



Minutes

Town of Cairo

Wednesday September 16th, 2026

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 @ 7:01PM on Wednesday September 16th 2026, at the Town Hall, Main Street, Cairo, New York. Attendees Pledge Allegiance to the Flag.

Attendance: Supervisor Bogins, Council Member Brandow, Council Member Murphy, Council Member VanDenburgh.

Absent: Council Member Flaherty.

Minutes:

August 3rd, 2026

Offered by Council Member Brandow and seconded by Council Member VanDenburgh.

Supervisor Bogins – Aye, Council Member Brandow – Aye, Council Member Flaherty – Absent, Council Member Murphy – Aye, Council Member VanDenburgh – Aye. Motion Carried.

August 19th, 2026

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

Supervisor Bogins – Aye, Council Member Brandow – Aye, Council Member Flaherty – Absent, Council Member Murphy – Aye, Council Member VanDenburgh – Aye. Motion Carried.

New Business:

- Introduction
 - Dr. Dotan Schips came and introduced himself to the Cairo Town Board, he is the new Cairo-Durham Central School Superintendent.

Correspondence:

- Unpaid stipend from past Administration
 - Code Enforcement will be paid the unpaid stipend that was approved back in 2025 during the period where the Town had no Building Inspector from March 18-August 19, 2025.
- Mr. John Stanisci regarding changing Lena Lane into a private road
 - Resident on Lena Lane raised ongoing road deterioration
 - Private road grants: no NY State funding exists to transition private roads to town roads
 - Road maintenance agreements are an option, require sign-off from all residents on the road
 - Highway superintendent agreed to inspect
 - Main obstacle: getting all residents to chip in
 - Bringing road to town spec estimated at \$75k–\$100k

- Mr. Harvey Holm would like to speak regarding our Highway Department
 - Highway crew commended by resident for summer road painting near Buddhist temple on Ira Vail Road
 - Specific praise for Mike Borsick: courteous, cleaned up, respectful of neighbors
- Executive Session – Personnel
 - Person did not show up, no executive session

Grant Writer:

- Updates on new and current Grant Information
 - ADUs (Accessory Dwelling Units)
 - NY State pushing ADUs as a tool for senior housing and long-term rentals, must be long-term rental (2-3 year commitment), not Airbnb
 - 10-year commitment with tax exemption available if town opts in, suggestion to apply retroactively for residents who already built for elderly parents
 - Existing zoning (page 10) already references accessory apartments on single-family lots; needs expansion
 - Body armor grant: NY State grant for police department body armor mentioned; may already be submitted, will confirm

Park Update:

- Article 24 wetland permit needs to be refiled (judge ruled DEC failed to comply with SEQRA). State contact agreed to expedite; expected by end of week
- Survey map issue: last survey was 1978, company no longer exists, map missing. Two 1971 county maps found but likely insufficient for state requirements. Surveyor may be needed for the ball field parcel specifically

Public Comments:

- Comprehensive Town Plan
 - Committee is 25 years overdue on updating the plan
 - Phase one (survey collection): January through April/May, using existing resources
 - Cairo Development Foundation covering printing and mailing (\$4,500); Budget ask from the Town: \$6,000 to start phase one with some runway
 - Grant applied for in July (Nicole) that would cover full phase two (\$126,000); Phase two plan B: piecemeal grants if main grant not awarded
 - 15–25% match required, but committee's 396 in-kind volunteer hours can satisfy this
 - Public forum planned for spring; will use visual voting modeled by Greenville
 - Arts and culture ideas from previous meetings: Renaissance fair, cultural arts space, amphitheater, Battle of the Bands; NY State Council of the Arts grant available: \$99,000, no match required for municipalities
- 584 Main Street
 - Just waiting on Code to approve Phase 2; will need a permit.

Resolution No. 2026-159 "Amend 2026 Budget for CHIPS"

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

WHEREAS, the CHIPS Reimbursement from NYS increased from planned 2026 budget; and

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

BE IT RESOLVED, the Town Board does hereby authorize the Town Supervisor to amend the budget lines of 2026 as follows:

DA-3501
(Consolidated Highway Aid)
DA-5112-209
(Permanent Improvements – CHIPS)

Revenue:
\$ 319,298.31

Expenditure:

\$ 319,298.31

Supervisor Bogins – Aye, Council Member Brandow – Aye, Council Member Flaherty – Absent, Council Member Murphy – Aye, Council Member VanDenburgh – Aye. Motion Carried

Resolution No. 2026-160 “Abolishing Acceptance of Anonymous Complaints”

Offered by Supervisor Bogins and seconded by Council Member VanDenburgh.

WHEREAS, the Town Board of the Town of Cairo previously allowed the Code Enforcement Officer to accept all anonymous complaints regarding alleged code violations; and

WHEREAS, such practice has recently led to an abuse of the complaint process for the Town; and

WHEREAS, the Town Board of the Town of Cairo hereby determines that it necessary and appropriate modify its prior policy of accepting such anonymous complaints in order to reduce abuse and waste of public funds.

NOW THEREFORE, IT IS HEREBY RESOLVED, that the Town Board of the Town of Cairo hereby amends its prior policy and directs the Building Department to accept complaints only if they are signed, and the complainant is named or identified.

Supervisor Bogins – Aye, Council Member Brandow – Aye, Council Member Flaherty – Absent, Council Member Murphy – Aye, Council Member VanDenburgh – Aye. Motion Carried

*** Concern raised about protecting tenants or others fearing retaliation. Compromise discussed but resolution passed as written*

Resolution No. 2026-161 “Grant Permission to the Justice Court to Apply for the 2026-2027 Justice Court Assistance Program Grant”

Offered by Supervisor Bogins and seconded by Council Member Brandow.

WHEREAS, the Town Board of the Town of Cairo recognizes that the Town of Cairo Justice Court needs (1) Fellowes Powershred 325CI Cross Media Shredder; (1) Bounty Hunter S3019 Guardian Hand Wand Metal Detector; (1) CARL Bill Slots Steel Security Cash Box; (2) Staples Heavy Duty 4 Drawer Wide Lateral File Cabinets, and

WHEREAS, there is a 2026-2027 Justice Court Assistance Program (JCAP) Grant available, and

BE IT RESOLVED, that the Town Board of the Town of Cairo does hereby authorize the Town of Cairo Justice Court to apply for a JCAP Grant in the 2026-2027 grant cycle up to \$30,000.

Supervisor Bogins – Aye, Council Member Brandow – Aye, Council Member Flaherty – Absent, Council Member Murphy – Aye, Council Member VanDenburgh – Abstain. Motion Carried

Resolution No. 2026-162 “Accept EDU Billing”

Offered by Council Member Brandow and seconded by Council Member VanDenburgh.

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

BE IT RESOLVED, that the Town Board does hereby accept the EDU Billing from the Sewer Administrator in the amount of \$14525.00 dated September 1, 2026.

Supervisor Bogins – Aye, Council Member Brandow – Aye, Council Member Flaherty – Absent, Council Member Murphy – Aye, Council Member VanDenburgh – Aye. Motion Carried

Resolution No. 2026-163 “Bond Resolution Authorizing Issuance of Bond Anticipation Note of Town of Cairo, Greene County, New York in the Amount of \$1,511,281.66 (One Million Five Hundred Eleven Thousand, Two Hundred Eighty-One Dollars and Sixty-Six Cents)”

Offered by Supervisor Bogins and seconded by Council Member VanDenburgh.

WHEREAS, the Town Board of the Town of CAIRO, New York by the following Resolution duly adopted on the 16th day of September, in the year 2026 authorized the Town to finance the construction of a new bridge at Polly’s Rock:

NOW, THEREFORE, BE IT RESOLVED:

SECTION I: The specific object or purpose for which obligations are to be issued pursuant to this resolution is to finance the construction of a new bridge at Polly’s Rock.

SECTION II: The maximum amount to be financed \$1,511,281.66 (ONE MILLION FIVE HUNDRED ELEVEN THOUSAND TWO HUNDRED EIGHTY ONE DOLLARS AN SIXTY SIX CENTS) and the plan of financing such cost is as follows: \$1,511,281.66 (One Million Five Hundred Eleven Thousand Two Hundred Eighty One Dollars and Sixty Six Cents) is to be provided by the issuance of a bond anticipation note in the amount of \$1,511,281.66 (ONE MILLION FIVE HUNDRED ELEVEN THOUSAND TWO HUNDRED EIGHTY ONE DOLLARS AND SIXTY SIX CENTS) pursuant to this resolution.

SECTION III: The following determinations are hereby made:

- (a) The period of probable usefulness of such structure is determined to be 20 (Twenty) years.
- (b) The subdivision of paragraph (a) of Section 11.00 of the Local Finance Law which is applicable in the circumstances of subdivision "29".
- (c) The proposed maturity of the obligations authorized by this resolution will not be in excess of 5 (five) years.
- (d) The purpose constitutes a Type II action as defined in the State Environmental Quality Review Regulations, 6 NYCRR Part 617, which are determined under SEQRA not to have a significant impact on the environment.

SECTION IV: The Town of Cairo shall issue its bond in the amount of \$1,511,281.66 (ONE MILLION FIVE HUNDRED ELEVEN THOUSAND TWO HUNDRED EIGHTY-ONE DOLLARS AND SIXTY-SIX CENTS) to finance such cost in accordance with the financial plan set forth above. Such bond shall be dated approximately as of the 5th day of October 2026 and the power to fix and determine the exact date of such bond is hereby delegated to the Town Supervisor.

SECTION V: Said bond shall obligate the Town to pay to the registered owner the principal sum of \$1,511,281.66 (ONE MILLION FIVE HUNDRED ELEVEN THOUSAND TWO HUNDRED EIGHTY-ONE DOLLARS AND SIXTY-SIX CENTS) which shall be callable on five-days written notice and shall become due on or about October 5, 2026 interest, the rate of 3.90% per annum, annually from the date of the bond until it matures at Greene County Commercial Bank.

SECTION VI: This Board expressly reserves the power on any interest payment date prior to maturity to call in and redeem said bond by payment of all interest due to that date plus the remaining unpaid balance of the principal.

SECTION VII: When said bond shall have been duly sold, the same shall be delivered by the Town of CAIRO Town Clerk to the purchaser upon payment to it of the purchase price including accrued interest, and the receipt of the Town of CAIRO shall be a full acquittance to said purchaser who shall not be obligated to see to the application of the purchase money.

SECTION VIII: The faith and credit of said Town of CAIRO are hereby pledged to the payment of the principal of said bond and interest thereon when due. An amount sufficient to pay the principal and interest on said bond as the same becomes due each year shall be included in the annual budget of such Town of CAIRO for the year, and the said bond shall not be renewed.

SECTION IX. 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 X. 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. To the extent not paid from other sources, 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 XI. 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 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 XII: The validity of the bond herein authorized may be contested only if (1) such obligation is authorized for an object or purpose for which the Town of CAIRO 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 or summary thereof, are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such issuance or (3) such obligations are authorized in violation of the provisions of the Constitution.

SECTION XIV: Pursuant to the provisions of the Tax Reform Act of 1986, this Board expressly represents that the Town will not issue more than ten million dollars of tax-exempt obligations in any calendar year and directs that a copy of this Resolution be furnished to the bond purchaser.

SECTION XV: This resolution shall take effect immediately.

Supervisor Bogins – Aye, Council Member Brandow – Aye, Council Member Flaherty – Absent, Council Member Murphy – Aye, Council Member VanDenburgh – Aye. Motion Carried

Resolution No. 2026-164 “Accept SEWER Penalties”

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

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

BE IT RESOLVED, the Town Board does hereby accept the Sewer Penalty from the Water/Sewer Administrator in the amount of \$3,682.97 dated September 15, 2026.

Supervisor Bogins – Aye, Council Member Brandow – Aye, Council Member Flaherty – Absent, Council Member Murphy – Aye, Council Member VanDenburgh – Aye. Motion Carried

Resolution No. 2026-165 “Authorization to Register & Attend Training – Building/Code/Zoning Officers”

Offered by Supervisor Bogins and seconded by Council Member Murphy.

WHEREAS, Stacy Sprague Code Enforcement Officer, Christine Heath Building Safety Inspector and Earlin Rosa Building Inspector are requesting to attend the Capital District NYSBOC Conference in Albany, NY from October 14-16, 2026. The cost of the conference will be \$420 for Stacy Sprague and Earling Rosa, who are attending all three days, and \$160 for Christine Heath who will be attending one day.

WHEREAS, the agenda topics will benefit the Building Department in their daily jobs as well as help fulfil required training hours; therefore,

BE IT RESOLVED, that the Town Board does hereby authorizes Stacy Sprague, Christine Heath and Earlin Rosa to attend the conference.

Supervisor Bogins – Aye, Council Member Brandow – Aye, Council Member Flaherty – Absent, Council Member Murphy – Aye, Council Member VanDenburgh – Aye. Motion Carried

Resolution No. 2026-166 “Authorizing the Implementation and funding of the costs of 100% of the costs of a transportation project, which may be eligible for federal-aid and/or state-aid, or reimbursement from Bridge NY funds”

Offered by Supervisor Bogins and seconded by Council Member Brandow.

WHEREAS, a project for the Bridge NY/Culvert NY, BIN 2200580 Polly Rock Road over Kiskatom Brook, Bridge Replacement, Town of Cairo, PIN 1762.02/D_____ (the Project) is eligible for funding under Title 23 U.S. Code, as amended, that calls for the apportionment of the costs such program to be borne at the ratio of 95% Federal funds and 5% non-federal funds; and

WHEREAS, the Town of Cairo will design, let and construct the Project: and

WHEREAS, the Town of Cairo desires to advance the Project by making a commitment of 100% of the costs of the work for the Project or portions thereof.

NOW, THEREFORE, the Town Council, duly convened does hereby

RESOLVE, that the Town Council hereby approves the above-subject Project; and it is hereby further

RESOLVED, that the Town Council hereby authorizes the Town of Cairo to pay 100% of the cost of Design, Right of Way and Construction phases of work for the Project or portions thereof, with the understanding that qualified costs may be eligible for federal-aid, state-aid, or reimbursement from Bridge NY funds; and it is further

RESOLVED, that the sum of \$ 561,568.00 (Five Hundred Sixty-One Thousand Five Hundred and Sixty-Eight dollars and zero cents) is hereby appropriated from Cairo Highway Fund and made available to cover the cost of participation in the above phase(s) of the Project; and it is further

RESOLVED, that the Town Council hereby agrees that the Town of Cairo shall be responsible for all costs of the Project which exceeds the amount of the Bridge NY funding awarded to the Town of Cairo; and it is further

RESOLVED, that in the event the Project costs not covered by federal-aid, state-aid, or Bridge NY funding exceed the amount appropriated above, the Town Council of the Town of Cairo shall convene as soon as possible to appropriate said excess amount immediately upon the notification by the New York State Department of Transportation thereof; and it is further

RESOLVED, that the Town Council of the Town of Cairo hereby agrees that construction of the Project shall begin no later than twenty-four (24) months after award and the construction phase of the Project shall be completed within thirty (30) months; and it is further

RESOLVED, that the Supervisor of the Town of Cairo be and is hereby authorized to execute all necessary agreements, certifications or reimbursement requests for federal-aid and/or state-aid with the New York State Department of Transportation in connection with the advancement or approval of the Project and providing for the administration of the Project and the Town of Cairo’s funding of Project costs and permanent funding of the local share of federal-aid and state-aid eligible Project costs and all Project costs within appropriations therefore that are not so eligible; and it is further

RESOLVED, that a certified copy of this resolution be filed with the New York State Commissioner of Transportation by attaching it to any necessary Agreement in connection with the Project; and it is further

RESOLVED, this Resolution shall take effect immediately.

Supervisor Bogins – Aye, Council Member Brandow – Aye, Council Member Flaherty – Absent, Council Member Murphy – Aye, Council Member VanDenburgh – Aye. Motion Carried

Monthly Reports (Not Discussed):

- Ambulance Dept – August 2026
 - Total Calls: 114
 - 4 Full Time / 19 Part Time / 1 Open Position
 - 2 In Service and 1 Out of Service Vehicles
- Police Department – August 2026
 - Total Mileage for cars 574/575/576/577: 3,402
 - 7 Criminal Complaint / 135 Incident Reports / 9 Accident Reports
 - 9 Arrests / 22 Traffic Tickets / 0 Ordinance Tickets / 0 Parking Tickets.

Adjourn Town Board Meeting @ 7:49PM

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

Supervisor Bogins – Aye, Council Member Brandow – Aye, Council Member Flaherty – Absent, Council Member Murphy – Aye, Council Member VanDenburgh – Aye. Motion Carried.

Respectfully Submitted

Kayla L. McAlister
Cairo Town Clerk