

# ***Caroga News Flash***

## ***Town Board Meeting Highlights***

**July 13, 2022**

[TownOfCaroga.com](http://TownOfCaroga.com) contains all issues of the ***Caroga News Flash***.

This monthly meeting at Town Hall and via zoom started at 6:00 PM and lasted 102 minutes.

The meeting featured Supervisor Horton's fourth Municipal Project presentation (see transcript). This presentation lacked any details about rebuilding the Golf Clubhouse.

### **Resolutions / Local Laws:**

#### **1. Capital Projects —**

- **The Board set up a Salt Shed Capital Budget with \$103,500.00 Revenue from Clubhouse insurance recovery funds.** Expenses include: engineering (\$12,000.00), inspection (\$1,500.00), and construction (\$90,000.00). The new Salt Storage Shed will be a 30x40x20 foot Quonset-hut-style building at the material storage area off State Highway 10, and the former Salt Shed will be repurposed as a maintenance-storage facility for golf course materials and equipment (4-1 vote). Discussion questioned the use of Golf Clubhouse insurance funds to build a new Salt Shed.

#### **2. Salt Shed Grant Application — (5-0 votes)**

- Approved applying for a grant from NYS DEC Water Quality Improvement Program (WQIP). The \$103,500.00 Salt Shed cost includes a \$69,000.00 grant proposal and \$34,500.00 Town funds.
- Approved WQIP grant writing contract with Orion Management at \$100.00/hour for 25±5 hours.

#### **3. Budget Transfers — (5-0 vote)**

\$20,000.00	To: A1620.42 Golf, Contractual Expenses	From: A1440.4 Contractual, Engineers
\$1,000.00	To: A5010.4 HWY Superintendent, Contractual	From: A1990.4 Contingency
\$10,000.00	To: DA5112.2 CHIPS	From: DA5130.2 HWY Equipment

#### **4. Town Hall —**

- Tabled replacing a Town Hall boiler to heat the Court Room and Meeting Room (5-0 vote). Mohawk Heating proposed an Avion boiler for \$9221.00 or an IBC boiler for \$9575.00.
  - Approved ordering a 72" Fire King cabinet with three shelves from Quill for \$4285.00 (5-0 vote)
- 5. Planning Board —** Nominated Tom Wojceichowski to serve remaining term of the late Fred Franko until December 31, 2024 (4-1 vote). Discussion noted others' interests and qualifications.

#### **6. Fulton County Planning Services —** Renewed \$1,500.00 service contract for 2023 (5-0 vote)

#### **7. Youth Program —** Tabled prior Head Counselor position to be paid \$15.20 per hour (5-0 vote)

#### **8. Other Business —**

- Approved fireworks for weddings at Pine Lake Park on August 6, 19, and 20 (5-0 vote)
- Accepted the Tax Collectors' books as presented for audit (5-0 vote)
- Paid bills as presented for audit (5-0 vote); Accepted minutes for 6/8/22 meeting (5-0 vote)

### **Announcements:**

- ❖ Supervisor Horton led a moment of silence for the late Planning Board member Fred Franko.
- ❖ Thank you to citizens who volunteered to improve golf course cart paths on Monday July 11.

### **Next Public Meetings:**

#### **Special Meeting**

Monday, July 18, 2022 10:00 AM at Town Hall (in-person only)

#### **Monthly Board Meeting**

Wednesday, August 10, 2022 6:00 PM at Town Hall

***Caroga News Flash™*** trademark of James McMartin Long

Copyright © James McMartin Long

To subscribe by email, contact [James@JamesLong.com](mailto:James@JamesLong.com)

Issue #12– 2022

# ***Caroga News Flash***

## ***Town Board Meeting Highlights***

### **July 2022 Capital Project Presentation #4 (Verbatim Transcript)**

#### **“Opportunities for the Town of Caroga”**

Scott Horton, Caroga Supervisor and Tor Shekerjian, Confidential Secretary

On November 15, 2020 a fire destroyed the 150-year-old Nick Stoner Municipal Clubhouse and former Town Hall. From this tragedy, a unique opportunity to rebuild the Clubhouse and save money for the taxpayers presented itself. The Town of Caroga can again have a Town Hall and the Nick Stoner Golf Clubhouse in the same building to break areas of deficiencies while addressing the current and long-term needs of this community. We must look forward to the future and understand that the long-range plan outweighs reactivity to our current situation.

The current Town comprises two buildings. One is 50 years old, and one is 70 years old. The Town Hall has serious deficiencies, both structural and otherwise, and it does not meet current building codes. We can look at a report from CT Male and Associates submitted to the Town more than 12 years ago. The current Town Hall building has many serious structural deficiencies that need to be addressed. The complexity of correcting them is challenging with expensive cost of repairs. The Town has not addressed these issues, and they have not improved. This sets us up for extremely complex and costly repairs which we should not subject the taxpayers to. While discussing these areas of concern with our architect Phinney Design Group about previous reports that detail concerns of the poor condition of the roofing, inadequate heating, substandard electrical system, asbestos, mold, structural issues, we discovered the costs of remediating these problems, meeting the current energy needs, and the Americans with Disabilities Act standards could range up to two million dollars to correct, nearly the cost of a new building.

We can look at the three Town Hall boilers. One remains inoperable and another presently irreparable. This poses an unknown cost to the Town. We cannot go into the upcoming heating season without heat. We can do an up-close of the condition of the plumbing of the Town Hall heating system. This is a classic example of the deferred maintenance. Also, see the ceiling tiles in the gymnasium, which originally served as the cafeteria and basketball court by the heating room. Above the ceiling tiles is asbestos. This gives you a continuous view of the ceiling tiles and the insulation which is all around the building with a large open space which is a tremendous source of heating loss. The tiles on the floor also contain asbestos which is partially covered with carpeting.

The Highway building is a 70-year-old Quonset hut that continues to deteriorate. Renovating this structure and a year-round maintenance and storage facility to house more than four million dollars of highway equipment would be cost prohibitive. The low ceiling makes it impossible to perform certain types of maintenance, so the highway crew has to do them outside no matter the weather. It is time to replace and relocate the Highway Garage. I envision a Butler-style building. These structures are both cost effective, spacious, and energy efficient. The old structure would be torn down, and the Town will relocate the fuel tanks and salt storage area. This move will leave a clean site with no more threats of polluting Irving Creek or Canada Lake. The new building would include a material storage area off of Route 10 about a half mile south of the current location. This area is much larger. It creates a central location for the vital services provided to the Town by the Highway Department. Furthermore, a new building would be current construction and more energy efficient and in the long-term offset the costs of building this new facility. The Highway Department can do the rough site work to save money for the taxpayers.

Adding a new Town Hall to the Club House presents us with an opportunity. One building. One roof. One foundation. One well. One septic. One parking lot. As you can see, this will save the taxpayers significant money. Our goal is to borrow no more than five million dollars to complete this ten million dollar project. The other money will be paid for by three million dollars of insurance proceeds, reserves, and available fund balance of approximately one million dollars, and a combination of cost reductions with in-house labor and grants. This will result in an about 2.7 percent increase to the average taxpayer. Thank you for your attention.