



Minutes

Town of Cairo

Wednesday November 20th, 2024

Town Board Meeting @ 7:00PM

Location: Town Hall Meeting Room

The Town Board of the Town of Cairo met for a Town Board Meeting on Wednesday November 20th, 2024, at the Town Hall, Main Street, Cairo, New York. Council Member Cords 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 Murphy

Minutes:

November 4th, 2024:

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 Murphy – Aye. Motion Carried.

New Business:

- Lease for the Youth Fair Cold Storage Building
 - Changes that Greene County would like done; Board will discuss with Tal and reevaluate.
 - Term – we are looking to get a longer term than 20 years. The fair began 75 years ago, and we hope to continue for at least another 75 years. Can we extend the term longer than the 20 years?
 - Use of the Leased Premises – the county is paying for all the building construction. The agricultural society will have a licensed electrician run a 200-amp service to the new building and set a Central Hudson meter that will be paid by the agricultural society. Can this be added to the lease agreement?
 - Termination – can this section be removed or reworded? We are concerned that we will be asked to remove the building in the future while still having the fair at this location.
 - Surrender – can this section be removed or reworded? Also concerned about being terminated from the premises while conducting fair business at this location.
C. Seaburg – Superintendent of Buildings & Grounds
- Postage Meter Contracts
 - Board is looking in getting a postage machine instead of using stamps, this would save money on postage since the machine is rated lower. The board would just have to take money out of each department's budget for the use of postage machine. **Resolution No. 2024-233**

Old Business:

- Continue Opened Public Hearing – Amend Zoning Law Sect. VI.-A-5(a)
 - The one gentleman that had concerns at the last meeting thanks the board for leaving the public hearing open so he can understand and read the law before the decision of the change. *There is no replacement language the board is taking a line out of the law; which classifies as an amendment.*

The concern from the gentleman is that there is no limit of the amount of building that can be put up before a home goes up. He would like the board to change the wording for it to at least reflect no more than 1 structure should be permitted before the home goes up or a certain amount of buildings dependent on how many acres you own. This would still allow people to put up their barn, garage or shed, but he has a concern about people abusing the law and putting up as many as possible before putting up a home.

Once your home goes up that number of buildings after would be under the discretion of the building dept. The Town Board understands where the gentleman is coming from due to his concerns with a current property in Town. But overall the board believes you should be able to do what you want with your property no matter how many acres you own.

Some other discussion on zoning and why zoning has its good and bad sides.

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

- Closed @ 7:17PM

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

- House on Main Street/Bross Street
 - The gentleman, Ralph, who is planning on buying this property has not had the closing on his other house in the city, which he plans to use this money to purchase the building on Main Street. This is why the closing is taking so long. The current owner, Margaret, wants to still sell the property to Ralph, but wants to make sure that the Town does not approve the demo of this building since the closing is taking longer than expected and she does not want to incur the cost of the demo if this property is going to be sold. She also wants the okay from the Board to hire an engineer so that a building permit can be done and progress is being shown. Though she is spending this money, once Ralph purchases the property she will be reimbursed. Since gaining ownership of the house since her mother died all of the back taxes have been paid. Supervisor Watts understands that closings take time and addresses that they have put money into the building already to make more structurally sound, even though Ralph is not the owner yet, and that it is safer than it was before, safer than some other buildings in Town. The Town Board has gotten reports that state the building is not going to fall down. Council Member Bogins and Murphy want to look over the report again from the Town Building Dept. before a decision is made. The question is why would she hire an engineer now, this is because everything was delayed and by now they expected Ralph to own the building and hire the engineer himself. She wants to start this as soon as possible, would like the Town Board to allow this. But it will still take some time for an actual engineer's report. There was not much word from Ralph or his attorney in quite some time, this is the reason that the Board wanted to meet with him for an update. Jerry Buckley will keep the Board updated.

Public Comment:

- Marc Gorelick asks about putting the Menorah up for the Holidays; the board says he has permission to do it up when necessary.

Resolution No. 2024-205 “Approve Highway Clerk Title Change”

Offered by Council Member Bogins and seconded by Council Member Flaherty

WHEREAS, the Town of Cairo Highway Department requests a title change for the Highway Clerk to be Highway Office Administrator; therefore,

BE IT RESOLVED that Cairo Town Board does hereby approve the following title change to Highway Office Administrator effective immediately.

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

Resolution No. 2024-218 “Approve Local Law #4 of 2024 to Amend Zoning Law dated June 5, 2017 Section VI. General Regulations for All District, A., 5., (a)”

Offered by Supervisor Watts and seconded by Council Member Cords.

WHEREAS, the Town of Cairo previously enacted a zoning law in accordance with General Municipal Law, and; and

WHEREAS, the Town has determined that it is necessary to amend such zoning; therefore,

BE IT RESOLVED, that the Town of Cairo hereby adopts the attached Local Law #4 Of 2024 Amending the Zoning Law to Allow Establishment of Accessory Uses Prior to Principal Uses.

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

Resolution No. 2024-220 “Approve Highway Department to Purchase Plow and Sanders for Two New Trucks”

Offered by Council Member Bogins and seconded by Supervisor Watts.

WHEREAS, The Highway department is requesting funds to purchase two sanders and two plows from Toad’s LLC for both new Ford 350 pickup trucks.

BE IT RESOLVED, that the Town Board approves of the purchase of the plows and sanders for both trucks per the attached quotes. The total price being \$33,100.00.

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

Resolution No. 2024-221 “Approve Building and Code Clerk Title Change

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

WHEREAS, the Town of Cairo Building and Code Department requests a title change for the Building and Code Clerk to be changed to “Code Enforcement Administrative Assistant”; therefore,

BE IT RESOLVED that Cairo Town Board does hereby approve the following title change for Kyrie Fielder to Code Enforcement Administrative Assistant effective immediately.

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

Resolution No. 2024-222 “Accept Water Penalties”

Offered by Council Member Cords and seconded by Supervisor Watts.

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 \$1,148.98 dated November 7, 2024.

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

Resolution No. 2024-223 “Approve Parks/Buildings/Grounds Department to Purchase a Bobcat 48” Snow Blade”

Offered by Supervisor Watts and seconded by Council Member Flaherty.

WHEREAS, The Parks, Buildings & Grounds department is requesting funds to purchase a 48” snow blade for a Bobcat \$70.00; therefore,

BE IT RESOLVED, that the Town Board approves of the Parks Department to purchase a snow blade in the amount of \$3,670.00 per the quote provided.

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

Resolution No. 2024-224 “Accept Water/Sewer Adjustments”

Offered by Supervisor Watts and seconded by Council Member Cords.

WHEREAS, it is necessary for the 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 Sewer Adjustment totaling \$14.99 dated October 29, 2024 for account number 3130 for a late payment penalty which was erroneously posted.

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

Resolution No. 2024-225 “Approve Supervisor to Sign a Ground Lease with Greene County Agricultural Society”

WHEREAS, the Town Board of the Town of Cairo recognizes that there is a need for a ground lease between the Town of Cairo and Greene County Agricultural Society for the approved cold storage building being constructed for the Greene County Youth Fair to utilize; therefore,

BE IT RESOLVED, that the Town Board of the Town of Cairo does hereby authorize the Supervisor to sign the ground lease between the Town of Cairo and Greene County Agricultural Society.

TABLED

Resolution No. 2024-226 “Approve to Purchase New Copier/Printer – Town Hall”

Offered by Supervisor Watts and seconded by Council Member Bogins.

WHEREAS, the Town Hall’s copier contract is expiring in December 2024; and

WHEREAS, the copier is too old to replace parts; therefore,

BE IT RESOLVED that the Town Board of the Town of Cairo approves the purchase of a copier/printer in the amount of \$7510.72 which includes 10 year service/maintenance plan.

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

Resolution No. 2024-227 “Approve to Purchase New Copier/Printer – Assessor’s Office

WHEREAS, the Town Assessor’s copier contract is expiring in December 2024; and **WHEREAS**, the copier is too old to replace parts; therefore,

BE IT RESOLVED that the Town Board of the Town of Cairo approves the purchase of a copier/printer in the amount of \$9141.14 which includes 10 year service/maintenance plan.

TABLED

Resolution No. 2024-228 “Accept Sewer Use Billing”

Offered by Supervisor Watts and seconded by Council Member Flaherty.

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 \$28,702.95, dated November 11, 2024.

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

Resolution No. 2024-229 “Accept Tax Relevy – Delinquent WATER use Charges Greene County Real Property Services”

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

WHEREAS, it is necessary for the Delinquent WATER Use Charges (Relevy) to be authorized by the Town Board and documented in the minutes; therefore,

BE IT RESOLVED, that the Town Board of Cairo does hereby accept the Delinquent WATER Use Charge as presented from the Water Administrator in the amount of \$ 37,332.22 dated November 10, 2024.

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

Resolution No. 2024-230 “Accept Tax Relevy – Delinquent EDU use Charges Greene County Real Property Services”

Offered by Supervisor Watts and seconded by Council Member Bogins.

WHEREAS, it is necessary for the Delinquent EDU Use Charges (Relevy) to be authorized by the Town Board and documented in the minutes; therefore,

BE IT RESOLVED, that the Town Board of Cairo does hereby accept the Delinquent EDU Use Charge as presented from the Water Administrator in the amount of \$ 12,755.00 dated November 10, 2024.

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

Resolution No. 2024-231 “Accept Tax Relevy – Delinquent SEWER use Charges Greene County Real Property Services”

Offered by Supervisor Watts and seconded by Council Member Cords.

WHEREAS, it is necessary for the Delinquent SEWER Use Charges (Relevy) to be authorized by the Town Board and documented in the minutes; therefore,

BE IT RESOLVED, that the Town Board of Cairo does hereby accept the Delinquent SEWER Use Charge as presented from the Water Administrator in the amount of \$ 32,107.64 dated November 10, 2024.

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

Resolution No. 2024-232 “Approve Town Hall to be Closed November 20, 2024”

Offered by Supervisor Watts and seconded by Council Member Flaherty.

WHEREAS, in the past, there has not been a lot of visitors to the Town Hall the day after Thanksgiving.

BE IT RESOLVED, that the Cairo Town Board approves to Closure of the Town Hall on November 29, 2024 as a paid holiday for full and part time employees for their normal scheduled hours.

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

Resolution No. 2024-233 “Approve Mailing System Lease”

Offered by Supervisor Watts and seconded by Council Member Cords.

WHEREAS, the Town of Cairo can save approximately \$.04 per stamp if they lease the iX3 mailing system; and,

WHEREAS, the Town of Cairo received three quotes from Repeat Business Systems, Quadient and Pitney Bowes; therefore,

BE IT RESOLVED, that Cairo Town Board does hereby approve to enter a Lease with Quadient for 12 months for the iX3 mailing system.

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

Resolution No. 2024-234 “Approve Contractor for Fire Extinguisher Yearly Inspections”

Offered by Supervisor Watts and seconded by Council Member Cords.

WHEREAS, the Town of Cairo is required to have yearly inspections of all Fire Extinguishers and they are due in the month of November 2024; and,

WHEREAS, the Town of Cairo received two quotes from Buckleys Fire Extinguishers and Sausbier’s Awning Shop Inc to perform the yearly fire extinguisher inspections; therefore,

BE IT RESOLVED, that Cairo Town Board does hereby approve Buckley’s Fire Extinguishers to perform yearly inspections in the month of November of all fire extinguishers in the town of Cairo in the amount based on the pricing chart quote provided.

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

Resolution No. 2024-235 “Approve to Reschedule Town Board Meeting from Dec. 2, 2024 to Dec. 9, 2024”

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

BE IT RESOLVED, that the Cairo Town Board Meeting scheduled to be held on December 2, 2024 shall be rescheduled to December 9, 2024 at 7PM in the Town Hall Meeting Room.

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

Resolution No. 2024-236 “Approve Supervisor to Sign the 2025 Contract with EZ Cleaning Crew for Town Building/Library Cleaning”

Offered by Supervisor Watts and seconded by Council Member Cords.

WHEREAS, EZ Cleaning Crew has been cleaning the Town Buildings since April, 2021 and the current contract expires on December 31, 2024; and,

WHEREAS, a new contract was received from EZ Cleaning Crew, LLC for cleaning of the Town Hall and the Cairo Library which includes most cleaning products at \$80 per cleaning of the Library and \$70 per cleaning in the Town Hall; therefore,

BE IT RESOLVED, that the Town Board does hereby authorize the Supervisor to sign the contract with EZ Cleaning Crew LLC effective January 1, 2025 and expiring on December 31, 2025.

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

Resolution No. 2024-237 “Agreeing to Waive 30-Day waiting period for State Liquor Authority License for Purro Miller LLC/Red Rooster Bar & Grill”

Offered by Supervisor Watts and seconded by Council Member Bogins.

WHEREAS, in accordance with the New York State Liquor Authority application process an applicant is required to submit a notice to the municipality in which it will be located at least 30 days prior to the issuance of such license, and

WHEREAS, the Purro Miller LLC/Red Rooster Bar & Grill located at 845 Main Street Cairo, NY, has requested that such 30-day waiting period be waived; therefore,

BE IT RESOLVED, that the Town Clerk is hereby authorized to attach a certified copy of this resolution to the SLA (Standardized Notice Form for providing 30-Day Advanced Notice to a Local Municipality or Community Board) and forward same to the applicant and/or NY State Liquor Authority.

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

Public Monthly Reports: (Not Discussed)

- Ambulance – October
 - Total calls – 77 / transported calls – 55
- Assessor – September
 - 38 sales/transfers for the month September
 - 13 valid arm’s length transfers
- Animal Control – October
 - 14 total calls
 - 11 dogs / 2 deer / 1 pet rabbit
- Building and Code – October
 - 22 building permits / 12 municipal searches / 36 total inspections
 - 2 certificates of occupancy / 11 certificates of compliance
 - 1 new violations & complaints / 0 court case for trial / 1 case in court
- Police Department
 - September
 - Total mileage for cars 574/575/576/577: 3,860
 - 6 Criminal Complaints / 96 Incident Reports / 508 Aid citizens/requests/services
 - 7 accident responses / 3 arrests / 42 traffic tickets / 3 ordinance tickets
 - October
 - Total mileage for cars 574/575/576/577: 3,758
 - 4 Criminal Complaints / 77 Incident Reports / 505 Aid citizens/requests/services
 - 2 accident responses / 4 arrests / 18 traffic tickets / 1 ordinance ticket

Adjourn Town Board Meeting @ 7:55PM

Offered by Council Member Flaherty and seconded by Supervisor Watts.

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

Respectfully Submitted

Kayla L. McAlister
Cairo Town Clerk