

State of New York
County of Fulton
Town of Caroga

Minutes of a Caroga Town Board meeting held Wednesday June 8, 2022 at the municipal building located at 1840 State Highway #10 at 6:00 pm with the following persons in attendance by roll call. The flag salute followed.

Supervisor Scott Horton - Here
Council Member John Glenn – Here
Council Member Barbara Deluca – Here
Council Member Richard Sturgess – Here
Council Member Donald Travis – Here

Tor Shekerjian Confidential Secretary to the Supervisor facilitated the Zoom portion of the meeting. Lynne Delesky Planning Board Member, John Livingston Board of Assessment Review Member, and Steve Stedman Greens keeper were in attendance. There were eleven members of the public in attendance at town hall, and there were 22 people online using zoom.

The meeting began with a moment of silence for the passing of the Highway Superintendent's Mother.

Council Member Travis made a motion to waive the reading of the minutes. Council member Sturgess seconded the motion. All board members were in favor of the motion.

Public Comments and Questions

Lynne Delesky announced that the Caroga Lake Volunteer Fire Company Auxiliary will hold a chicken BBQ on July 16th at Campers Corner Store from 12 noon to 3 pm. The cost is \$15.00. Tickets are available from any auxiliary member or firemen.

Susan Snyder asked if anything different was being done with the Black Fly Program. Mrs. Delesky responded that she should call her husband John who is the director of the Black Fly Program. Barb Donnelly stated she also has a problem with the black flies this year.

Department Reports:

Wheelerville Bike Trail – Jeremy Manning is planning a festival for August 20 – 21st. He looked at the sand pit area with council Member DeLuca to make more parking available. There will be a race on Saturday and also a jump competition. There will be some clinics and some coaching. There will be vendors both days. The event will end on Sunday at Sherman's where there is a concert. There will be a wheelie competition. The winner will receive the Golden Wheelie of Wheelerville Award. He is working on the details.

The trails are up and running and he reported massive success. People are coming from all over to use the trails. Mr. Manning spoke to the Fulton County Economic Development Committee last week. He presented studies from around the United States on how popular the sport is and the economic growth that counties see.

In the future Mr. Manning may ask the county for financial support.

Supervisor Horton noted that he went to the trails last weekend and spoke to the riders. They were extremely impressed with the quality of the trails. Supervisor Horton noted that Mr. Manning put on a fantastic presentation to the committee for forty minutes. Everyone was impressed with the presentation and the opportunity this sport brings to the county. The Supervisor stated that the county realizes now that tourism is one of the primary industries.

BTI – Mrs. Delesky reported that the BTI program will monitor and treat the streams as needed until July 31st. If anyone is being particularly bothered by black flies there is a link on the town website to contact John Delesky.

Sole Assessor – Leigh Anne Loucks submitted a written report. Mr. Livingston Chairman of the Board of Assessment Review stated grievance day was basically slow. They had four cases to review and there were 15 stipulations. They received very little negative feedback. The clerk received the stipulation page but still needed the minutes.

The Supervisor did not go through the whole Assessor's report but noted one of the things the Assessor is doing is keeping up with the inventory and work more closely with the Code Department to make sure she is getting information in a timely fashion. The Supervisor met with her again in his office today on this subject. The final tax roll will be completed and filed by July 1st 2022.

Town Clerk/Tax Collector/Registrar/RMO – Linda Gilbert submitted a written report. As records management Officer the clerk would like to attend one day of the New York Assoc. of Local Government Records Officers on Tuesday. There is a voucher for \$69.00 in the bills this evening. There would be an additional voucher for mileage.

Updates. The bridge group will meet on Thursdays in July and August at 12:30.

A lock box has been installed on the south door at town hall. The code will be changed after each use.

Promotion of the July 30th Town Wide Garage will begin. Anyone having a sale should let the clerk know so their location can be placed on the map.

The Tax collection books were brought in for audit. Two more board members are needed to review and sign off.

A bill for \$350 from Edmonds GovTech (software) is in the vouchers this evening from 2020. The clerk wondered why this was not resolved two years ago. The clerk hopes she does not go over budget this year.

The Board members each received a color chart she obtained at a training of the mandatory trainings that all town employees, summer help, board members and volunteers have to take.

From a recent Education session with the Comptroller the clerk realized that the former Recreation Commission under Sec 243 of town law and the now Caroga Tourism Commission (CTC) under Section 64 (14) of town law are two separate entities as far as funding sources. In a follow up conversation with Assoc. of Towns they noted that the town can impose additional duties on the CTC. The mission statement was reviewed and was fine but the clerk wondered if the board wanted to adopt the mission statement by a resolution. Council Member DeLuca thought the board had already done that.

Retirement Reporting – a resolution is necessary to accept the 3-month record for Larry Voght – Highway superintendent from two years ago. His calendar was accepted by NYS Retirement after it was revised. I also want to calculate my 3 –month calendar for this year. I will give information to the bookkeeper for next month so a resolution can be made. Also, the bookkeeper noted to me and I confirmed from my training that the seasonal employees need to keep daily time sheets for the year if they are in the retirement system. Supervisor Horton did not know if they even qualified for retirement. The clerk asked Mr. Steadman if he was in the system. Mr. Steadman replied that he was in the system. The employee has to be full time to qualify. The clerk thought the Supervisor should confirm her statement with the bookkeeper as this is the first, he has heard this.

The Clerk asked for maps of the bike trail, The Clerk noted there were two more correspondence for this evenings meeting they were from Karen Morlock and Joanne Clark. The clerk submitted the May monthly report.

Lastly the clerk received a nice note that she shared with the board. “As we handed our property tax bills for our Garlock Road camp to the new owners, we again remembered you effective, cordial and professional assistance. You may recall you helped us contact National Grid for removal of an enormous beech tree which would have otherwise been dangerous. You also put us in touch with the Town Building Inspector and pointed us to Town laws, which helped us with a neighbor who needed some encouragement to stop dumping his drainage onto our property. People like you reflect the very best town governments’ offer. We truly enjoyed meeting and working with you.” Pat & Bill Klohek,

Code Enforcement & Sanitation – Fancher, Blowers Supervisor Horton read from the monthly permit report that there was a valuation of \$409,393.00 in permits and the fee collected for 30 permits was \$3,150.00.

Dog Control – Dutcher/ The clerk reported that he responded to 3 dog bite calls and has issued two tickets. The supervisor asked the clerk to have Mr. Dutcher stop in to see him the next time he is in the building.

Golf Course – Stedman /Groom/Councilman Sturgess – Mr. Stedman reported he will be aerifying the greens differently next year. The holes will be about the size of a pencil. His first year there was a lot of snow mold on holes 11, 15 and 14. Those holes need more time to heal so they won’t get aerification depending on how they heal up. This week he put down 5000 lbs. of fertilizers. With the

cool weather the fertilizer should take hold. It is a quick release which will make strong roots. The fertilizer put down on the roughs is a three-month fertilizer, slow release. A couple of the lady golfers would like to see the #7 cart path open (through the woods). He has purchased stone to put on the cart paths. Going forward Mr. Stedman wants to aerify the Tee's as well. They can be done anytime. He has 250 Tee seeds and will look at the end of August to punch holes in the tees for the first time he said. The irrigation system is up and going and holding strong. The creek was starting to run low until this recent rainfall.

Mr. Groom was not available this evening. The Supervisor and Council Member Sturgess looked at the revenue and stated it is at the same pace as it was last year at this time. There were 4 new members recently.

Highway – Voght, Supervisor Horton reported the highway department is done with their chips paving for this year. Council Member DeLuca asked if the town received the CHIPS list (form 284) that was talked about last month. Supervisor Horton replied that we had. He can get her a copy of that. Next year he will try to have the report ahead of time so the board can take a look at it. The town did the paving early and got in before the price hike. A lot of roads got paved.

Lakes Management Program – Glenn/Harazin/Olm/Hogan, Marcus Harazin reported things are up and running. He appreciated the work the town has done. John Olm reported on the news release from the Department of Environmental Conservation (DEC) on Monday announcing measures to be taken to prevent the further spread of aquatic invasive species in the Adirondacks. Recent changes to DEC law become effective on June 8, 2022 and require motorized boat users to obtain certification that they have cleaned, drained, and dried their boats and equipment each time they launch into a new waterbody in the Adirondack Park and within ten miles of the Blue Line. Certifications can be acquired by visiting a DEC designated aquatic invasive species inspection station where trained stewards are present to inspect or decontaminate watercraft at no cost and provide boaters with a certification card.

There are three inspection stations; across from town hall, at the West Lake fishing Access launch and at the NYSDEC East Caroga Lake Campground launch. Alternatively, boaters may follow Clean, Drain, Dry steps on their own and fill out a self-issued certificate to be provided to a steward before launching. The staff are awaiting additional information on how to implement the new rules and inform the public.

Mr. Olm continued his report and noted the town's aquatic invasive species prevention program commenced on May 28th for the 2022 year. All three stations in Caroga are open. At this time the boat wash station is open daily 8 am - 6 pm, West Lake steward coverage is 7:30 am – 4 pm, and the campsite is monitored Thursday through Monday. Canada Lake Conservation Assoc. volunteer stewards provide additional coverage,

Inspection results: May 28th to June 7th

Boat Wash - total 17 inspected, 12 were decontaminated, no invasive species identified, 25 boaters educated.

East Caroga Campsite 70 inspected, no invasive species identified, 103 boaters educated.

West Lake Fishing Access 300 inspected, no invasive species identified, 494 boaters educated.

The information on the new law is already on the town website. The clerk also printed out self-issued certificate for the public to use. Mr. Harazin thanked the town clerk for giving him a heads up on the new law. She forwarded an article that was in the Leader Herald to the Lake Management team. There is a new banner at the West Lake Launch letting people know inspections are the law. More guidance is needed from the state on this new law.

Council Member Glenn read the report from Mr. Hogan. 1. Mr. Hogan has been working with Erin Ziemann on the forms to submit the 2018-2021 harvest totals. Data will be submitted this month. 2. One diver opted out, but the tender is certified to dive, keeping the total to 8. 3. The harvester was launched on May 31st. The harvester, dump trailer and Jon boat are located at Kowalski Point. Repairs were made to the suction hoses and air hose from the compressor. All motors, air lines, were tested. The Lakes Management boat will be kept at Mr. Hogan's camp on a lift. The Lowrance Sonar unit is connected and Mr. Hogan is learning how to use it. 4. Divers took milfoil from the channel around the Marina and E. Caroga Lake Association. These are shallow water and do not require the vacuum hoses or air supply. 5. The lock on the storage compartment on the front of the dump trailer has a key broken off so it will not open. This prevents the release of the dumping mechanism. This should be corrected before the end of the week.

Susan Snyder asked if alternatives to the harvester are being looked at. She has owned her home since 2009 and the weeds have gotten worse every year. They have milfoil and snapping turtles and the divers won't come to that area she stated. Supervisor Horton asked Mrs. Snyder to take this up with Council Member Glenn, he stated the board does not answer those questions at the town board meeting. Mrs. Holliday was also told that the public portion of the meeting was closed.

Town Hall Building – Council Member Travis reported the gymnasium rug has been put down. He is working on getting the furnace for the court room and meeting room. Supervisor Horton noted it can be discussed under old business.

CTC (former PLRT) – Council Member DeLuca reported the Tourism Commission is regrouping once again. They lost two members. Chris Cernak, and Amanda French both resigned due to increases in their job responsibilities and out of town travel. They did have an unofficial meeting the other night as there was not a quorum. Council Member DeLuca noted there is a new Facebook page and Jerry Groom and Jeremy Manning are helping out doing that and with Instagram. Social media is a great way to get the word out to make this a destination. The fishing tournament on Father's Day was cancelled. The group will work with the Fish and Game Club to see if they can help support the mission. There is a plan to do an end of the summer event with fireworks on Labor Day weekend. The CTC is working with the Caroga Arts on this. There will be a Halloween Trunk or Treat, then the Tourism Commission will work with CAC on a Christmas tree lighting this year. Council Member DeLuca noted if anyone wants to get involved with the group, they can reach out to her, her email is on the town website.

Council Member DeLuca lastly noted the Nick Stoner Statue is in a bit of disrepair, as is the flag pole. She wanted someone to take a look at it so either one or both don't fall down. Council Member Travis suggested contacting Joe Insogna. In the past he repointed the stone pillars for the town.

Club House Project and the Town Hall Project – (a map of the street lighting proposed changes were shown on the screen) Supervisor Horton noted the street lighting project began in 2017 as a way to save money. The project was reexamined in March or April of 2020 with a different eye; to save money and to improve our environment here in town. The Supervisor researched the different types of lighting styles and wattage. There is a map outside the town clerk's office. The map shows the existing lights and also the lights being kept on, and those proposing to be removed. The Supervisor did not want to light every single street in town. He noted people want to enjoy the night skies. The criteria the Supervisor used was to get rid of all of the neighborhood lighting but to keep lights at the intersections and dead-end roads where the plow turns around. There would be lights at the major intersections. In the town center there would have decorative lighting. He could not afford to put in the dimming LED lights in the budget. They can be converted at a later date, but the supervisor wanted to stay in budget. The Town currently pays for 165 lights, the proposed lighting changes bring the number of lights in Caroga to 96. Supervisor Horton opened the floor for 10 minutes for public comments. A resident wanted to know the amount being paid currently. Supervisor Horton stated it is about \$40,000.00. It has taken two years to get where we are now. Other towns have gone through the same process. It took them two and a half years. Council Member Sturgess asked what the savings will be. The supervisor responded the cost would cut in half. We will know when we get the first bill. You save the electricity and the environment and the physical environment is more attractive. This project will pay for itself in seven years with no escalation in electricity costs. If a particular neighborhood gets together and wants lights, a lighting district can be created. The people in the lighting district pay for the costs if 51% of the people agree in the district.

Mary Jablonski wondered about the lights on Kasson Drive, and the one on the corner of Old State Road and Hutchinson Road. If they would be affected. She was directed to come in and look at the map. She asked if a light was being removed and someone thought it shouldn't be is there any recourse to change that. Supervisor Horton wanted the project to go on as designed then as stated if a neighborhood doesn't like it, they can petition the board and a lighting district can be created if 51% of the people agree. The lights would go up and the people would be assessed for the cost. Someone asked the Supervisor to define a neighborhood. Supervisor Horton said to use your good judgement and gave examples of Kasson Drive from North to South, or the avenues or the grove, and Alderwood could be one. The public comment period was closed.

Supervisor Horton. There is a lot of interest in the Club house project. (The screen now transitioned into a picture of the fire, and the design created by the Phinney Group of the proposed building.) The Supervisor noted this is a vision that will bring a lot of pride to the town and will get rid of an eyesore – the highway garage. The Supervisor reviewed the views and layout of the building. The structure is about 6700 sq. ft. vs over 10,000 that the town currently uses. The meeting and judge's chambers have been combined but would have separate entrances and conference rooms per the requirements of court administration. The Supervisor points out the entrance and the various office spaces and a library space where a computer may be available. The supervisor wanted public space. The Supervisor explained the elevation of the golf club house area, the entrance – with a circular drive (not shown) He also reviewed the floor plan. The structure was designed to bring in more revenue. Supervisor Horton

thinks the course should be self-sustaining. And bring in extra revenue. He thought the town should put in two golf simulators. There is a meeting room/banquet room with a service kitchen only. The room would hold up to 100 guests. It could be rented for outings, birthdays, anniversaries and celebrations. Supervisor Horton estimated the extra revenue as \$100,000.00 a year. That would help pay off the debt on the capital project. The most exciting part of the project is the town pride. He hopes this would bring young people to the town. This is a developing the community of the Town of Caroga.

The floor was opened for feedback from the public.

Lynne Delesky asked how the \$100,000.00 would be generated. The Supervisor replied from the simulators and noted the club house would be open year-round. Currently it is only open 6 months of the year and it is ridiculous to be paying people to be here. The attractiveness of the facility is important. Supervisor Horton made changes on how business was going to be done on the golf course and stated now there is \$50,000.00 more was brought in from smart management practices. He envisions the town to become a destination. There could be more outings that would bring in revenues and special events. It was asked how much does the golf course bring in now. The Supervisor responded \$240,000.00, and stated it should bring in about \$500,000.00.

When questioned about the banquet room the Supervisor noted the town was not going into the restaurant business. Council Member Sturgess related a situation whereby the 19th hole had a wedding on the same weekend as there was to be a tournament. Mr. Sturgess has a food business so they asked him to do the food. But if there were facilities Council Member Sturgess thought the 19th hold could do both events. There are tournaments we can't do because the town does not have a place to go to after the tournament. There is revenue on the golf course being lost. Council Member Sturgess stated it is a shot in the dark. But most golf courses have an event room. The renter would have to bring the liquor license day permit. He was not sure how it would work with the town liability vs their liquor license. Supervisor Horton stated the insurance company has no issues with this what so ever.

Mr. Snyder asked if the site plan has been developed yet. Supervisor Horton stated we have a site plan unfortunately he did not have it available tonight. Supervisor Horton stated it would be south of the existing highway department garage. There are environmental factors involved in this. We want to have a buffer between the creek and the parking area. There may be the need for a water retention pond. The Supervisor is happy to get the salt storage moved. The current salt storage shed would be converted to a maintenance and storage facility for the golf department for a very reasonable cost.

The Supervisor talked about the parking areas and the various elevations to get into the clubhouse. There won't be any more parking on Irving Pond Road. There will be parking for the golf carts. The insurance company does not like to see comingling of carts and automobile traffic. The site plans will be posted at town hall.

Mr. Miller noted the town hall square footage will be reduced and it looks like the club house will be expanded. Supervisor Horton stated the club house went from 5000 to 6700 it is less upstairs because of the porch. The whole building is 17,000 sq. ft. that includes attic space for utilities. Part of the club house will have a vaulted ceiling.

The highway building will be torn down and moved to the area of the cell tower. Supervisor Horton stated the highway department is an emergency dept. at times. The Town trucks are considered emergency vehicles. With the facility we have if the lead truck can't get out the rest can't get out. There is a side door but the supervisor stated it is not functional to move equipment in and out. Pre-engineered buildings are not very expensive. The Supervisor stated the cost to be about \$800,000.00 for what we would need. It would be about 40 ft. deep with five bays and a shed (roof) at the end for the garbage truck. The garbage truck can't be in an enclosed space it smells. To the right of that would be the 30' x 40' salt storage building. The structure would run linearly and be about 100 feet long and 40 ft. deep with a small office area, bathroom, and break room.

Mrs. Holliday asked if there were any plans drawn up for that yet. Supervisor Horton stated we will have some fairly soon. The Supervisor stated it would be a corrugated metal building. It was stated that in one month this year it cost the town \$11,000.00 to heat the highway barn.

Mr. Miller asked if the town hall/ club house building will be built with money the town has or with insurance money or will it require a vote? Supervisor Horton stated it would require a vote of the citizens. Supervisor Horton stated he is still looking for any grant funding available. The cost for the whole thing would be 10 million dollars. He was hoping not to borrow more than 5 million. He has looked at bonding for that. A large majority of that bonding would be paid for by energy, and maintenance savings. The Supervisor stated the current facilities are deplorable. You can smell the mold and basement smell. It was asked what would happen to the town hall facility. Supervisor Horton stated his plan would be – it is an extremely attractive site it has fantastic water, and a leach field. "It would be an ideal site for an Inn." The property would be leased and not sold which would be a source of revenue. The Supervisor thought he could get \$35,000.00 or more a year. Then there is the tax revenue. The inn would help support local businesses. Snowmobilers could come in the winter, and with the enhanced economic activity from the golf course would bring maybe 2 million dollars in taxable revenue. \$40,000.00 of that would go to the town. Supervisor Horton wants to have a long-range plan to reduce taxes. The Supervisor noted 20 years ago it was a little over a million dollars to build a town hall, now if we *added* a town hall to this structure the cost would be around 2.5 million. If the structure was stand-alone the cost would be about 3.75 million.

Deb Hoffman wondered if there was a time line for the project and is there constraints with the insurance money. Supervisor Horton replied there are no constraints with the insurance money. He has been negotiating with the insurance company. The Town started out at 1.4 million initially after the fire and now we are over 3 million. We have a policy and want to make sure we got everything. The supervisor explained that the first settlement offer was for a stick-built structure. We lost a post and beam structure. That resulted in an additional \$350,000.00 increase in the settlement amount. We had horrible records on our equipment but we were able to get a temporary club house paid for by the insurance company and it is ours at the end.

Chris Milford asked does the building include a sprinkler system. The Supervisor replied that it does, if the town approves putting the town hall and club house together. The cost would be about \$185,000.00. The Supervisor stated that would reduce the insurance premium. Mr. Milford asked if solar was considered as a supplemental energy source. Supervisor Horton stated they took a quick look at it but didn't think the aesthetics of the solar panels would be a worthwhile trade off. It is a new

structure and well insulated. There wouldn't be much of a heat loss through the town building as it is two story. The Adirondack feel was the design but decided against solar.

Mrs. Johnson asked since this has to go to the voters has the town done any type of survey or polling to find out if there is some resistance or enthusiasm to this. Supervisor Horton thought a project like this we automatically assume that there would be a lot of questions. We have not done polling. There are so few things you can do and everything you do costs money. We are trying to save our money. She was concerned about taxes. Supervisor Horton stated right now the plan is to go out to the community with public presentations. He will be at the West Caroga Lake Assoc. in a few weeks. This was a good forum and the supervisor wants to do another public presentation in another larger room. He wants to have better numbers when he does the presentation. He has a pretty good idea of costs, we know (how much) to bring this building up to speed and still have an old school house could approach 2 million dollars, for a half million more there could be a new town hall, smaller and more energy efficient. Supervisor Horton noted this building has no insulation. The Supervisor thought when the whole program comes out the decision people are going to have to make is whether you want to roll the dice and hope that there isn't a catastrophe we know is pending or to have a slight tax increase that will go down year after year, and to have the Wheelerville area a gorgeous part of town. The Supervisor stated that this will bring community pride to Caroga. The Supervisor discussed the decision by the fire company not to renovate the old building. They added amenities to make the new structure more attractive. When he drives by, he says it is beautiful. The new firehouse building cost 2.5 million. Council Member Sturgess commented, "For a shell basically." The Supervisor thought the project was reasonable.

Council Member DeLuca stated she was the fire chief for 18 years, and she wrote the original request for proposals in 2006 for the new firehouse. The reason the new fire house was built was because they could not walk between the trucks and the building was not in compliance with the National Fire Protection Association. The building became too small for them. They could not rebuild in the same location due to the size of the property and due to rock on the property. That is why it was built where it is. She noted things changed drastically over the period of time. Council Member DeLuca stated the building was not a shell. It is compliant and the space is used. The square footage of the fire house is just under 10,000 sq. ft. The building being proposed is almost two times the size of the fire house. There are 8 offices, a full kitchen a meeting room, and truck bays for 8 apparatus a boat and a trailer. When they saw how big the building was, they scaled it back. They looked at wants and needs. The fire company tried to build the building without having a huge impact on the taxpayers. She thinks they did a really good job at it. The fire contract has not been raised that much in ten years since they started work on the building. Council Member DeLuca thought it was important for people to understand that the proposed golf building and Town hall building is 17,000 sq. ft. and how big that is.

Council Member DeLuca wanted to respond to the question about the town doing a study or a poll. She is out in the community and she is listening to voters and taxpayers. The size of the building and some of the plans is not as favorable as you, (the supervisor) would like it to be. People are saying we don't need a catering kitchen or banquet room. It is being perceived that the town is going into the restaurant business and there may be some conflict as a result of that. Supervisor Horton asked how she responds to those statements. "You know the facts, what do you say to that." She responds that it is there for all the citizens groups to use. People still don't like.... Supervisor Horton asked if she told them that it serves as an emergency shelter. This was not known to her until yesterday when she spoke

to the Supervisor. Supervisor Horton pointed out that there cannot be an emergency shelter in the fire house. Supervisor Horton stated it is incumbent upon all board members when people have these questions.... he stated he isn't saying this isn't expensive. He thinks it is the cheapest option. The board will weigh that out for the public. The Supervisor has to be honest with the people. He stated we have not gotten to the final stage of the price yet. He wondered if the cost per sq. ft. of the fire house was less than this proposed building. Or was the fire house more important than the town hall building. Council Member DeLuca stated she was talking about the actual size. Supervisor Horton stated the footprint is 10,000 sq. ft., the current town hall is 6700 sq. ft., but it is two stories. That is where the savings comes from. The Supervisor stated this is two different buildings, two different functions, two different spaces. The Supervisor's point is he thinks the plan is a gorgeous building. The utility and safety it brings to the community....brings pride. Supervisor Horton does his job because he loves the town, and he sees the potential. The most important part of his job is watching the town's finances and to prepare for long term tax savings.

Council Member Sturgess shared a story with Council Member DeLuca from Saturday. A thirty-year business owner asked Mr. Sturgess that he heard that the insurance company is holding 95% of the town's money and that the town has not received any of the money. That is 100% not the case. Most of what people are saying is not true what so ever. Then the business owner said he heard the insurance company is saying if the town does not build a town hall that they will not give the town the money owed to them. That is not the case either. Council Member Sturgess stated you can't vote for it until you have a plan. This is up to the voters. If the voters say no, we have to try plan two. How do we improve the town without asking the voter if we can? He noted the amount of time it takes to get a plan together. Council Member DeLuca noted it took fourteen years to bring the firehouse to fruition.

Council Member Sturgess didn't think the people realize what goes on behind the workings of the board just to get to this point. It is frustrating. Do the people want to invest in their community or not? He thought the fire company was fortunate they did not have to go to the public for a vote. The public could not tell them no, the public can tell the town board no. WE have to make sure that what we are putting in front of the public is as close to facts as it can possibly get so it does not get sidetracked or spun 100 different ways.

Council Member DeLuca stated the reason she spoke up about this is a lot of people don't understand what your plan is. Council Member Sturgess stated "the plan is what we are telling the public and what we have told you." "How many more times Barb do we have to tell you that the banquet room – we are not getting in the restaurant business." "You should have the answer for that no that is not what we are doing."

Supervisor Horton stated he did not want the businesses in town to rely on the summer traffic just to survive. That is not healthy for the community. He would like to see an economy in town where they can stay in business all year round and when the summer crowd comes that is an additional opportunity for them to do well and get rewarded for the hard work they put in their businesses. The Supervisor wants to put kids in the seats at the school. When the Supervisor came to office there were no plans for this town.

Hopefully the meetings we are going to have will inform the voters so they will have a better idea of what's going on. Council Member Sturgess asked if Council Member DeLuca had a plan to inform the public better.

Supervisor Horton used the gavel. Council Member Sturgess continued and asked how much more transparent can we get we talk about this every single meeting.

At this time the board attempted to take a remote question from Karen without success.

Council Member Glenn stated we have talked about the use of the golf course during the summer months, in the winter the course can be used for cross country skiing, snow shoeing, and the bike trails can be used. Supervisor Horton stated that could be an opportunity for the town, we could even rent skis. The Supervisor noted each time we have an event we bring people to town. To finish what he was saying he wants the businesses to be viable all year round. The simulators cost has been scaled back he thought they were \$50,000.00 each and now finds they are \$20,000.00 each. They make \$50,000.00 a year. The Supervisor sees the Wheelerville area (which we have control over because we own the property here) as the gem of Caroga Lake.

Council Member Sturgess stated he comes into these meetings and see the bills that have to do with the repairs of this building. It is frustrating. The estimate for new boilers in this building is \$14,000.00. The general public doesn't see the monthly expenses on this building – they are welcome to see it. There is no heat in two rooms currently. The rooms were heated with propane heaters.

It was noted that the building of a new town hall has been turned down twice.

Council Member Sturgess stated if nothing happens then we have to go back to plan B. This will not go out for a vote until the public has all of the facts.

Supervisor Horton is still mulling over doing a survey. If the information is out there so people know what they are talking about then there could be a survey.

It was asked what is plan B? Council Member Sturgess replied just the pro shop, but we still have to borrow money for that. There is a depreciated value on the golf course building. Council Member Sturgess repeated again that he was frustrated about getting the information out to the public. He noted that at the previous town board meetings during COVID no one had anything to say on this. No one ever asked questions on this. He wanted questions and he wanted to get the facts out.

Supervisor Horton had new information he obtained today from the insurance company. The taxpayers need to know how it will affect their taxes. The supervisor does not have the numbers but did not think it would be hundreds and hundreds of dollars of impact on the taxes. Council Member Sturgess wanted to have a public hearing on this. He wanted to get information out to the public so they would not hear the rumor/lies. He owns eight properties in this town and did not want his taxes to go up \$1000 on each property. Council Member DeLuca was in favor of getting the information out to the public.

Supervisor Horton noted we don't need to do more studies; we've already spent \$60,000.00 studying this building and nothing has been done to address any of the problems.

Mr. Miller asked if the town has a request for proposals for this project for people to bid on. Supervisor Horton stated we need design specifications. In government we have to come to the voters with something. That is why we hired an architect. Several options were looked at. Supervisor Horton stated he looked at possibly condemning or buying a house across the street and locating it there. The decision came down to having the club house at the turn and the best place for that. The savings of building a two-story building is over six figures.

Supervisor Horton just gave this information to the board today. The original insurance settlement was 1.4 million. If we decide not to build – take the money and run the settlement would be \$2,235,848.62 of which the town has been paid \$1,388,322.36. The total claim is \$3,538,448.00. The depreciation is \$1,302,599.52 of which we can recoup \$616,512.00 and then the town negotiated another \$644,600.00. The only thing we cannot recoup is \$41,487.25 which is depreciation on personal property – the mowers.

Mr. Shekerjian again tried to get remote user Karen to participate in the meeting. She was not unmuted.

Supervisor Horton wanted to close this portion of the meeting now. Mr. Miller asked if the Supervisor could put the numbers out there for the public. Supervisor Horton will be creating another Town Topics shortly after this meeting. The Supervisor has a great synopsis from the grant writer. He will put out a spread sheet showing energy cost savings and the possible revenues. Supervisor Horton stated he is not making these numbers up – he has a confidentiality agreement with an investor who is interested and the numbers are not a scam at all. Supervisor Horton thanked everyone.

At 8 pm Mr. Steadman and eleven people leave the meeting.

Old Business:

Franchise agreement with Spectrum Northeast LLC expired in 2020

New Business:

Supervisor Horton stated it is a shame we lost Chris and Amanda they were two very fine people on the commission.

Correspondence:

Canada Lakes Conservation Assoc. to use meeting room 6/25/22 8am meeting

Primary Election for State & Local Races on June 28th 6 am – 9 pm

Resignation letter from Chris Cernak of the CTC

Resignation letter from Amanda French of the CTC

Letter regarding the condition of Old State Road

Council Member Glenn wanted to discuss the salaries for the stewards and the divers. Have they all been budgeted for? Supervisor Horton replied the positions have been budgeted for, yes. No one was budgeted for less than minimum wage. Most positions were above minimum wage. There is revenue to be talked about later.

Supervisor Horton stated one of the things we have to do is because the insurance company is paying the town \$2,200.00 a month for the rental of the old firehouse, now with a private owner at this time, will end in November. We have to build a maintenance shed which the board has designated as the old salt storage building. So, the town has to build a new salt storage building. To do that the town has to hire an engineer to do a layout, survey the eight-acre parcel that was alienated by the cell tower. Because there is a cell tower on the property there are certain setbacks. A septic and well have to be located on the property. The County has worked with EDP Environmental Design Partnership. The Supervisor asked the Phinney group if he could work with their subcontractor directly if they didn't mind. Travis Mitchell will put together a boundary survey and topo information for \$7,500.00. They will identify the wetland within the project area for an additional \$1000.00 a site plan sketch for the location of the building, and construction documents (civil design) will cost \$15,000.00. If we need documents prepared the cost is another \$5,000.00. These are the limits they would charge the town. It is expected to cost less than the amount quoted.

Supervisor Horton noted the town received a discount from the grant writer in the amount of \$1,500.00 on the two grants he wrote. He quoted \$4,500.00.

RESOLUTION #2022-082 to hire EDP to survey the cell tower lot for the placement of a salt shed was offered by Council Member Glenn at the regular monthly meeting of the Caroga Town Board held on Wednesday June 8, 2022.

WHEREAS, Supervisor Horton discussed with the board the need to hire professional services to conduct a survey, and to create site maps for the building of a salt shed on an eight-acre parcel owned by the Town of Caroga, now therefore be it

RESOLVED, that the Caroga Town board does hereby move to hire Environment Design Partnership of Clifton Park NY to conduct a boundary survey and topo map along with a site plan for the location of the building, septic and water on the site for a cost of \$31,000.00.

Seconded by Council Member Sturgess

All board members were in favor of the motion; Horton, Glenn, Sturgess, DeLuca, Travis

Supervisor Horton stated the town received some preliminary costs for heating the meeting and judge's chambers. Council Member Travis received a quote from Adirondack Mechanical for a heat pump installation for the two rooms for \$14,888.00. The price did not include wiring which was an additional \$4,000.00. These are preliminary numbers. This was for a split system – heat and air conditioning. The other option is to replace the blown boiler. Apollo who was working to fix the unit but they can no longer service the town. The cost to replace the boiler was \$5,800.00. Supervisor Horton asked if they should put heat in the two rooms for next winter or use propane and electric

heaters. The Supervisor asked if the town should invest in a heat pump with air conditioning to be energy efficient. Or just replace the boiler.

Council Member Sturgess asked if this needed to be done before the referendum on the new building. In his opinion he did not want to put another dollar into the town hall building. It was heated all winter with propane heaters. If voted down....the supervisor did not want people saying we did this intentionally. The Supervisor noted we have a report that cost \$20,000.00 that says there is asbestos and something has to be done about it. We just spent \$3,000.00 to put carpeting in the gym to cover up the asbestos tiles so the kids could play safely in the gym. Council Member Sturgess wanted to just go for the heat. If the referendum fails then he would recommend going with the upgrade to the air conditioning system. Supervisor Horton looked at the proper way to condition office space (a roof top unit) that was \$48,000.00. Three of those would be needed for the whole building. Supervisor Horton stated we don't have to put it in now. Council Member Sturgess stated it is a gamble. The Supervisor stated we limped by last year.

RESOLUTION #2022-083 to get two quotes for Heating and Cooling for the Court & Meeting rooms was offered by Supervisor Horton at the regular monthly meeting of the Caroga Town Board held on Wednesday June 8, 2022.

WHEREAS, Supervisor Horton discussed with the board the need to provide heat in the meeting and court room, now therefore be it

RESOLVED, that the Caroga Town Board does hereby move to get two quotes for heating and cooling the two rooms at town hall.

Seconded by Council Member Sturgess

Discussion: Council Member Sturgess asked can the air be added later. Council Member Travis replied it is one unit. Supervisor Horton stated two bids have to be obtained. There are two options to replace the blown boiler or to put in a split unit. Council Member Travis noted even the hallway is affected by the nonworking boiler.

Supervisor Horton *modified the RESOLUTION* to read to get quotes to replace the defunct boiler.

Adopted by a roll call vote as follows: Supervisor

Scott Horton - Aye

Council Member John Glenn - Yes

Council Member Barbara Deluca - Yes

Council Member Richard Sturgess - Yes

Council Member Donald Travis - Yes

RESOLUTION #2022-084 to accept the resignation of two CTC members with regrets and our thanks was offered by Council Member DeLuca at the regular monthly meeting of the Caroga Town Board held on Wednesday June 8, 2022.

WHEREAS, the town received an email from Amanda French dated April 26, 2022, stating that due to the position she is taking on with her employer she will no longer be able to provide the time the commission deserves, and

WHEREAS, the town received an email from Chris Cerniak dated May 8, 2022 stated that unfortunately at this time he had to resign from the commission due to new job and schooling, now therefore be it

RESOLVED, that the Caroga Town Board does hereby move to accept the resignation of these two Caroga Tourism Commission members with regrets and their thanks.

Adopted by a vote of 5Ayes, Horton, Glenn, DeLuca, Sturgess, Travis

The board discussed the number of Caroga Tourism Commission members still serving on the board. The terms of the current members were discussed but the exact terms of each member were not determined.

RESOLUTION #2022-085 to make the Caroga Tourism Commission a 5-member group rather than 7 members was offered by Council Member Glenn at the regular monthly meeting of the Caroga Town Board held on Wednesday June 8, 2022.

WHEREAS, due to the recent resignations of multiple members of the Caroga Tourism Commission, now therefore be it

RESOLVED, that the Caroga Town Board does hereby move to make the Caroga Tourism Commission a 5-member group rather than 7 members.

Seconded by Council Member Travis

Adopted by a roll call vote as follows:

Council Member John Glenn - Yes

Council Member Barbara Deluca - Yes

Council Member Richard Sturgess - Yes

Council Member Donald Travis - Yes

Supervisor Scott Horton - Aye

RESOLUTION #2022-086 to appoint Diana Ackerknecht to a vacant position on the Commission was offered by Council Member DeLuca at the regular monthly meeting of the Caroga Town Board held on Wednesday June 8, 2022.

WHEREAS, The Caroga Tourism Commission recently received two resignations from the board, now therefore be it

RESOLVED, that the Caroga Town Board does hereby move to appoint Diana Ackerknecht to a vacant position on the Commission.

Seconded by Council Member Glenn

Discussion: The board members were listed by Council Member DeLuca. She stated she does not have a chair person because there was not a quorum at the last meeting. Council Member Sturgess noted Amanda French replaced Karen Dutcher whose term expired on December 31, 2025. **The resolution was amended to set the term for Diana Ackerknecht to expire on December 31, 2025.**

Council Member Glenn seconded the motion made by Supervisor Horton.

Adopted by a vote of 5Ayes, Horton, Glenn, DeLuca, Sturgess, Travis

RESOLUTION #2022-087 to donate four rounds of golf with 2 carts to the Museum for their fundraiser was offered by Council Member Glenn at the regular monthly meeting of the Caroga Town Board held on Wednesday June 8, 2022.

WHEREAS, Supervisor Horton received an email from the Caroga Museum asking the town to donate four rounds of golf and two carts for their annual fundraiser, now therefore be it

RESOLVED, that the Caroga Town Board does hereby move to donate four rounds of golf with 2 carts to the Museum for their fundraiser

Seconded by Council Member Sturgess

Adopted by a vote of 5Ayes, Horton, Glenn, DeLuca, Sturgess, Travis

Supervisor Horton stated that the golf special on Mondays and Wednesdays was not put into a resolution. This was done in the past. Council Member Sturgess questioned the clerk as to why this has to be a resolution. He stated Mr. Groom the golf shop manager did not have to have a resolution to set prices on soda or candy bars. The clerk wondered if the board should be overseeing the setting of prices of those items. This is the town's money. The clerk explained that in the previous resolutions to set the specials the rate expired at the end of the season. Council Member Sturgess questioned what the legal way to do things is. Supervisor Horton stated it was not practical for the board to set the price for a pack of gum or a ball marker. The clerk suggested asking the question to Assoc. of Towns. Supervisor Horton stated he thought we were making a big deal out of nothing. Council Member Sturgess thought Mr. Groom should have the authority to give a couple of rounds of golf away to an organization in the town. Supervisor Horton stated he ca not give anything away without board approval. The Supervisor thought setting fees and prices are the duties of the manager. He reports to a town board member. The board member would come to the Board if there was some question about it.

The clerk mentioned that perhaps the town board made the specials resolutions in the past because the previous manager of the club house was an independent contractor. Now Mr. Groom is an employee of the town. The clerk noted the last time a resolution was made for the special rate was in 2018 when Mr. Jennings ran the pro shop. Supervisor Horton stated that the town clerk was not supposed to be part of the board's deliberation. The clerk stated she was giving the board information. The Supervisor suggested tabling the matter and getting more information.

RESOLUTION #2022-088 to budget transfer funds was offered by Supervisor Horton at the regular monthly meeting of the Caroga Town Board held on Wednesday June 8, 2022.

WHEREAS, the budget director has indicated that in order to keep a balanced budget the following transfers are necessary as follows:

FROM: A1620.4 Buildings C.E.	\$50.00	
TO: A1920.4 Assoc. Dues		\$50.00
FROM: A1920.4 Contingency	\$5,000.00	
TO: A5132.4 Garage C.E.		\$5,000.00
FROM: DA9050.8 Unemployment	\$4,000.00	
TO: DA5142.4 Snow Removal C.E.		\$4,000.00

Seconded by Council Member Glenn

Adopted by a vote of 5Ayes, Horton, Glenn, DeLuca, Sturgess, Travis

At 8:35 pm Supervisor Horton announced that he wanted to go into an executive session to discuss two personnel matters, one in the code office and the other in the Supervisor's office. The Supervisor also noted there was a letter from Wood, Seward, and McGuire LLP that he would like to discuss with the board. Council Member Glenn made the motion to enter into an executive session as stated by the Supervisor. Council Member Sturgess seconded the motion. All board members were in favor of the motion; however, Council Member Travis was not in the room at the time this motion was acted upon.

At 9:04 pm Council Member DeLuca made a motion to exit from the executive session. Council Member Glenn seconded the motion. All board members were in favor of the motion.

Supervisor Horton stated the board talked about a letter that was received by the code department on a building permit that was issued by the town. The Supervisor informed the board that we are going to respond to the attorney saying that the town believes the permit was issued in compliance. The section of the code says that anything that is a noncompliance structure that is rebuilt within twelve months is still **alive**. This was part of the structure that was modified and the non-compliance was not aggravated. The non-compliance was the same after construction as before construction.

The other issue the Supervisor stated has to do when he was at a personnel committee last week. He was talking to the director of personnel. She asked if the town's two codes people were full time. The Supervisor responded that they were. The board discussed in executive session that it was best that both codes people fill out civil service paperwork and go through the civil service exam.

The clerk asked if the board had to make the position a civil service. The County told the town the code position is Civil Service. Since the code officers are full time then it already is considered to be under civil service. The Supervisor has the paperwork. Civil Service takes care of everything, they set

up the exam. They review the qualifications of both the people in the office. They make a determination whether they can even be appointed temporarily. Previously the position was part time. With part time employees the board appoints them.

Supervisor Horton stated that he got support from the board to negotiate a change and salary for the position, to go from salary to hourly for the bookkeeper and budget director. The board also discussed eliminating the health insurance benefit. The Supervisor stated he would explore that. The clerk asked if there were any decisions made as a result of the executive session or was there just discussion. Supervisor Horton stated the three positions that the supervisor has exclusive appointment over is the Confidential Secretary, the bookkeeper/budget director and the historian. The clerk stated that the bookkeeper and budget director are two separate positions. The Supervisor agreed and both concur that they are his choice. The funding for those positions is the board's responsibility. The Supervisor will look at making changes in that department. He will notify the public within seven days. The clerk stated that since no decisions were made the Supervisor can make a decision whenever.

Council Member Glenn made a motion to pay the bills as presented for audit. The motion was seconded by Council Member DeLuca. All board members were in favor of the motion.

Council Member Glenn made a motion to accept the minutes of the May 11th and May 20th meetings. The motion was seconded by Council Member Sturgess. The clerk noted that all of the typos have been corrected. All board members were in favor of the motion.

At 9:14 pm Council Member Glenn made a motion to adjourn. The motion was seconded by Council Member DeLuca. All board members were in favor of the motion.

Submitted by the Town Clerk

Linda Gilbert, RMC, CMC