



## Minutes

Town of Cairo

Monday May 5<sup>th</sup>, 2025

Town Board Meeting @ 7:00PM

Location: Town Hall Meeting Room

### **DRAFT**

The Town Board of the Town of Cairo met for a Town Board Meeting on Monday May 5<sup>th</sup>, 2025, at the Town Hall, Main Street, Cairo, New York. The meeting was called 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 Murphy.

Absent: Council Member Flaherty

#### **Minutes:**

##### ***April 7<sup>th</sup>, 2025***

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

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

##### ***April 16<sup>th</sup>, 2025***

Offered by Supervisor Watts and seconded by Council Member Bogins.

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

#### **New Business:**

- Executive Session – Personnel
  - Not Needed
- Water/Sewer Rates – RCAP Rate Study – Jesse LeVine
  - ‘The Cairo Water District serves a community with some less fortunate households. About one in eight households served have annual incomes at or below 200 percent of the federal poverty level. The Median Household Income in the Cairo Water District service territory is below state and national levels, and about 27 percent of households have incomes under \$25,000 a year. Renter households make up half of the customers and are more likely to be low-income. The median income in Cairo has not kept up with inflation since 2010, meaning that residents have less buying power today than they did 15 years ago. The lowest-income households earn less than what is necessary to afford basic necessities.
  - About half of the people served by Cairo Water District are not working or are working only part-time, and 56 percent receive Social Security. Customers participate in SNAP at higher levels than the state and country as a whole. Cairo Water District customers do not have access to

federal assistance programs currently because the temporary programs set up during the COVID-19 pandemic have expired.

- Affordability should be a concern when setting rates for the Cairo Water District. Rates should reflect the total cost of providing water and wastewater service and should not be kept artificially low. The best way to price rates for affordability is to give customers as much control over their bills as possible. Cairo Water District does charge rates based on usage, but a high amount of usage is included in the base charge. It is likely that many small, low-income households do not use all the gallons included in the base charge and therefore have no control over their bills. Cairo Water District may wish to consider lowering the gallon inclusion in future rate changes, perhaps in lieu of raising rates.'
- Mike Lamanec does address to the Board about the costs of everything that has been continuing to go up and with other issues coming up; water main breaks and repairs. The goal is to get a grant to help with the rising costs of everything and to help the water district.
- Mentions of the new well in the park and why this well has not been working and how the town is still depending on the old well because it continues to work. The Board has been going back and forth with Delaware Engineering on why the new well is not working and hasn't been working since day one.
- Zoning Law Changes to Allow Camping in Main Street; Commercial Zone via a Special Use Permit
  - This has to do with some local hotel businesses (Cedar Terrace and possibly others) that are interested in creating tiny homes that may have wheels on them and are mobile, which would be classified as 'camping'. The Board will have to look this law over and have a public hearing to discuss further. Will need to go through the steps for any other zoning local law change; notifications to other Towns, SEQR, PH, planning board, etc.
  - If the Cedar Terrace is able to do what they would like with the business they are looking into becoming a part the water and sewer district which would require the district to be extended.

### **Public Hearing:**

- Creation of New Water District – South Cairo Water District
  - Offered by Supervisor Watts and seconded by Council Member Cords
    - Open @ 7:18PM
    - *Supervisor Watts – Aye, Council Member Bogins – Aye, Council Member Cords – Aye, Council Member Flaherty – Absent, Council Member Murphy – Aye. Motion Carried.*
      - This is to create a new water district for the residents of South Cairo whose wells were contaminated from the thermostat plant. The 'bloom' is lasting a lot longer than anticipated so there is still the spread of contamination. The Village of Catskill has agreed to extend their Water District to South Cairo, the Town of Cairo will be collecting the fees for the District and re-levying when necessary. This is something that is simply a part of the process to approve the new District. This will allow billing to happen as well. Another PH will be in 2 weeks.
      - The plant is not liable anymore. The county is paying for the engineering part of the project and will get reimbursed from the State, the Town is not paying for any of this project.
      - The District will just be considered South Cairo Water District. The Country Estates will also fall under this District, they will not be separate entities. This project will entail 2 different phases not 2 different Districts.
  - Offered by Supervisor Watts and seconded by Council Member Cords
    - Closed @ 7:24PM

- *Supervisor Watts – Aye, Council Member Bogins – Aye, Council Member Cords – Aye, Council Member Flaherty – Absent, Council Member Murphy – Aye. Motion Carried.*
- **\*Grant Discussion\***
  - Our Grant writer, Nicole, brings up a grant that is due by June 6<sup>th</sup>. Resilient Owners Grant, this grant has to do with the water shed, anything to do with water damage, flooding, culverts, bridges; can be awarded up to \$150,000. Information was sent to both the grant writer and the Council Member Bogins.
- **Amend Subdivision Law to Establish Lot Line Adjustment Procedures**
  - Offered by Supervisor Watts and second by Council Member Cords
    - **Open @ 7:31**
    - *Supervisor Watts – Aye, Council Member Bogins – Aye, Council Member Cords – Aye, Council Member Flaherty – Absent, Council Member Murphy – Aye. Motion Carried.*
      - This was approved by the board in 2019 and slipped through the cracks needed to be addressed, approved and filed again. This is a small modification of the zoning law that makes it easier for minor/small subdivisions. Instead of spending a lot more money on plans and plot lines, this is something that makes it easier to move your line over a few feet if there are people that are built over property lines unknowingly. Lines just have to be surveyed instead of the whole lot.
      - Ray Houghtaling mention property back in the 70's about properties less than 2 acres. Back then you could subdivide to under 2 acres now with updated zoning law you cannot.
  - Offered by Council Member Cords and seconded by Council Member Bogins.
    - **Closed @ 7:36**
    - *Supervisor Watts – Aye, Council Member Bogins – Aye, Council Member Cords – Aye, Council Member Flaherty – Absent, Council Member Murphy – Aye. Motion Carried.*

**Resolution No. 2025-107 “Receipt of Monthly Supervisor’s Report”**

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

**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 April 2025.

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

**Resolution No. 2025-108 “Payment of Bills on Abstract #304 for April Payables & Prepaids”**

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 #304 Payables and Prepaids, consisting of V5 #00185-00285 in the amount of \$ 355,296.35 is approved for payment;

The total amount to be paid from the:

General Fund -	\$ 191,537.50	Hydrant –	\$ 8,500.00
Highway Fund -	\$ 62,270.49	Capital Projects -	\$ -0-
Street Lighting -	\$ 5,991.85	Polly’s Rock -	\$ 44,832.58
Sewer Fund -	\$ 30,135.83	Trust & Agency -	\$ 2,002.54
Water Fund -	\$ 10,025.56	Special Fire -	\$ -0-

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

**Resolution No. 2025-109 “Approve to Amend Local Law #1 of 1990 – Regulating the Subdivision of Land, as Amended 2/27/2006 and 11/15/2006”**

Offered by Council Member Cords and seconded by Supervisor Watts.

**WHEREAS**, the Town of Cairo previously held a public hearing in 2019 to discuss the amendment to regulate the Subdivision of Land; and

**WHEREAS**, the Cairo Town Board voted on and approved the amendment during the September 9, 2019 Town Board Meeting but the new local law amendment was never filed with the Secretary of State; and,

**WHEREAS**, the current subdivision law does not provide a simplified process for lot line adjustments between parcels and that one should be incorporated into the law; therefore,

**BE IT RESOLVED**, that the Town of Cairo hereby approve to amend Local Law #1 of 1990 with the proposed Subdivision Law as per the attached amendments.

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

\*SEQR was done for this

**Resolution No. 2025-110 “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 \$28,132.23, dated May 1, 2025.

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

**Public Monthly Reports: (Not Discussed)**

- Animal Control – March
  - 15 total calls
    - 11 dogs
    - 1 Cow
    - 1 Bobcat
    - 1 Chicken
    - 1 Animal Cruelty
  - Total mileage for the month of April; 78.8 miles
- Assessor – February
  - 24 sales/transfers for the month of February 2025

**Adjourn Town Board Meeting @ 7:39PM**

Offered by Council Member Bogins and seconded by Supervisor Watts.

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

Respectfully Submitted

Kayla L. McAlister  
Cairo Town Clerk