



Minutes

Town of Cairo

Town Board Work Session

Wednesday March 17th, 2021

The Town Board of the Town of Cairo met for a work session meeting on Wednesday March 17th, 2021 at the Town Hall, Main Street, Cairo, New York.

Supervisor Coyne called the meeting to order at 7:05 PM and then asked the attendees to Pledge Allegiance to the Flag.

Attendance: Supervisor Coyne, Council Member Cords, Council Member Kralovich, Council Member Powers & Council Member Watts.

Approval of the Minutes:

February 17th, 2021: Tabled for April 5th Board Meeting

Old Business:

1. Open Lighting Bids
 - a. The board had 2 bids that were submitted for the lighting project in the Town. They are as follows:
 - i. CDE in the Town of Cairo, located on Vernal Butler Road bid @ \$27,445.00
 - ii. Rise Engineering bid @ \$36,383.39 this includes a utility charge and a charge for the bid.
 - iii. Mike Hamor was at the meeting looked over both bid and said that they were both more than sufficient and qualified. The Town Board discuss and decided to awarded the job to CDE Electric due to the more local aspect and trying to keep business to our local businesses in Town.
2. Bond Resolution for Ambulance

- a. Resolution No. 2021-088; The Bond will need to be posted in the Daily Freeman for advertisement for the Ambulance. This bond will be posted on Tuesday March 23rd.

Correspondence:

1. Nicole Cook – Christmas Festival – Follow Up
 - a. A vendor for the Festival is requesting to serve spiked cider and hot chocolate and would like the board for approval. As of right now it has been okayed and the board will discuss further on what rules and limitations will be set.
2. Zerbini Circus
 - a. The circus is requesting to host the weekend of July 17th & 18th of 2021 to put on their circus for the residents and other guests in the Town Park. The family circus has set their own COVID protocols and guidelines in order to be up and running. Usually the circus is a one day event but due to occupancy restrictions, they are requesting a 2 day circus.
3. Rip Van Winkle Soccer Club
 - a. Requesting a Tuff Shed to be put down at the park storage and closer equipment for soccer practices and games. This shed would have paint, painter, flags, maintenance items and required item for COVID for cleaning.
 - b. Requesting use of the Football Field in the park for some practices and games due to limited space for all teams. They would like a net or backstop to stop the balls from going into the street.
4. Contract with the County for 2020 Summer Recreation
 - a. **Resolution No. 2021-085**
5. Jeanette Craig Complaint
 - a. Email that was given to the board. “I wish to file a complaint against the owners of this establishment, they are slum lords. The place is a fire hazard its run down and is not fit for people to live, she takes only cash from everyone, she is avoiding paying taxes this is why he calls it a family home and it’s full of drug addicts. She owns 9 properties all in different names. Some please contact me there is much more I need to say.”
 - b. The Town stated that Stacey has done a few inspection on the property and that the Board does need to address his property. There are reports of people who have died of O.D. at this property. There are also people at this property who have been arrested and due to the bail reform are released almost immediately. Supervisor Coyne will speak with Tal more about it along with any local laws to address what the next steps are for this property.

New Business:

1. Greene County Youth Fair
 - a. Alex Johnk and Jessica Winowski came and spoke to the Town Board about the Youth Fair and how they are planning on having their fair this year from July 22-25, they plan on starting set up on July 19th. They will still continue to include the virtual part of the fair for people who are still not comfortable with coming out in public in crowds, so that they can still participate. They will have to keep track of all guest entering and exiting the fair, they hope for this to still be a 4 day event and nothing gets shut down.
 - b. They will still be planning on a vendor tent but eliminating things that involve a lot of disinfecting that may not be possible, some of this includes children interactive pieces.

Trying to social distance as much as can be done and they will have an update on how long livestock can stay depending on if people are allowed to stay at the park to care for their animals. There will be more handwashing and sanitizing stations for all guests and would love any help from the board.

2. Ben Funk Presentation

- a. John McCormick can and spoke with the board about purchasing the vehicles that the Highway Department was looking into. Art is proposing these trucks due to the limited people who do not have a CDL and these trucks do not require a CDL driver. This truck is recommended for smaller town with smaller or back roads. They cost anywhere from 80,000-120,000 and have about a 6-8 month turnaround. The company will need a letter of intent or a purchase order in order to get the buying process started. The company will also make sure that they have an annual preventative maintenance performed. The Board and Art will have a meeting on the 22nd to discuss further decisions.

3. Unsafe Buildings

- a. 24 Lake Mills Road/County Route 41
 - i. Unfit for human occupancy
 - ii. Structure are dilapidated and partially collapsed
 - iii. Dangerous and unsafe due to risk of collapse
 - iv. Recent fire and dilapidated
 - v. Unsightly and unattractive nuisance
 - vi. Abandoned for years, no maintenance has been done on inside or out
- b. 541 County Route 20
 - i. 4 unit apartment building, condemned due to fire
 - ii. Vacant since 2014 and no permits filed to repair
 - iii. Boarded window on 1st floor, exterior has not been maintained
 - iv. Roof on the rear of building is damaged and has risk of collapse
- c. 536 Old Route 23
 - i. Unfit for human occupancy
 - ii. Deterioration and becoming very dilapidated
 - iii. Vacant for years, unsightly and unattractive
 - iv. Broken windows, hole in garage door, hole in side of structure, rotted wood, overgrown property, not aware of property when overgrown
 - v. Roof is not visible but has obvious damage
- d. 4279 County Route 85
 - i. Deteriorating 2 story building, multiple windows and doors boarded up, garage is collapsed
- e. 41 Caniff Road
 - i. 2 story wood barn, doors and windows are open and exposed to the elements
 - ii. Danger to public safety, permit taken out has since expired
 - iii. Original structure appears to be deteriorating
- f. 45 Anthony Drive
 - i. Old manufacture home on blocks is unfit for occupancy
 - ii. Vacant since 2019, according to record last owner is now deceased
 - iii. No power, unsightly and unattractive nuisance
 - iv. Exterior missing insulation and interior is exposed to elements

- v. Interior show exposed insulation hanging, roof is deteriorating and collapsing
- g. 751 Old Route 23
 - i. Over grown with trees and appears to have been abandoned
 - ii. No driveway access, shed and cabin appear to be collapsing
 - iii. No maintenance has been done and cabin may collapse
- 4. Request for the County to hold 3 nights of free Rabies Clinic at Town Park
 - a. The Greene County health Department would like to hold 3 rabies drive through rabies clinic down in the Angelo Canna Town Park on May 12th, June 16th and August 25th 2021 from 5:00PM-7:00PM.
- 5. Blue Building
 - a. The building next store to the Town Hall has a contract through April 30th to be taken down. The firehouse had requested to use the building for training on March 24th the day before it is planned to be taken down. This has been approved for the fire department the building will start demolition starting March 25th.
- 6. Fountain Work
 - a. Need to have more information about the Fountain to started repairs for it. Art Evans will contact some residents to find out some information about how the fountain may run and the correct way to handle the situation. These residents include George Morrison, Mike Adrian and Gary Warner Sr.

Resolution No. 2021-085 “Authorization of Supervisor to Sign Summer Rec. Agreement with Greene County”

Offered by Supervisor Coyne and seconded by Council Member Watts.

BE IT RESOLVED, that the Cairo Town Board authorizes the Town Supervisor, John Coyne, to sign the agreement with the Greene County Department of Human Services for the 2020 Summer Recreation program.

Supervisor Coyne – Aye, Council Member Cords – Aye, Council Member Kralovich – Aye, Council Member Powers – Aye, Council Member Watts – Aye. Motion Carried.

Resolution No. 2021-086 “Authorizing Use of Park for Rabies Clinic”

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

WHEREAS, Public Health Law requires all cats, dogs and ferrets to be vaccinated for rabies starting at 12 weeks old. Greene County would like to hold 3 free Rabies clinics at the Town Park this spring/summer in the evening. This was done due to Covid-19 in the summer and fall of 2020 and was very successful. Therefore;

BE IT RESOLVED, that the Cairo Town Board does hereby grant permission for the Greene County Rabies Clinic to be held again at the Cairo Town Park in the spring/summer 2021.

Supervisor Coyne – Aye, Council Member Cords – Aye, Council Member Kralovich – Aye, Council Member Powers – Aye, Council Member Watts – Aye. Motion Carried.

Resolution No. 2021-087 “Extend the Contract to July 2021 with Zerbini Family Circus”

Offered by Supervisor Coyne and seconded by Council Member Kralovich.

WHEREAS, In Resolution No. 2020-080, the Zerbini Family Circus’ request for an extension of the contract was approved through June, 2020 due to the Covid-19 restrictions.

WHEREAS, Since the Zerbini Circus is getting a late start due to the Covid-19 restrictions in 2021, they are requesting an extension into July 2021.

WHEREAS, Due to the Covid-19 restrictions and the concern that less people will be in attendance for distancing purposes, the Zerbini Family Circus is requesting to use the Town Park for TWO dates on July 17, 2021 and July 18, 2021. Therefore;

BE IT RESOLVED, that the Town Board does hereby authorize the extension of the contract with the Zerbini Family Circus for use of the Cairo Town Park to July, 2021 and authorize the use of the Town Park on July 18, 2021 and July 19, 2021.

Supervisor Coyne – Aye, Council Member Cords – Aye, Council Member Kralovich – Aye, Council Member Powers – Aye, Council Member Watts – Aye. Motion Carried.

Resolution No. 2021-088 “Bond Resolution for a New Ambulance”

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

A RESOLUTION AUTHORIZING THE ACQUISITION OF AN AMBULANCE AT AN ESTIMATED MAXIMUM COST OF \$120,965 AND AUTHORIZING THE ISSUANCE OF SERIAL BONDS OF THE TOWN OF CAIRO, GREENE COUNTY, NEW YORK IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$85,965 PURSUANT TO THE LOCAL FINANCE LAW TO FINANCE A PORTION OF SUCH COST, AND DELEGATING CERTAIN POWERS IN CONNECTION THEREWITH TO THE TOWN SUPERVISOR

BE IT RESOLVED, by the Town Board of the Town of Cairo, Greene County, New York (the "Town") (by the favorable vote of not less than two-thirds of all of the members of the Town Board) as follows:

SECTION 1. The specific purpose (hereinafter referred to as "purpose") to be financed pursuant to this resolution is the acquisition of a 2020 Demers Mirage EX Sprinter Mercedes 2500 ambulance. The aggregate estimated maximum cost of said purpose is \$120,965 and said amount is hereby appropriated therefor. It is hereby determined that said purpose is an object or purpose described in subdivision 27-a of paragraph a of Section 11.00 of the Local Finance Law, and that the period of probable usefulness of said purpose is ten years.

SECTION 2. It is hereby determined that the aforesaid purpose constitutes a Type II action as defined under the State Environmental Quality Review Regulations, 6 NYCRR Part 617, which has been determined under SEQRA not to have a significant impact on the environment.

SECTION 3. It is hereby determined that the proposed maturity of the obligations authorized by this resolution will not be in excess of five years from the original date of issuance of such obligations.

SECTION 4. The Town Board plans to finance a portion of the total cost of said purpose by the issuance of serial bonds of the Town in an amount not to exceed \$85,965, hereby authorized to be issued therefor pursuant to the Local Finance Law. The remainder of such cost is expected to be financed from other available funds.

SECTION 5. Current funds are not required to be provided prior to the issuance of the bonds authorized by this resolution or any notes issued in anticipation of said bonds.

SECTION 6. The proceeds of the bonds herein authorized and any bond anticipation notes issued in anticipation of said bonds may be applied to reimburse the Town for expenditures made after the effective date of this resolution for the purpose for which said bonds are authorized. This resolution shall constitute a statement of official intent for purposes of Section 1.150-2 of the Treasury Regulations.

SECTION 7. Each of the bonds authorized by this resolution and any bond anticipation notes issued in anticipation of said bonds, shall contain the recital of validity prescribed by Section 52.00 of the Local Finance Law. The faith and credit of the Town are hereby irrevocably pledged for

the payment of the principal of and interest on said 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 said bonds becoming due and payable in such year. There shall annually be levied on all the taxable real property of the Town a tax sufficient to pay the principal of and interest on said bonds as the same become due and payable.

SECTION 8. Subject to the terms and contents of this resolution and the Local Finance Law, and pursuant to the provisions of Sections 30.00, 50.00 and 56.00 to 63.00, inclusive, of said Law, the power to authorize bond anticipation notes in anticipation of the issuance of the serial bonds authorized by this resolution and the renewals of said notes and the power to prescribe the terms, form and contents of said serial bonds and said bond anticipation notes (including without limitation the date, denominations, maturities, interest payment dates, consolidation with other issues, and redemption rights), the power to determine to issue said bonds providing for substantially level or declining debt service, and the power to sell and deliver said serial bonds (including as statutory installment bonds), and any bond anticipation notes issued in anticipation of the issuance of such bonds, is hereby delegated to the Town Supervisor, the Chief Fiscal Officer of the Town. The Town Supervisor is hereby authorized to sign any serial bonds issued pursuant to this resolution and any bond anticipation notes issued in anticipation of the issuance of said serial bonds, and the Town Clerk is hereby authorized to affix the corporate seal of the Town to any of said serial bonds or any bond anticipation notes and to attest such seal.

SECTION 9. The Town Supervisor is further authorized to take such actions and execute such documents as may be necessary to ensure the continued status of the interest on the bonds authorized by this resolution, and any notes issued in anticipation thereof, as excludable from gross income for federal income tax purposes pursuant to Section 103 of the Internal Revenue Code of 1986, as amended (the "Code") and to designate the bonds authorized by this resolution and any notes issued in anticipation thereof as "qualified tax-exempt bonds" for purposes of Section 265(b)(3)(B)(i) of the Code.

SECTION 10. The validity of said serial bonds or of any bond anticipation notes issued in anticipation of the sale of said serial bonds may be contested only if:

- (1) Such obligations are authorized for an object or purpose for which the Town is not authorized to expend money; or
- (2) The provisions of law which should be complied with at the date of the 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 of New York.

SECTION 11. The Town Clerk is hereby authorized and directed to publish this resolution, or a summary thereof, together with a notice in substantially the form provided by Section 81.00 of the Local Finance Law, in the Daily Freeman, being a newspaper having a general circulation in the Town and hereby designated as the official newspaper of the Town for such publication.

SECTION 12. This resolution shall take effect immediately.
The question of the adoption of the foregoing resolution was duly put to vote on a roll call, which resulted as follows

Supervisor Coyne – Aye, Council Member Cords – Aye, Council Member Kralovich – Aye, Council Member Powers – Aye, Council Member Watts – Aye. Motion Carried.

Resolution No. 2021-089 “Rip Van Winkle Soccer”

Offered by Supervisor Coyne and seconded by Council Member Powers.

WHEREAS, The Rip Van Winkle Soccer League is unable to practice and have games at the Cairo Durham Schools due to ongoing construction, and,

WHEREAS, The Rip Van Winkle Soccer League is looking to add a shed to the soccer field area to house extra supplies as well as Covid-19 supplies.

WHEREAS, The Rip Van Winkle Soccer League is also looking to add safety nets to the soccer field area to help assure spectator safety. Therefore;

BE IT RESOLVED, that the Cairo Town Board does hereby authorize the Rip Van Winkle Soccer League to use the fields at the Angelo Canna Town Park for their soccer practices and games, to place a storage shed near the soccer field for supplies and add safety nets for spectator safety.

Supervisor Coyne – Aye, Council Member Cords – Aye, Council Member Kralovich – Aye, Council Member Powers – Aye, Council Member Watts – Aye. Motion Carried.

Resolution No. 2021-090 “Authorize the Town Board to sign the Police Contract”

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

WHEREAS, The Cairo Town Board has negotiated with the Town of Cairo Police Department to settle on their 2021 to 2023 contract.

WHEREAS, included as part of these negotiations is the NYS Retirement Plan Section 384-d. Therefore;

BE IT RESOLVED, that the Town Board is hereby authorized to sign the Police Contract for 1/1/2021 through 12/31/2023.*Supervisor Coyne – Aye, Council Member Cords – Aye, Council Member Kralovich – Aye, Council Member Powers – Aye, Council Member Watts – Aye. Motion Carried.*

Resolution No. 2021-091 “Award for Upgrading Lighting Bid”

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

WHEREAS, The Town Board agreed by Resolution #2020-133 to authorize an Energy Audit by Rise Engineering. Subsequently, an RFP was put out to Bid to complete the lighting upgrades. Bids were received by:

<u>CDE Electric</u>	with a bid of \$ <u>27,445.00</u>
<u>Rise Engineering</u>	with a bid of \$ <u>36,383.39</u>

In a Memorandum of Understanding with Rise Engineering, it was noted that if they were not to get the bid for this lighting upgrade, the Town of Cairo would owe Rise Engineering \$6,500 for the work done during the lighting audit.

This brings a difference between the two bids to \$900 with CDE Electric being the higher bidder. The Town Board will take into consideration that CDE Electric is a local contractor that is currently working with the Town, knows the Town’s electric system and is able to be available quickly when there is an issue,

THEREFORE, BE IT RESOLVED, the Town Board does hereby accept the bid from CDE Electric in the amount of \$ 27,445.00 to upgrade the lighting in the Town of Cairo in accordance with the Lighting RFP.

Supervisor Coyne – Aye, Council Member Cords – Aye, Council Member Kralovich – Aye, Council Member Powers – Aye, Council Member Watts – Aye. Motion Carried.

Adjourn Town Board Meeting @ 8:35PM

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

Supervisor Coyne – Aye, Council Member Cords – Aye, Council Member Kralovich – Aye, Council Member Powers – Aye, Council Member Watts – Aye. Motion Carried.

Respectfully submitted,

Kayla L. McAlister
Town Clerk