operator Class”

Offered by Council Member Watts and seconded by Council Member Joyce.

Whereas, Morrisville State College is sponsoring a Grade “B” Water Operator’s Certification Course on November 18-22, 2019 at a cost of \$575.00; and

Whereas, the new Water Plant Operation will require personnel with a Grade “B” operator’ Certification; and

Whereas, Joseph Castle is desirous to complete the Grade “B” operator’s certification course for the new Water Plant Operation; therefore be it

Resolved, the Town Board does hereby authorize Joseph castle to attend the schooling in Morrisville, New York to become a Grade “B” licensed water plant operator; and be it further

Resolved, that all expenses will be paid according to the travel policy.

Supervisor Benoit – Aye, Council Member Cords – Aye, Council Member Joyce – Aye, Council Member Watts – Aye, Council Member Warner – Aye. Motion Carried.

Resolution No. 2019-127 “Accept the Greene County Medics 2020 Contract”

Tabled till November’s Monthly Board Meeting.

Resolution No. 2019-128 “Authorization for Highway Superintendent to Surplus Equipment”

Offered by Council Member Watts and seconded b Council Member Cords.

Resolved, that the Town Board does hereby authorize the Highway Superintendent to surplus:

1955 Blaw Know Paver	0639-004
1969 Oshkosh	10982
1978 Oshkosh	16975
1980 International	D3057KGB23096
1985 Oshkosh	10T2C3BP2F1025606
1985 Oshkosh	10T2C3B20F1023499
1985 Oshkosh	10T2C3BP9F1025604
1985 Oshkosh	10T2C3BP7F1025603
1988 Dress Roller	R500001U06177
1988 Oshkosh	6473R88
1991 International	1HT5CNDN2MH324547
1991 Chevrolet Dump	1GBM7H1J1MJ112085
1992 Ford F350	1FTHF36M7NNB17906
1994 Ford L9M	1FDYK90L6RVA04092
1996 Ford L9M	1FDYK90L1YVA08140
2000 Ford F550	1FDAF57F5YEA27604
2001 Ford F350	1FTSF31F01EC57756
2002 International 4300	1HTTMMAAL72H413562
2005 Chevrolet Pickup	1GCEC14V55Z250961
2008 GMC 5500	1GDE5C3958F408064
3 Frink one way plows	
10 Viking four way plows	
1 Housatonic four way plow	
2 Tenco one way plows	
1 Fisher minute mount	

Supervisor Benoit – Aye, Council Member Cords – Aye, Council Member Joyce – Aye, Council Member Watts – Aye, Council Member Warner – Aye. Motion Carried.

Resolution No. 2019-129 “Budget Amendments and Payments of Bills on Abstract #310”

Offered by Council Member Warner and seconded by Council Member Watts.

Whereas, town law requires that no fund or appropriation account may be overdraw; and

Whereas, payment of bills should be properly authorized and documented in the minutes; therefore
be it

Resolved, the Town Board does hereby authorize the following budget amendments:

From	A1990.4	Contingent	-1,723.27
To	A1220.4	Supervisor – Contractual	+673.65
To	A1330.4	Tax Collection – Contractual	+53.95
To	A1620.409	Bldgs Ambulance-Contractual	+33.28
To	A1620.410	Bldgs Police –Contractual	+236.99
To	A1680.417	Central Data Process-Contractual	+97.86
To	A7310.4	Youth Programs-Contractual	+627.54
From	A3610.150	ZBA – Persl Services	-318.52
To	A3610.4	ZBA – Contractual	+318.52
From	A5132.4	Highway Garage – Contractual	-297.31
To	A5010.4	H’way Admin – Contractual	+297.31
From		Fund Balance	-24,338.56
To	DA5112.209	Perm Improve-PAVE NY	+36.39
To	DA5130.4	Machinery-Contractual	+24,302.17

And be it further **Resolved**, the Town Board does hereby authorize that Abstract #310, consisting of 2019 Vouchers #104881 through #104969 in the amount of \$1,601,448.51 is approved for payment; The total amount to be paid from the:

General Fund -	\$47,035.37	Hydrant -	\$7,500.00
Highway Fund -	\$216,814.50	Capital Water-	\$1,319,169.37
Street Lighting -		Sidewalk -	
Sewer Fund -	\$7,645.23	Trust & Agency -	\$71.04
Water Fund -	\$3,213.00	Special Fire -	

Supervisor Benoit – Aye, Council Member Cords – Aye, Council Member Joyce – Aye, Council Member Watts – Aye, Council Member Warner – Aye. Motion Carried.

Resolution No. 2019-130 “Receipt of Monthly Supervisor’s Report”

Offered by Council Member Cords and seconded by Council Member Watts.

Whereas, it has been recommended by the NYS Comptroller’s Office in the Town of Cairo Report of Examination 2008M-175, that the Supervisor should present a Monthly Report to the Town Board members consisting of cash receipts, cash disbursements, and a budget versus actual report for expenses and revenues, and it be documented in the minutes; therefore;

Be It Resolved, that the Town Board Members accept the Monthly Supervisor’s Report for Aug. 2019.

Supervisor Benoit – Aye, Council Member Cords – Aye, Council Member Joyce – Aye, Council Member Watts – Aye, Council Member Warner – Aye. Motion Carried.

Enter Executive Session @ 7:52PM

Offered by Council Member Cords and seconded by Council Member Warner

Supervisor Benoit – Aye, Council Member Cords – Aye, Council Member Joyce – Aye, Council Member Watts – Aye, Council Member Warner – Aye. Motion Carried.

Exit Executive Session @ 8:33PM

Offered by Council Member Cords and seconded by Council Member Watts

Supervisor Benoit – Aye, Council Member Cords – Aye, Council Member Joyce – Aye, Council Member Watts – Aye, Council Member Warner – Aye. Motion Carried.

Adjourn Town Board Meeting @ 8:34PM

Offered by Council Member Cords and seconded by Council Member Warner

Supervisor Benoit – Aye, Council Member Cords – Aye, Council Member Joyce – Aye, Council Member Watts – Aye, Council Member Warner – Aye. Motion Carried.

Respectfully Submitted

Kayla L. Warner
Town Clerk