



Minutes

Town of Cairo

Monday April 3rd, 2023

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, April 3rd, 2023, at the Town Hall, Main Street, Cairo, New York. Supervisor Watts called the meeting to order @ 7:02pm and asked the attendees to Pledge Allegiance to the Flag.

Attendance: Supervisor Watts, Council Member Bogins, Council Member Cords Council Member Flaherty, Council Member Powers.

Approval of the Minutes:

February 15th, 2023:

Offered by Council Member Bogins and seconded by Supervisor Watts.

Supervisor Watts – Aye, Council Member Bogins – Aye, Council Member Cords – Aye, Council Member Flaherty – Abstain, Council Member Powers – Aye. Motion Carried.

March 6th, 2023:

Offered by Council Member Flaherty and seconded by Council Member Bogins.

Supervisor Watts – Aye, Council Member Bogins – Aye, Council Member Cords – Aye, Council Member Flaherty – Aye, Council Member Powers – Aye. Motion Carried.

New Business:

- Town of Cairo Landfill – Bid Proposal – BE3/42 Renewables

Proposal Details

- 42 Renewables (“42 Renew”) is pleased to present our proposal to develop, construct, own and operate a 6.07 MWdc community solar system on the landfill located at 211 Joel M Austin Road North, Cairo, New York 12413
- Project Overview:
 - Projected system size of 6.07 MWdc /4.86 MWac
 - System will be constructed with tier 1 solar modules, mounting structures, power inverters, and other auxiliary components
 - Energy generated by the system will provide clean energy to the residents, local businesses, and municipal organizations of the Town of Cairo and neighboring communities through energy subscriptions

- Central Hudson Gas & Electric will apply a credit on the bill of the subscriber for their portion of the project
 - The community solar model enables equitable access to the economic advantages of the project, including energy savings of approximately 10% & stable energy rates
 - Opportunity for the Town to subscribe to offset municipal electricity usage, with review of the Town's electric bills
- Lease Arrangements:
 - Project will be installed on a 30-acre landfill property owned by the Town of Cairo
 - 42 Renew will enter into a 25-year lease agreement with the Town
 - The Town will have the option for two 5-year term extensions at the end of 25 years
 - Projected lease payment for the first year is \$1,216/acre or \$36,917, with an annual escalation of 2%
 - The town can expect to receive approximately \$1.18 million in revenue from the lease over the course of 25 years
- Environmental Evaluation:
 - 42 Renew will collaborate with BE3 Environmental Engineers to undertake a comprehensive environmental due diligence investigation to determine the viability of the solar system on the landfill
 - The project design will prioritize environmental responsibility and adhere to all relevant regulations, including those established by NYSDEC, EPA, and NYSERDA
- Project Timeline:
 - Month 1-3: Conduct environmental due diligence study and finalize LOI and lease agreement with the Town
 - Month 4-8: Finalize project design, secure necessary permits and approvals
 - Month 9-12: Construct the solar system
 - Month 13-15: Commission the system and begin generating power
 - We are confident that our proposal offers a sustainable and financially beneficial solution for the Town of Cairo. Our team will be responsible for all aspects of the project, including design, construction, and operation. We will work closely with the town to ensure that the project is designed in a manner that is consistent with local zoning regulations and environmental requirements. We look forward to discussing the proposal in more detail and answering any questions you may have.

BE3 Environmental Engineering

- BE3 is an environmental engineering and consulting firm based in Buffalo, New York which started as Panamerican Environmental (PEI) in 1997
- Fully licensed and insured, BE3 is registered to provide services within the following primary NAICS codes:
 - Engineering Services (541330)
 - Environmental Consulting (541620)
 - Remediation Services (562910)
 - Commercial and Government Entity (GVHK1)
- BE3 is an environmental, engineering and energy consulting company with the experience to provide 42 Renew with the guidance and design solutions for environmentally impacted properties. BE3 will assist with the below Scope of Work:
 - Environmental remediation from assessment through restoration
 - Environmental application, permitting and response

- Brownfield programmatic guidance and execution
 - Hazardous and radioactive waste management
 - Stormwater and erosion control design and installation
 - Site/project development for environmental engineering & operations
- Recent BE3 solar project experience includes:
 - Long Road, Grand Island, New York
 - Riverview Solar, Tonawanda, New York
 - Frost Valley YMCA Solar, Claryville, New York
 - Kennedy Solar, Monroe County, New York
 - Payne Beach, Monroe County, New York
 - Wawarsing Landfill Solar Array, Ellenville, New York
 - 150 Water Street, Holland, New York
 - Town of Clinton, New York
 - Village of Kirkland, New York
- Senior Center – Dorothy True
 - Starts by saying thank you to the board members for supporting the library, due to the fact that the Cairo Library came first in the county.
 - May is going to “older citizen” month so make sure to honor them next month.
 - The committee would like some input into the building updates, mention of Mary Jo’s monthly reports and also asks if there have been any grants that have been addressed for the building.
 - Supervisor Watts addresses that if they wanted to have a mixed senior center and ambulance building that Barton and Loguidice recommended tearing down and rebuilding, which was not in the books. Kaaterskill across the street had mentioned that it’s possible to do but there are some hurdles to go through. The board is still trying to address an actual engineer, what Watts would like to do is continue with the senior center and pause on the ambulance building if this building is actually going to get anywhere; a lot is due to money issues. Due to certain regulations of the state it’s very difficult and expensive to make the current building on 32 to be converted for an ambulance dept. but possible still. If this happens the Town would address the current ambulance building and put a good chunk of money into them with hopefully the help of grants as well. The Town will just have to be careful when filing for grants and what they use the money on.
- Fossil Forest – Sylvia Hasenkopf
 - *‘Good evening Town of Cairo Board Members,
I come before you this evening as the President of the Cairo Historical Society further to the proposed historical sign by the National Parks Services, which will cement the importance of the discovery of the world’s oldest Petrified Forest, right here in the Town of Cairo.
In 2014 the Town Board of Cairo voted on a resolution to support this effort, giving the Cairo Historical Society permission to engage in discussions with the National Parks Service, located on Greene Island near Albany, NY. We were looking to have a historical sign put in place for the National Register of Historic Places. After much discussion and debate, the National Parks Service determined that the Petrified Forest is not a manmade site, indeed it predates the evolution of mankind. They felt that a historical marker would be best served under the National Parks program entitled National Natural Landmarks. There are 602 sites across the United States who have received this designation, many of them fossil sites similar to our Cairo Petrified Forest.
The folks at National parks Service would like to visit the site and assess whether the site meets the criteria for this program. To this end, they would like to send a letter to the Town Board asking permission to visit the site.*

Inherent in this request, is the understanding that of the side does meet the criteria, the current Town Board will support the proposal to move forward with the full assessment and eventual installation of the marker along Route 145 in front of the Town Highway Department.

In previous appearances before this Board I answered all your questions and concerns about the National Landmarks program, and assured the Board that this designation will provide untold marketing opportunities and worldwide recognition of the site. The designation will not impede the ability of the Board to pursue grant funding, in fact it will only ass to the grant process in a positive way. In addition, the Town of Cairo retains its right to develop the site as it sees fit.

Bear in mind that the process of receiving the designation is years away. It has been my experience in working with National Parks programs that the collection of information, the preparation of the designation packet, and the presentation to the review board takes 2 to 3 years once the process has begun in earnest.

The mission of the Cairo historical Society is to identify, preserve, protect and share the historical history of the Town of Cairo. We have proven over the 13 years since the Society was established, that we undertake projects with integrity, historical accuracy and professionalism. We continue to be committed to this mission. In fact, the Cairo historical Society Board Members, partner organizations & volunteers spend at least 1000 hrs. a year on projects preserving our Town History. Both I and my fellow Board Members, including Art Byas here in the audience, are requesting this Board to provide permission for the National Parks personnel to visit the site for their assessment and to indicate their continued support of the project.'

- The board supports the efforts of the Cairo Historical Society and is more than happy to allow this group into the Fossil Forest to see if the National Parks Program can award this to them. Art from the Highway Dept. has no problem letting them in as well.

- Delaware Engineering for Pump Station
 - Supervisor Watts met with Delaware Engineering and after some digging and looking into he does not believe that the new well was put in correctly in the Town Park, this will have to be discussed further with Tal as well on what to do next. Though this was done a couple years ago, it was not done right it needs to be re-addressed and what steps can be taken next. Watts also lets the public know that if they do see dirty water that they are messing with it at the moment and changing and cleaning filters.
 - What's happening now water is still being pumped into the old well and then put into the new well and then pumped all the way up to the water tower. The Town has a total of 3 wells; one by the Nature Center on 23 and the 2 in the Town Park; the wells are not drilled.
- Soccer Fields
 - Supervisor Watts spoke with the Gibson's today about the 10 years lease on the soccer field at the top of the Town Park. They would like to renew this lease as long as the board allows it. This is strictly so that they can continue applying for grants and earning money for the field. Tal will write up another lease between the Gibson's and the Town.
 - Some of the public were curious on if the field was a public or more of a privately owned field, the Gibson's did pay for it and many soccer groups use it but will have to ask the Gibson's about regular public use and if so how to go about it.
- Executive Session – Highway Department
 - *Opened @ 8:42*
 - *Offered by Council Member Bogins and seconded by Council Member Flaherty*
 - *Closed @ 9:20pm*
 - *Offered by Council Member Powers and seconded by Supervisor Watts*

Correspondences:

- Dale Becker Resignation Letter
 - ‘This letter is to inform you that I, Dale Becker, will be putting in my two weeks’ notice from my position with the Town of Cairo Highway Department. My final day at the Highway Department as a full time employee will be March 15th, 2023.
It has been a pleasure working for Town of Cairo Highway Department. I intend to continue providing Town of Cairo Highway Department with the same high quality work from now until my last day of employment. Dale Becker’
- Board of Assessment Review Secretary Resignation Letter
 - ‘Sorry I will not be able to serve as the Secretary for the Board of Assessment Review. Thank You, Kathy Rockefeller’

Resolution No. 2023-092 “Approve Raymond Krom as Highway Foreman”

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

WHEREAS, the Town of Cairo Highway Department has a vacancy and is in need of a foreman.

WHEREAS, the Town of Cairo Highway Department has hired Raymond Krom as Highway Foreman at an hourly rate of \$20.35 per hour effective March 22, 2023. Therefore;

BE IT RESOLVED, that Cairo Town Board does hereby approve the hiring of Raymond Krom as foreman for highway effective March 22nd, 2023 at \$20.35 per hour.

Supervisor Watts – Aye, Council Member Bogins – Aye, Council Member Cords – Aye, Council Member Flaherty – Aye, Council Member Powers – Aye. Motion Carried.

Resolution No. 2023-093 “Accept Sewer Penalties”

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

WHEREAS, it is necessary for the Sewer Penalties to be authorized by the Town Board and documented in the minutes; Therefore,

BE IT RESOLVED, the Town Board does hereby accept the Sewer Penalties from the Water/Sewer Administrator in the amount of \$2,086.75 dated March 9th, 2023.

Supervisor Watts – Aye, Council Member Bogins – Aye, Council Member Cords – Aye, Council Member Flaherty – Aye, Council Member Powers – Aye. Motion Carried.

Resolution No. 2023-094 “Budget Amendments and Payment of Bills on Abstract #303 for March Payables and Prepays”

Offered by Supervisor Watts and seconded by Council Member Bogins.

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

RESOLVED, the Town Board does hereby authorize that Abstract #303 Payables and Prepays, consisting of V3 #00147-00237 in the amount of \$ 295,459.55 is approved for payment;

The total amount to be paid from the:

General Fund - \$ 90,579.00	Hydrant – \$ -0-
Highway Fund - \$165,198.82	Capital Water - \$ -0-
Street Lighting - \$ 5,472.33	Sidewalk - \$ -0-
Sewer Fund - \$ 10,755.63	Trust & Agency - \$ 7,158.52
Water Fund - \$ 16,295.25	Special Fire - \$ -0-

Supervisor Watts – Aye, Council Member Bogins – Aye, Council Member Cords – Aye, Council Member Flaherty – Aye, Council Member Powers – Aye. Motion Carried.

Resolution No. 2023-095 “Appoint Secretary of the Board of Assessment Review”

Offered by Supervisor Watts and seconded by Council Member Cords

WHEREAS, the Town of Cairo has received a resignation letter from Kathleen Rockefeller as Secretary of the Board of Assessment Review; Therefore,

BE IT RESOLVED, the Town Board does hereby authorize the appointment of Kyrie Fielder, as Secretary to the Board of Assessment Review at a pay rate of \$75.00 for attending the grievance meeting (fourth Tuesday of May) and minute recording/transcription.

Supervisor Watts – Aye, Council Member Bogins – Aye, Council Member Cords – Aye, Council Member Flaherty – Aye, Council Member Powers – Aye. Motion Carried.

Resolution No. 2023-096 “Appoint Board of Assessment Review Member”

Offered by Supervisor Watts and seconded by Council Member Bogins.

WHEREAS, the resignation of Elizabeth Hansen left a vacant position on the Board of Assessment Review. Elizabeth’s term expires on September 30th, 2027.

WHEREAS, only one member of the BAR can be a town employee. Therefore,

BE IT RESOLVED, that the Town Board does hereby appoint ~~Brian Halvorsen~~ or Mary Savoia (*line through the name not selected*) to the remaining term of Elizabeth Hansen on the Board of Assessment Review which expires on September 30th, 2027 effective immediately at a pay rate of \$225.00 annually to attend the scheduled mandated three meetings. Additional meetings after the third meeting will be paid at a rate of \$35.00 per meeting.

Supervisor Watts – Aye, Council Member Bogins – Aye, Council Member Cords – Aye, Council Member Flaherty – Aye, Council Member Powers – Aye. Motion Carried.

Resolution No. 2023-097 “Approve to Amend 2023 Budget for Courts Grant”

Offered by Council Member Flaherty and seconded by Council Member Bogins.

WHEREAS, the town received grant money for the justice department; and

WHEREAS, it is necessary for accounting purposes to track the expenses and revenues associated with these funds; therefore

BE IT RESOLVED, the Town Board does hereby authorize the Town Supervisor to amend the expense line item A-1110.401 (Muni Court – Contractual - Grant) to reflect the increase in General Fund Appropriations \$3,357.86 and increase the revenue line item A-3021 (Court Facilities Grant) to reflect the increase in General Fund Revenue in the amount of \$3,357.86 in the 2023 budget.

Supervisor Watts – Aye, Council Member Bogins – Aye, Council Member Cords – Aye, Council Member Flaherty – Aye, Council Member Powers – Aye. Motion Carried.

Resolution No. 2023-098 “Receipt of Monthly Supervisor’s Report”

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

WHEREAS, Town Law, Section 125 commands a detailed statement from the Supervisor’s office to be rendered to the town board of all money received and disbursed and a copy filed in the office of the Town Clerk; therefore,

BE IT RESOLVED, that the Town Board Members accept the monthly Supervisor’s Report for March 2023.

Supervisor Watts – Aye, Council Member Bogins – Aye, Council Member Cords – Aye, Council Member Flaherty – Aye, Council Member Powers – Aye. Motion Carried.

Resolution No. 2023-099 “Approve Board Members to Sign Agreement – Expenditure of Highway Monies Section 284 of Highway Law”

Offered by Supervisor Watts and seconded by Council Member Bogins.

WHEREAS, Pursuant to the provisions of Section 284 of the Highway Law, we agree that moneys levied and collected in the Town for the repair and improvement of highways, and received from the State for State Aid for the repair and improvement of highways, shall be expended for General Repairs/Permanent Improvements; therefore,

BE IT RESOLVED, that the Town Board Members accept that \$441,000 to be set aside (Funding lines approved in 2023 Town Budget) to be expended for primary work, general repairs and permanent improvements; furthermore,

BE IT RESOLVED, the Town Board Members approve the Supervisor, Board Members and the Town Superintendent of Highways to Sign the attached Agreement

Supervisor Watts – Aye, Council Member Bogins – Aye, Council Member Cords – Aye, Council Member Flaherty – Aye, Council Member Powers – Aye. Motion Carried.

Committee Reports:

- Ambulance:
 - 71 Total Calls for February / 47 Total Transported Calls
- Animal Control:
 - 15 calls for March
- Police Dept.:
 - Total mileage for cars 574/575/576/577: 1,677
 - 2 Criminal Complaints / 72 incident Reports / 555 Aid citizens/requests/services
 - 7 accident reports / 4 arrests / 0 felonies / 0 misdemeanors / 10 violations / 6 traffic tickets
- Building and Code:
 - 11 Building Permits Issued / 23 Municipal Searches
 - 1 Certificates of Occupancy / 10 Certificates of Compliance
 - 1 New Violations & Complaints / 0 Unsafe Building Rectified
 - 1 Court Case for Trial / 1 Case in Court
 - 28 Total inspections were performed on current projects, complaints & violations
- Library:
 - 2,356 items circulated / 1,153 in attendance / 404+ uses of the Wi-Fi
 - 133 used computers / 67 reference questions / 19 new library cards / room use 23 times
 - Virtual Yoga available @ 9am on Tuesdays & in person/virtual Yoga available 10am on Thursdays
 - Storytime on Tuesdays @ 10:30am; recommend ages 2-4
 - Book club for YA homeschoolers; Wednesdays @ 1pm; snacks provided.
 - Book Club for adults; virtual and in person; last Wednesday of the month.
 - Abe Ovadia Jazz Concert on March had attendance of 46
- Tax Collector:
 - Collection Summary reflects all transactions through March 31st, 2023. A indicated, 86% of the warrant has been collected representing an amount of \$7,240,454.99. The penalty amount for March was \$4,031.29 with a cumulative amount of \$6,475.80. The uncollected amount is \$1,211,075.88.
 - A check in the amount of \$250,000.00 to be applied to the tax warrant was written to the Greene County treasurer on 3/10/23. Checks will continue to be issued to the county by the 15th of each month as required by law.
 - A check in the amount of \$2,513.62 was issued to the Town of Cairo in payment of February interest (\$69.11) and February Penalties (\$2,444.51). Checks will continue to be issued to the county by the 15th of each month as required by law.

- Office hours for the month of April will continue to be Tues.-Thurs. from 10am-2pm or appt.
- Zoning:
 - 5 Inspections / 5 Preliminary Site Plan App. / 2 Site Plan App.
 - 1 Court / 1 Denial and Appeal / 6 Zoning Denial / 3 Subdivision App.
 - 5 Misc. / 1 Other / 1 T/O Cairo Landfill

Adjourn Town Board Meeting @ 9:42PM

Offered by Supervisor Watts and seconded by Council Member Cords.

Supervisor Watts – Aye, Council Member Bogins – Aye, Council Member Cords – Aye, Council Member Flaherty – Aye, Council Member Powers – Aye. Motion Carried.

Respectfully Submitted

Kayla L. McAlister
Cairo Town Clerk