

Caroga News Flash

Town Board Meeting Highlights

March 9, 2022

TownOfCaroga.com contains all issues of the ***Caroga News Flash***.

This monthly meeting started at 6:00pm and lasted 150 minutes at Town Hall and via zoom.

The Board spent an hour in executive session discussing personnel benefits, with no decisions made.

Supervisor Horton gave the first public presentation on his plan to rebuild the Golf Clubhouse. He focused primarily on rebuilding the Town Hall, Highway Garage, and Salt Shed (see pages 2-5).

Resolutions / Local Laws:

- 1. Code Enforcement and Sanitation** — The new permit fees adopted February 9, 2022 will become effective starting April 1, 2022. (4-1 vote)
- 2. Tourism** — Board member and liaison Barb DeLuca discussed changes, and the Board:
 - Approved changing the name “Parks, Lakes, Recreation, and Tourism (PLRT)” to “Caroga Tourism Commission” to align with original resolution and Comprehensive Plan (5-0 vote).“Caroga Tourism Commission Mission: To promote the Town of Caroga as a year-round destination by sponsoring and promoting programs and events that will benefit the community economically, environmentally, and socially”
 - Accepted resignation of Rachael Simonds (5-0 vote)
 - Appointed Amanda French as Chair of the Caroga Tourism Commission (5-0 vote)
 - Appointed Ralph Palcovic as Secretary of the Caroga Tourism Commission (5-0 vote)
- 3. Town Justice** — Did not approve a county proposal to change arraignments in local town courts to centralized arraignments at County Sheriff's Office in Johnstown (0-2, 3 abstentions)
- 4. Finances** —
 - Approved up to \$800.00 for Town Clerk conference in Albany 4/25/22 to 4/27/22 (5-0 vote)
 - Approved extra \$308.00 for non-skid marine paint on weed harvest barge (5-0 vote)
 - Approved \$5,000.00 to Caroga Museum as budgeted (5-0 vote)
 - Approved \$5,000.00 to Fish and Game Club as budgeted (5-0 vote)
 - Approved \$1,500.00 to Fish and Game Club to stock East & West Caroga Lakes (5-0 vote)
 - Approved additional spending for Clubhouse/Town Hall project design work (5-0 vote)“Resolution to Approve an amendment to the professional services agreement with Phinney Design Group in the amount ‘Not to Exceed’ \$175,000.00 for design services. These will be Design Documents that show all features of the proposed building including site plan work. When completed the next phase is Construction Documents to go out for bid. We budgeted \$350,000 A1440.40 for 2022.”
- 5. Miscellaneous** — Approved fireworks on 3/12/22 (3/19/22 rain date) at Royal Mt (5-0 vote), Paid bills as presented for audit (5-0 vote) and approved 2/9/22 meeting minutes (5-0 vote)

Announcements:

- ❖ For COVID vaccine booster shots, register on the Fulton County website for monthly clinic. For assistance registering, call 518-886-8251. Fire Co and Town Clerk have COVID tests.

Next Public Meeting:

Up to 12 members of the public may attend at Town Hall with reservations. Others may attend via zoom.

Town Board Monthly Meeting

Wednesday, April 13, 2022 6:00pm

Join zoom.us or dial 929-205-6099 Meeting ID: 687 640 4445 Passcode: 427903

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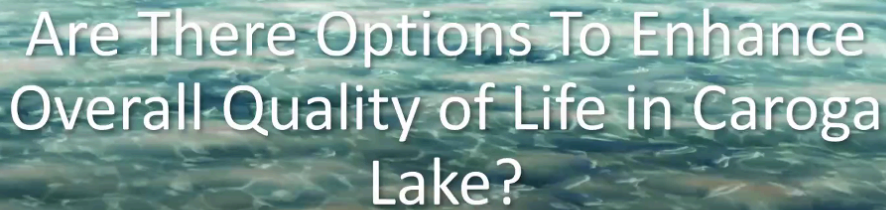
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Issue #04— 2022

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Town Board Meeting Highlights

Transcript of Supervisor Horton's March 2022 Rebuilding Plan Presentation #1



Are There Options To Enhance Overall Quality of Life in Caroga Lake?

And the Economies of Scale

By Supervisor Scott Horton

This brings us to the Clubhouse and Town Hall project. Tor Shekerjian and my wife Debbie helped me put together a Power Point Presentation for the public that we would like to go to now. We spent a lot of time putting this together, and the input from Debbie and Tor was great. About all I did was show up and read a script.

Tonight I would like to present to the Town Board and taxpayers a very high level overview of facilities replacement and major issues for the Town of Caroga. This program has taken over a year to develop and remains a work in progress. I will continue tonight's presentation with an ongoing series of programs, so that the public will understand needs of the Town and Highway Department. My plan is to address those needs. Most importantly, my plans to pay for this will not rely solely upon the taxpayer.

As a brief background, I graduated from Union College with a degree in civil engineering. I helped manage more than one-hundred million in projects starting with the construction of the Wheelabrator incinerator facility for the City of Baltimore in the mid-1970s. While working, I furthered my education with graduate night coursework in accounting, finance, and business management. I also received further executive training that now serves me well. I ask that the public remember that when hearing or reading opinions from individuals with no relevant experience, that misinformation can become the point of the realm, as they say. Stay true to the facts that are being presented to you. **Anytime you have any questions on any facts, please call the Town (518-835-4211 x110).**

Due in part to the tragic fire, we lost a 150-year-old Nick Stoner Golf Course Clubhouse and the former Town Hall on November 15, 2020. We now have a singular opportunity to save millions of dollars for the taxpayers and address the current and long-term needs of this community.

My proposal will correct years of ongoing problems and eliminate certain future facility failures that cost the taxpayers considerable money with no benefit or opportunity to improve or stabilize the tax rate. We must today look forward to the future and understand the long-range planning that outweighs reacting to our current situation. There is no magic wand that determines how to turn a 70-year-old former school into a well-functioning Town Hall that provides appropriate working space for Town employees and the Court.

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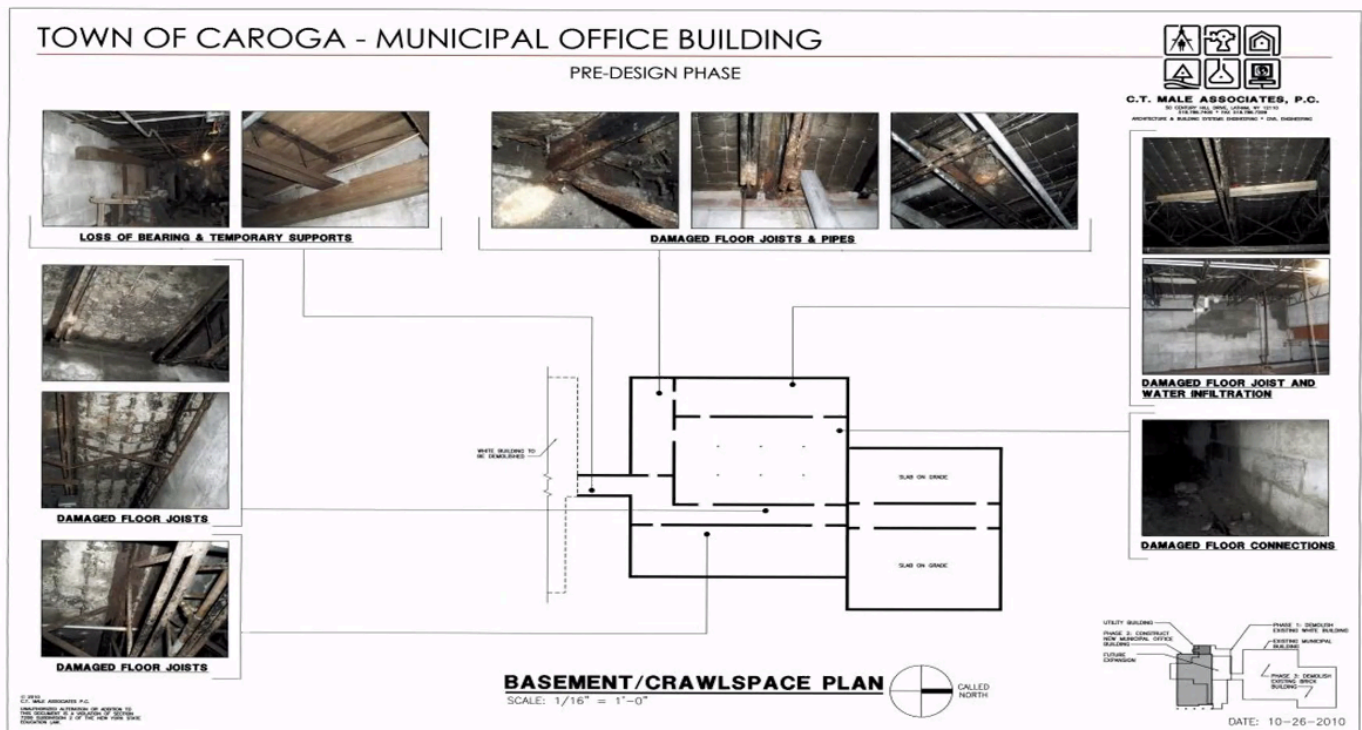
Town Board Meeting Highlights

Outdated Infrastructure and Costs For Taxpayers

• Current Town Hall	Multiple Issues, Wasted Space, and Wasted Energy
• Current Hwy Dept Town Barn	Too Small To Maintain Equipment
• Salt/Sand Storage	Potential Pollution Source
• Temporary Clubhouse	Seasonal and Small – No Storage/No Other Use
• Temporary Bathroom Facilities	Seasonal and Small
• What If Nothing Is Corrected	A Potential Fiscal Disaster In the Making

The current Town Hall building, as you can see in this overview, provided by CT Male 12 years ago, shows major areas of structural concern. These opportunities make it even more difficult to ascertain the costs of these repairs and the net gain of repairing a building that wastes energy and space. **Replacing Town Hall would negate the unknown costs of making every necessary repair.** This includes remediation requirements and bringing the facility up to today's energy efficiency standards and retrofitting the building with heating and electrical systems to save energy. A new building that meets current construction and energy efficiency requirements will save money and also offset the costs of a new facility over time.

Conditions Underneath Town Hall Not Corrected Since 2010



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Town Board Meeting Highlights

The following slides show some of the current Town Hall issues that we continue to deal with daily. We have asbestos in the ceiling tiles as well as in the flooring. The roof is 20-years past its prime and 70-year-old material that looks long neglected.

Asbestos above ceiling tiles and overall poor condition Hwy Town Barn - Too Small For Maintenance/Storage and Open Salt and Sand Piles



Repurposing the Highway Barn structure into a year-round maintenance and storage facility that would house and repair close to one million dollars of highway equipment would be cost prohibitive. The Highway Building no longer offers a safe and secure storage facility for expensive highway equipment. A maintenance area for repairs and cleaning and an efficient workspace for the Highway Department and Highway Superintendent. The low ceilings require that certain maintenance and repairs have to be performed outside no matter the weather conditions. Highway vehicles are emergency vehicles. When parked indoors, they are stacked one behind the other. If the first vehicle can't be moved, no other vehicles can be moved. During a snowstorm, roads flooded, downed trees or other disasters, this storage setup poses a threat to everyone in the Town.

The Highway Garage was built at a time when energy was inexpensive, which is no longer the case. It consumes way more energy than it should. The building's condition is a concern, and the roof is near the end of its life. Equipment maintenance and storage problems are not solved by keeping this building. **It's time to build a new building and relocate the Highway Garage.** I envision a pre-engineered butler-style building. These structures are cost, spacious, and energy efficient. The Highway Department would likely be able to do the site work and demolition of the existing building to save money for the Town.

The old structure would be torn down and fuel tanks would be relocated and the salt storage area. This move would leave the existing area clean with no more threats of polluting Irving Creek or Canada Lake. **A new building would be relocated with the material storage area off of Route 10 about a half-mile south of the current location.** This area is much larger. It's hidden from view, and creates a central location for the vital services provided to the Town by the Highway Department. Furthermore, a new building would meet current construction energy efficiency requirements, and in the long-term offset the costs of a new facility.

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Updated
Infrastructure, Cost
Savings For Taxpayers,
And The Economies of
Scale

New Town Hall/Clubhouse

- Energy Smart, Combined Space, Year-Round Mixed Use For Visitors, Town Residents and Golfers alike

New Hwy Dept Town Barn

- Improved Maintenance and Storage of Equipment Indoors, Better Public Safety

Covered Salt/Sand Storage

- Contained With No Run-off

The Economies of Scale are important. **It's critical to understand that combining facilities planning and appropriating resources ensures that the Town meets its needs going into the future.** As this slide shows, these opportunities must be considered, since there is much money to be saved by addressing Town needs collectively.

Potential Funding Sources

- Insurance proceeds
- Grants
- No to Low Interest Loans
- Sale of Excess Property
- Fund Balance
- Sale of Bonds
- Leasing of Property
- Possible Gifts

We will cover the details of cost estimates in future presentations. We are already looking at a variety of funding streams that include grants, no to low interest loans, sale of excess property, fund balance, sale of bonds, leasing of property, and possible gifts.

I would like to thank you all for your attention. In future workshops, to be scheduled, we will be seeking your input. Tonight's presentation is intentionally high level and about the Town's future.

This will be available on the Town website. There's a lot there. I've been working on this thing with other members of the Town Board, our consultants, anybody I could talk to that would listen to me, Scott Henze down in Planning. It's a major project, and I'm chomping at the bit. I'm so happy to finally be able to get this out after more than a year of trying to conceptualize this. Getting input from people. Once you come up with a plan, it looks sort of simple and logical, but getting there isn't such an easy process. It's not one step after the other. It's a couple steps forward, and back, and sideways, and more forward. Members of the public have helped with their input. So, it's been a real thrill. There's still a lot more to do. That's why, as I said, there will be more informational sessions on this probably a workshop session. But this gets us moving forward, so that it's public. It's out there, what we're thinking. **We will be looking for any input from the public that they would like to provide (email. Supervisor@Caroga.Town).**

I'm very happy, and I would like to thank Tor and Debbie for their input into this.

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