



Minutes

Town of Cairo

Wednesday August 16th, 2023

Cairo Town Workshop @ 7:00pm

Location: Town Hall Meeting Room

The Town Board of the Town of Cairo met for a Town Board Meeting on Wednesday, August 16th, 2023, at the Town Hall, Main Street, Cairo, New York. Supervisor Watts called the meeting to order @ 7:00PM 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.

Minutes:

June 21st, 2023:

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

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

July 3rd, 2023:

Offered by Council Member Powers 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.

July 19th, 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 – Aye, Council Member Powers – Aye. Motion Carried.

New Business:

1. Trash Cans on Main Street
 - a. Trash cans were donated by Superior last year but were then taken back. Supervisor Watts will contact them to see if they were interested in donating them again or just get a cost, which may require a resolution if it is over a certain price.

2. Park Use for “Trunk or Treat” Event
 - a. A group is requesting to use the park for the Trunk or Treat event that was originally at the Red Rooster is now being requested to be done at the Town Park, the event will either take place on

the Friday, Saturday or Sunday before Halloween. The Board has no problem with this. The group will set up date and time with Kim Weiss.

Old Business:

1. 42 Renewable – Solar Company (Lease Land Fill Land):

a. Project Overview:

i. Projected system size of 6.07 MWdc /4.86 MWac

1. System will be constructed with tier 1 solar modules, mounting structures, power inverters, and other auxiliary components

ii. 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

1. Central Hudson Gas & Electric will apply a credit on the bill of the subscriber for their portion of the project

2. The community solar model enables equitable access to the economic advantages of the project, including energy savings of approximately 10% and stable energy rates

3. Opportunity for the Town to subscribe to offset municipal electricity usage, with review of the Town's electric bills

b. Lease Arrangements:

i. Project will be installed on a 30-acre landfill property owned by the Town of Cairo

ii. 42 Renew will enter into a 25-year lease agreement with the Town

1. The Town will have the option for two 5-year term extensions at the end of 25 years

iii. Projected lease payment for the first year is \$1,216/acre or \$36,917, with an annual escalation of 2%

1. The town can expect to receive approximately \$1.18 million in revenue from the lease over the course of 25 years

c. Environmental Evaluation:

i. 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

ii. The project design will prioritize environmental responsibility and adhere to all relevant regulations, including those established by NYSDEC, EPA, and NYSERDA

d. Project Timeline:

i. Month 1-3: Conduct environmental due diligence study and finalize LOI and lease agreement with the Town

ii. Month 4-8: Finalize project design, secure necessary permits and approvals

iii. Month 9-12: Construct the solar system

iv. Month 13-15: Commission the system and begin generating power

v. 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

2. Sol Source Power, LLC – Solar Company (Lease Land Fill Land):

a. General Provisions

i. Except for the confidentiality and non-disclosure provision of paragraphs below, this Letter is non-binding on either part. Instead it sets forth their desire and intentions with respect to one or more solar PV systems for the lessor's premises and their intention to negotiate in good faith during an exclusive period of 120 days, commencing with execution of this letter, to reach a then binding lease agreement. During the "Exclusivity Period", lessor agrees to not interfere with SolSourcePower or its subsidiaries' or agents' efforts to secure other agreements, permits or authorizations to develop a solar photovoltaic generating and energy storage facility on the property.

ii. Sol Source Power will conduct a site assessment, prepare a proposal, and design and install the system for the designated site consistent within recognized industry guidelines, regulations and good industry practices. Lessee will pay for all costs and perform all work related to the facility.

- iii. *The transaction contemplated by this letter or intent is a Solar Lease Agreement between the Lessee and Lessor. Parties agree to negotiate the terms of definitive agreements that will govern the Lease.*
- iv. *Lessee will pay all increase to property taxes directly resulting from installation of the facility, plus ant roll back taxes that may be incurred due to removal of a property tax exemption. Lessor is responsible for base property taxes on the land.*
- v. *Lessee will remove the facility within 120 days of the end of the lease term at Lessee’s sole cost.*
- vi. *Lessee will own the system(s), all power generated by the system(s), all tax-related benefits and incentives, all environmental credits and other attributes applicable to solar energy. Similarly, Lessee shall bear all investment and costs associated with installing, owning and operating the system(s).*
- vii. *Certain confidential and proprietary information will necessarily be exchanged during this project. By their signature below, the parties agree to hold in strict privacy all such confidential information, including, without limitation, contracts, terms, financial information, design, sources and plans, among others, except to the extent required to communicate with employees, advisors, investors, lenders and similar advisors and in response to legal requests from government agencies and courts of law. In the event the project is terminated, each party will promptly return to the other party all documents, records, and other information and property of any kind received from the other party.*
- viii. *Neither party shall make any public disclosure nor media releases regarding this project, including the existence of the projects without securing written approval from the other party.*
- ix. *Upon execution of this letter of intent and until the closing of the lease agreement, the lessor will give Lessee and its advisors full access and opportunity to inspect, without limitation, the Lessor’s property and to conduct engineering and environmental inspections of the property and to provide Lessee with such information as may be reasonably requested pertaining to the project site.*

3. Continue Public Hearing for Zoning Law Amendments

a. Resolution No. 2023-169

4. Cairo-Durham Rotary Club – Donation Shed

- a. ‘My name is Beau, I am the past president of our local Cairo-Durham Rotary Club. Jennifer Chase attended one of your meetings back in June to talk about a donation shed we want to put in as a fundraiser – remember this will go towards raising money for scholarships, community projects, and so much more. We have left a few messages but have not heard back on any other ideas on the next steps forward. I was hoping someone could help let us know if there is anything you are waiting on from us? Also, we have a few media outlets waiting on this for a story, and would live to give them something for next month.
The board has no problem with this, it will be placed somewhere near the dog park and the recycling center in the Town Park. If it is treated poorly it will then be put behind the fence with the recycling center.

Correspondence:

- Children’s Camp Inspection Report
 - a. No Public Health Hazards Reported
 - b. The few violations that were reported fell under
 - i. Administration/Supervision
 - ii. Medical
 - iii. Recreational Safety
 - iv. Construction, Electrical and Fire Safety

All have been addressed and will be corrected

Public Comment:

- The Board addressed some issues between Pop Warner Football/Cheer and the American Youth Football (AYF) about using the building at the Football Field. The board had allowed access to the AYF to use the building since they were under the impression that Pop Warner did not have Football this

season, which was correct. Supervisor Watts then decided to look for another building for Pop Warner to use within the park.

- Pop Warner was more concerned about how the shed was turned over while their contents were still in the shed, they state that they were unaware someone else wanted to use it and were then granted access. They would like the opportunity to get their stuff (mats, equipment, concession items, speakers, etc.) out along with using the park since they are insured to use the park.
- Pop Warner's items are currently upstairs and AYF's items are currently downstairs in the building. AYF showed the proof of the resolution that they had permission to access the shed when Pop Warner questioned them.
- The Board is giving Pop Warner 4 days, by the 20th, between 8-2 to collect their items and relocate it. If the time does not work then Council Member Flaherty will meet the outside of those hours given.
- The Town of Cairo will be purchasing another AED for Football and when that is not in season it will be used for Baseball.

Resolution No. 2023-169 "Authorize Public Hearing"

Offered by Council Member Cords and seconded by Supervisor Watts.

WHEREAS, the Town of Cairo is proposing a new Town Local Law to override the Tax Levy,

WHEREAS, a Public Hearing is necessary prior to the adoption of any Law. Therefore;

BE IT RESOLVED, that on September 11th, 2023 at 7:00PM, at the Cairo Town Hall, the Cairo Town Board shall hold a Public Hearing to override the tax levy limit established in general municipal law Section 3-c.

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

Resolution No. 2023-170 "Budget Amendments and Payable of Bills on Abstract #307 for July Payables & Prepaids"

Offered by Council Member Flaherty 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 #307 Payables and Prepaids, consisting of V3 #00521-00671 in the amount of \$ 403,973.40 is approved for payment;

The total amount to be paid from the:

General Fund -	\$ 232,927.37	Hydrant –	\$ 8,500.00
Highway Fund -	\$ 121,045.54	Capital Projects -	\$ -0-
Street Lighting -	\$ 4,571.17	Sidewalk -	\$ -0-
Sewer Fund -	\$ 22,967.99	Trust & Agency -	\$ 4,183.69
Water Fund -	\$ 9,777.64	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. 2023-171 "Accept Water/Sewer Adjustments"

Offered by Supervisor Watts and seconded by Council Member Cords.

WHEREAS, it is necessary for the Water and Sewer Billing adjustment be authorized by the Town Board and documented in the minutes; therefore,

BE IT RESOLVED, that the Town Board does hereby accept the Water Adjustments totaling \$70.00 dated August 1st, 2023 to be credited to account numbers 0410 for \$70.00; \$70.00 which was erroneously posted.

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

Resolution No. 2023-172 “Receipt of Monthly Supervisor’s Report”

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

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 July 2023.

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

Resolution No. 2023-173 “Accept Sewer Use Billing”

Offered by Supervisor Watts and seconded by Council Member Cords.

WHEREAS, it is necessary for the Sewer Use Billing be authorized by the Town Board and documented in the minutes; therefore,

BE IT RESOLVED that the Town Board does hereby accept the Sewer Use Billing from the Sewer Administrator in the amount of \$31,797.98 dated August 1, 2023.

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

Resolution No. 2023-174 “Accept Water Billing”

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

WHEREAS, it is necessary for the Water Billing be authorized by the Town Board and documented in the minutes; therefore,

BE IT RESOLVED that the Town Board does hereby accept the Water Billing from the Water Administrator in the amount of \$47,970.77 dated July 1, 2023.

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

Resolution No. 2023-175 “Approve Full Time to Part Time Highway Laborer

Offered by Supervisor Watts and seconded by Council Member Bogins.

WHEREAS, the Town of Cairo Highway Department is in need of switching a full time laborer to part time.

WHEREAS, the Town of Cairo Highway Department employed Jovan Pelton as a full time laborer at an hourly rate of \$19.48 per hour and has requested to be switch to part time.

BE IT RESOLVED, that Cairo Town Board does hereby approve the switching of full to part time of Jovan Pelton continuing to pay \$19.48 per hour effective August 11th, 2023.

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

Resolution No. 2023-176 “Approve to Purchase “When to Work” Scheduling Program”

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

WHEREAS, the Town of Cairo Ambulance Department is in need of a new scheduling technique that keeps track of hours and alerts staff of any open shifts.

WHEREAS, the Town of Cairo Ambulance Department would like to purchase a subscription to “When to Work” electronic scheduling at \$220.00 annually effective August 17th, 2023. Therefore;

BE IT RESOLVED, that Cairo Town Board does hereby approve the Cairo Ambulance Department to purchase “When to Work” electronic scheduling at an annual subscription of \$220.00.

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

Resolution No. 2023-177 “Accept Water Penalties”

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

WHEREAS, it is necessary for the Water Penalties be authorized by the Town Board and documented in the minutes; therefore,

BE IT RESOLVED that the Town Board does hereby accept the Water Penalties from the Water Administrator in the amount of \$1,199.42 dated August 11th, 2023.

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

Resolution No. 2023-178 “Amend 2023 Budget for Summer Recreation Grant”

Offered by Supervisor Watts and seconded by Council Member Flaherty.

WHEREAS, the town applied to receive grant money from Greene County Department of Human Services; 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-7310.4 (Youth Programs - Contractual) by \$3,009.02 and line item A-7310.150 (Youth Programs Personal Service) by \$ 2,885.85; Furthermore,

BE IT RESOLVED, the Town Board does hereby authorize the Town Supervisor to increase the revenue line item A-3820 (State Aid – Youth Programs) in the amount of \$5,894.87 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. 2023-179 “Approve Option to Lease Land for Solar Landfill Project”

TABLED

WHEREAS, the Town of Cairo has been approached by two companies (42 Renewables and SOL Source Power) with proposals/bids to lease the former landfill located at 211 Joel M Austin Rd; therefore,

BE IT RESOLVED, that the Town Board Members accept the proposal to Option & Lease property owned by the Town of Cairo presented by _____ per the agreed upon proposal details for a lease term of 25 years.

Resolution No. 2023-180 “Hiring of Full-Time Justice Court Clerk II”

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

WHEREAS, The Town of Cairo Court has a vacancy and need of a full time Justice Court Clerk

WHEREAS, The Town of Cairo Court has hired Kiera Roush at an hourly rate of \$20.50 per hour effective August 17th, 2023. Therefore;

BE IT RESOLVED that Cairo Town Board does hereby approve the hiring of Kiera Roush, at the rate of \$20.50 per hour, not to exceed 40 hours/per week, effective August 17th, 2023.

ROLL CALL

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

Resolution No. 2023-181 “Put Ambulance Building Out for Bid”

Offered by Council Member Powers and seconded by Supervisor Watts.

WHEREAS, the Ambulance Building for the Cairo Ambulance needs to be updated and renovated.

BE IT RESOLVED, that the Town Board of the Town of Cairo does hereby approve the advertisement to renovate the Ambulance Building.

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

Public Monthly Reports: (Not Discussed)

- Ambulance
 - 92 total calls for June/69 transported calls
- Animal Control
 - 29 for the month of July
- Assessor
 - 32 sales/transfers for the month of June – 10 valid arm’s length sales
- Highway Dept. for June/July
 - Workers assisted at Greene County Youth Fair
 - Crews working on patching and shoulders
 - Middlefield Road resurfaced and awaiting chip sealing
 - Culvert replacement is ongoing
 - Work or non-reflective road signs being replaced
 - Highway currently has 7 full time employees with CDL’s
 - Numerous Street name signs have been stolen
 - New Mechanic hired and starts in August
- Police Department
 - Total mileage for cars 574/575/576/577: 1,388
 - 8 Criminal Complaints / 104 incident Reports / 537 Aid citizens/requests/services
 - 6 accident reports / 5 arrests / 0 felonies / 5 misdemeanors / 3 violations / 3 traffic tickets
- Building And Code
 - 20 Building Permits Issued / 10 Municipal Searches
 - 2 Certificates of Occupancy / 9 Certificates of Compliance
 - 5 New Violations & Complaints
 - 1 Court Case for Trial / 1 Case in Court
 - 33 Total inspections were performed on current projects, complaints & violations
- Library
 - 2,168 items circulated / 1,575 in attendance / 500+ uses of the Wi-Fi
 - 153 used computers / 171 reference questions
 - 25 new library cards / room use 164 times
- Tax Collector
 - The collection period for the Town of Cairo property tax bills ended on July 31, 2023. As indicated, 90% of the warrant has been collected representing an amount of \$7,583,345.74.

There are 225 parcels that remain unpaid. The penalty amount collected for July was \$2655.43 with a cumulative amount of \$20,127.24. The second notice fee amount for July was \$42.00 with a cumulative amount of \$196.00. The uncollected amount is \$868,185.13 including rolls 3, 5 & 6 which are paid directly to the County.

- The office will be closed until late in December when the 2024 property tax bills will be issued. I will continue to check my messages and mail.
- Zoning
 - 3 Site Plan Applications / 1 Violation / 2 Court
 - 1 Zoning Denial with Appeal / 3 Subdivision App.

Adjourn Town Board Meeting @ 8:13PM

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

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