

State of New York
County of Fulton
Town of Caroga

Minutes of a Caroga Town Board work session meeting held Friday June 24, 2022 at the municipal building located at 1840 State Highway #10 at 10:00 am with the following persons in attendance by roll call. The flag salute followed.

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

Walter James Hogan – Weed Harvester Coordinator was in attendance. There were two other members of the public in attendance at town hall. John Delesky BTI Coordinator joined the meeting at 11:15 am.

Supervisor Horton noted that a quorum was present. He stated for a resolution to pass it has to be unanimous, it is not a majority of the quorum.

Supervisor Horton stated at regular meetings sometimes there isn't time to go over things. The primary purpose of this meeting was to talk about the capital programs and the scheduling of them. How to address the public about the project and things like that. He thought it was important to review the history of the fire on November 15, 2020. The fire started a lot of things going. Shortly after the fire a steering committee was put together. The decision was made to have the golf course open no matter what the challenges were. Council Member Sturgess was credited with doing that.

After the architect was on board the next step was to do a site location evaluation. Five different locations were examined. Insurance paid for the various options that the architect came up with. The options looked at were: up near the monument, on the current site of town hall, to purchase some extra property, but the final analysis was to have the club house at the turn. Function drove this project.

The Steering Committee came up with criteria for the replacement structure. One criteria was how can the building be a year round facility. Two was how can more revenue be developed for the town. Three was what other amenities might be beneficial to the play of the course and getting more course play. This is where the idea of the simulators came up. A meeting room was part of the criteria. Later on Supervisor Horton stated the town learned it could serve as an emergency shelter. He noted the fire company and town garage cannot serve that purpose. Some sort of kitchen facilities, bathrooms, and a secure space are needed.

Supervisor Horton stated the town hall building has needed to be replaced for a long time. The voters have turned down the project twice. Nothing has been done to the building since 2007 when the town started looking at the building deficiencies. The building has not gotten any

better since that time. The Supervisor noted not a lot of money has been sunk into this building, so if we walk away from it we don't have hundreds of thousands of dollars of improvement that the board would walk away from. Supervisor Horton stated if you put two functions in one building obviously it is cheaper. When the committee discussed putting the town hall into the footprint of the club house with the architect it was a match square footage wise and then there is the savings.

Supervisor Horton stated the money the insurance company is reimbursing the town for the use of the old fire house runs out in November. That is the prime consideration for getting going. The Supervisor stated the old salt storage building would be converted to a maintenance building for the golf course. The salt shed would be moved to the cell tower property. The town barn is 70 years old and has exceeded its use. The Supervisor noted it was difficult to work on the trucks inside the barn, and stated it was an eyesore. The space is also needed for parking for the club house.

There were a few items of business that came in this week that can't wait until the next board meeting. Two resolutions were needed to approve fireworks displays.

RESOLUTION # 2022-089 to approve a fireworks display by Majestic Fireworks on July 3 at Pine Lake Park was offered by Supervisor Horton at a work session meeting of the Caroga Town Board held on Friday June 24, 2022 at 10 am at Town Hall.

WHEREAS, the board received an application/permit for a fireworks display in the town on July 3rd, 2022 for Pine Lake Park, and

WHEREAS, the certificate of liability insurance was received by the town with the producer being Britton Gallagher One Cleveland Center Floor 30 1375 East 9th Street Cleveland OH 44114; now therefore be it

RESOLVED that the Town Board does hereby approve the application submitted and does authorize the Supervisor to sign the request from Majestic Fireworks, Inc. 29 College St. Clinton NY 13323 (315) 853-2237 for a firework display application/permit for a fireworks display on July 3, 2022 at Pine Lake Park.

Seconded by Council Member Travis

Adopted by a roll call vote as follows:

Supervisor Scott Horton - Aye

Council Member Richard Sturgess - Yes

Council Member Donald Travis - Aye

RESOLUTION # 2022-090 to approve fireworks displays by Majestic Fireworks on July 2 for Canada Lake Protective Association was offered by Supervisor Horton at a work session meeting of the Caroga Town Board held on Friday June 24, 2022 at 10 am at Town Hall.

WHEREAS, the board received an application/permit for a fireworks display in the town on July 2nd, 2022 for Canada Lake Protective Association, and

WHEREAS, the certificate of liability insurance was received by the town with the producer being Britton Gallagher One Cleveland Center Floor 30 1375 East 9th Street Cleveland OH 44114 now therefore be it

RESOLVED that the Town Board does hereby approve the application submitted and does authorize the Supervisor to sign the request from Majestic Fireworks, Inc. 29 College St. Clinton NY 13323 (315) 853-2237 for a firework display application/permit for a fireworks display on July 2nd, 2022 for the Canada Lake Protective Association.

Seconded by Council Member Travis

Adopted by a roll call vote as follows:
Council Member Richard Sturgess - Yes
Council Member Donald Travis – Yes
Supervisor Scott Horton - Aye

Supervisor Horton noted Mr. Hogan is here. He took over the weed program from Gene Centi. They have had several discussions. Because of the change and the need to be as effective as possible it was suggested that a position of a lead diver be created. The salary would be \$25.00 per hour. That is an increase of \$1.00 per hour for the returning diver. The second shift assistant lead diver salary would increase by \$0.50 to \$24.50 per hour. This will allow the program to run a little more smoothly. Decisions would not have to be made by Mr. Hogan. The Supervisor explained that though he spends a lot of time here he does not have the time to spend as Gene did. There are decisions that have to be made and this will save dive time without waiting an hour here and there. The Supervisor and Mr. Hogan discussed in their meeting about reimbursement for the divers of gloves and boots. The supervisor suggested to the board that they give the divers an allowance of \$300 per season, per diver. This would be paid at the end of the season for divers that completed the entire season with no prorating of the allowance.

The clerk asked if the resolutions could be made separately for easier tracking.

RESOLUTION #2022-091 to Create the Positions of Lead Diver and a Second Shift Assistant Lead Diver was offered by Supervisor Horton at a work session meeting of the Caroga Town Board held on Friday June 24, 2022 at 10 am at Town Hall.

WHEREAS, Supervisor Horton discussed with the board his conversation with Mr. Hogan, the Weed Harvesting Coordinator, about his need to create the position of Lead Diver and the salary, and to create the position of Second Shift Assistant Lead Diver and the salary, now therefore be it

RESOLVED, that the Caroga Town Board does hereby move create the positions of lead diver with a salary of \$25.00 per hour and a second shift assistant lead diver with a salary of \$24.50 per hour.

Seconded by Council Member Sturgess

Discussion: Council Member Sturgess asked if this was a budget neutral change. Supervisor Horton replied; yes, we have \$65,000.00 in the budget and last year just under \$50,000.00 was spent. Last year he explained there were not tenders so the divers were unloading the weeds back and forth. Council Member Sturgess did not want to go over budget. Supervisor Horton stated that in conversation with Mr. Hogan this morning before 7 am they talked about in the event there was a labor budget issue they would reduce the time in the water. Mr. Hogan noted that sometime the divers cannot dive because of the weather. They are not being paid for that.

Council Member Sturgess was glad there was a buffer but was not in favor that all of the money should be used. Mr. Hogan stated he would have budgeted more than \$65,000.00 if he put the budget together based on his math. Supervisor Horton figured the overall increase to be \$450.00.

Adopted by a roll call vote as follows:

Council Member Donald Travis – Yes

Supervisor Scott Horton – Aye

Council Member Richard Sturgess - Yes

RESOLUTION #2022-092 to approve a diver equipment allowance of \$300.00 per season

was offered by Supervisor Horton at a work session meeting of the Caroga Town Board held on Friday June 24, 2022 at 10 am at Town Hall.

WHEREAS, Supervisor Horton discussed with the board his conversation with Mr. Hogan, the Weed Harvesting Coordinator, about an equipment allowance for the divers in the weed harvesting program, now therefore be it

RESOLVED, that the Caroga Town Board does hereby move to approve a diver equipment allowance of \$300.00 per season to be paid at the end of the season with no prorating of the allowance.

Seconded by Council Member Sturgess

Discussion: Council Member Sturgess asked what they need that for. Mr. Hogan is learning, and from what the divers tell him. It costs \$450.00 to outfit a diver with a complete wetsuit. He does not know of anyone, who has to use special clothing for a job, that pays for that. The employer always pays for that. He was surprised to learn the divers pay for their own suits. The town has in the past paid for boots and gloves for the divers as they get torn in the course of the job. The suit does wear out and depreciate. Mr. Hogan and Supervisor Horton thought it would be appropriate to compensate the divers. It was stated that the highway department gets a clothing allowance of \$250.00 and the town provides safety clothing for them.

Council Member Sturgess wondered if the town should own the suits and then replace them as needed. Supervisor Horton stated no one is going to wear someone else's suit. Council Member Sturgess asked how long does a wet suit last. Supervisor Horton stated sometimes there is a problem getting labor. Our divers are flexible, they work from June to September. Council Member Sturgess stated these two resolutions today total 5% of the whole budget for the year. He did not want to go down the road and have the program cost \$150,000.00 a year. Supervisor Horton did not want to lose the program. Mr. Hogan stated the divers are under paid. The divers like doing this type of work, the location, and the fact they feel they are doing valuable work to keep the lake clean. The Supervisor stated that these divers who return know what they are doing. They are very knowledgeable. He stated this is a fair way to do it so we can retain the divers.

Adopted by a roll call vote as follows:

Supervisor Scott Horton – Aye

Council Member Richard Sturgess - Yes

Council Member Donald Travis – Yes

Yesterday Supervisor Horton received the official settlement paperwork from the insurance company. Council Member Sturgess begins to ask a question about the Statement of Loss document with Supervisor Horton. Supervisor Horton stated there may have been some double accounting in the architects estimate in the cost to renovate the old salt shed on two different line items. This sets the claim at \$3,500,690.89.

The clerk interrupted the supervisor and stated if the board was going to review this document the public should be able to follow along. The Supervisor gave his highlighted copy of the Statement of Loss document for the clerk to copy for those in attendance.

RESOLUTION # 2022-093 to accept the golf club house and storage building fire claim TCRG-2020-002-001 in the amount of \$3,500,690.89 and to authorize the supervisor to sign the Sworn Statements In Proof of Loss affidavits was offered by Supervisor Horton at a work session meeting of the Caroga Town Board held on Friday June 24, 2022 at 10 am at Town Hall.

WHEREAS, Supervisor Horton received the final paperwork from the insurance company yesterday on the claim submitted for the loss on November 15, 2020 of the club house building, now therefore be it

RESOLVED, that the Caroga Town Board does hereby move to accept the golf club house and storage building fire claim TCRG-2020-002-001 in the amount of \$3,500,690.89 and to authorize the supervisor to sign the Sworn Statements In Proof of Loss affidavits.

Seconded by Council Member Sturgess

Discussion: Council Member Sturgess wanted the other two board members in attendance. He asked what the urgency was or the importance of passing this resolution right now as opposed to waiting until the next board meeting when all five can attend.

Supervisor Horton stated one of the things that has held the town up from going forward was having the dollar amount to work with. By voting on this the board will receive a check for \$755,139.51, a check for \$54,966.75, and another check for \$41,130.00. The town has already received \$107,930.93. That would total \$851,236.26 would be in the town's bank account. The Supervisor stated that "would be enough to handle the capital projects we have to do this year." He could not ask the board to have more design work done without having the money to pay for it. At the next board meeting the Supervisor stated we can approve going forward with the new salt shed and maintenance building. That is the urgency.

Supervisor Horton reviewed: building \$755,139.51 Business Personal Property \$54,966.75. If we build we have to build to today's code. There is still engineering to do. The Supervisor wondered if we need an elevator if there is an at grade access on the two floors. He stated you can't use an elevator in a fire. Supervisor Horton asked how do we move forward. We know how much we are getting from the insurance company and the architect's estimate cost is. The \$41,130.00 is the money the town spent to set up the temporary club house. Council Member Sturgess stated the policy is maxed out for the most part. The supervisor agreed but noted there is some depreciation the town cannot recover. The policy was for \$3,620,000.00. Council Member Sturgess noted we did not have to hire a public adjuster to negotiate on the town's behalf. They wanted 12% of the amount recovered. They may have been able to get a few more dollars for the town but the town would have paid out \$300,000.00 or closer to \$400,000.00.

Adopted by a roll call vote as follows:
Council Member Richard Sturgess - Yes
Council Member Donald Travis – Yes
Supervisor Scott Horton – Aye

Supervisor Horton has several ideas on where we want to go. We have an aging structure to go forward the Supervisor is proposing that this year we need a maintenance shed. It is costing \$2,200.00 per month to rent the old fire house and the insurance company will stop reimbursing the town the end of October. We have to move out of there so the taxpayers don't have pick up that cost. In order to do that a new salt shed building has to be relocated to the cell tower site. Supervisor Horton did get a quote close to the budgeted amount of \$50,000.00. It can be done this year. Next week he will try to get two other quotes. The Town has the money. The architect will need to do some design work

on the maintenance shed for the golf course. They will have to be spec'd out and that cost known for the next meeting.

Council Member Sturgess hears the 10 million dollar figure out there but some of this stuff has to get done before anything else happens. We have to move forward whether we build the club house next year or two years from now. We have \$340,000.00 worth of new equipment and it can't be out in the snow. The current sand/salt shed is almost empty. The State DOT will move the millings soon that are on our lot. The surveyor has looked at the area. A design of five bays for a new highway garage was discussed by the Supervisor. There would be an open bay for the garbage truck due to the smell. To the right would be the salt shed. The new salt shed would use cement blocks for the base. The structure we need will have engineered drawings.

Council Member Sturgess asked about the type of heating system for the highway garage. The Supervisor has not looked into that yet. He has only come up with a sketch and the size and a couple of elevations. He only has board approval to do the survey. He has to come back to the board to do the engineering. If the two projects are worked on this year the town will have 1.8 million in the bank, "way more than what we would need to do these two projects." The Supervisor stated the architect's estimate to redo the building was \$120,000.00. He thought that was low but stated it would not be \$250,000.00. The salt shed is in the \$50,000 - \$60,000 range.

Supervisor Horton stated the town barn was not originally planned on removing it... but to build next to it. That has serious deficiencies. He thought the town would love seeing that area cleaned up and to have a new facility that is easier to get the vehicles out of and one you can do the work on the trucks in instead of outside. Then there was the one month it cost \$11,000.00 to heat the building. A new building will be around 5000 square feet. The supervisor estimates heating it for less than \$1,000.00 a month. Council Member Travis stated the layout for the new building is very nice. Supervisor Horton stated he would show it to Council Member Sturgess.

Supervisor Horton stated it is a little out of sequence but this will be up to the voters. Supervisor Horton stated he will get the price as low as possible for a combined building and then get a price for just building a club house. Council Member Glenn has in the past suggested a third option to rebuild the club house on the first floor and then populate it at a later date.

Council Member Sturgess noted certain things have to be done water, electricity, to finish it there would be so many expenses. The savings to put the shell and not finish it are not that great Supervisor Horton noted. If something catastrophic happens at town hall there would still be the expense of moving into trailers and getting a contractor when you are over a barrel.

Supervisor Horton noted this is providing an opportunity to save a lot of money in the long term. We need to find other funding sources, there is a long way to go. Council Member Travis stated if we wait more years it is going to be more money. Ten years ago the project could have been done for a million dollars.

Council Member Sturgess looked at a document called Individual Building Breakdowns and asked the Supervisor how often the incidentals budget max out. He asked for examples on what would be incidental. The Supervisor did not think the board could look at this now. Things

move from one area to another, back and forth. He suggested if the board liked this plan that the architect could put the numbers into the separate buildings for a projected number after some engineering is done for the club house. Then get an add on for the club house and town hall building to make it simple for the public. The club house as designed still has to put in parking, power, water, and a leach field. The majority of these cost will be on the club house all by itself. Then adding the town hall to it is going to be primarily raising the foundation by ten feet. Council Member Sturgess asked if the building could be raised 10 feet and not do any of the plumbing or stab – the town hall part of it. Just a shell underneath. The Supervisor thought that would be unwise. You still have to know where the plumbing goes as it is in the concrete and you need to know where the rooms are.

Supervisor Horton stated we do know there is a tremendous amount of saving in doing two projects together vs doing them separately.

Council Member Sturgess thought it would be a good idea to have a couple of option on the referendum. Supervisor Horton stated the logical options.... He did not think the public would want the town to walk away from one and a quarter million dollars. Supervisor Horton stated the options are build a club house only, do nothing with town hall; start putting money into town hall; and the other option is to combine the two projects to make a municipal center. Supervisor Horton stated we should move forward with a new highway garage and just bond for it. That would up to the voters in November.

Council Member Sturgess wanted to schedule another work session meeting, not at 10 am and not on a Friday. Council Member Sturgess did not know what happened but he and Council Member DeLuca were not notified of the meeting. Supervisor Horton stated there was a mix up. The Clerk thought the Supervisor would notify his board and the Supervisor thought the clerk was notifying the board. Council Member Sturgess found out on Facebook. The clerk posted the meeting on Facebook. Supervisor Horton suggested a Saturday morning meeting. There was no way Council Member Sturgess could attend a Saturday morning meeting for the next three months.

Supervisor Horton wanted to focus on this at the next meeting and suggested doing away with committee reports. The Supervisor stated we have to go out to the public with this. He will be a speaker at the West Caroga Lake Association meeting tomorrow. He is available to talk to any group anytime.

Council Member Travis stated when this administration started they thought about having two meetings per month. This was discussed even before the club house burned he noted. He thought that would be something that could be scheduled when everyone was available. Supervisor Horton said that was nice but putting meetings together was not that easy. Supervisor Horton stated did not think that he could do it. He stated that one week a month there is county business and then he has another full day of county business, plus special meetings. The Supervisor noted then Tor would have to be here and that would be an extra expense, The Supervisor had hoped there would be more people here today. The public knows about our regular monthly meetings. The Supervisor thought the best thing to do is at the next meeting change the agenda and then

just focus on this. He wants the meeting to be on Zoom. That could not happen today, and he wanted to have the full board here. Other than that the Supervisor did not know what the board wanted him to do.

It was noted if there is to be a referendum on the ballot the information has to be given to the Board of Elections at the end of July - 90 days prior to the election. Supervisor Horton stated the first project will be a relatively small bond issue. If the taxpayers vote for it and they see how it is managed and the results of it they may have more confidence in these other projects. Council Member Sturgess asked for clarification, Supervisor Horton stated he thought the highway garage should go out to bond. The Supervisor is excited about this but knows it is a lot of money and we are trying our best. We are looking for grant funding but you can only do so much at a time. The Supervisor noted with all projects you have a critical path. For this it is the salt shed, the maintenance building, the town garage, the club house and then town hall. If the board is in agreement, if that is the plan the board wants to look at, then he will tell the architect that is how he wants them to take the numbers and itemize the projects. Instead of having 1.7 million in contingencies the soft cost, architectural engineering fees and then a contingency on the construction. He thought it would be much easier to read it that way to look at the numbers. Supervisor Horton noted the sprinkler system is part of the town hall and shouldn't be included with the golf course even though it is going to go to both buildings/functions and should be part of the town hall costs.

John Delesky joined the meeting.

Supervisor Horton thought it was a great plan and could not think of a better one. To do nothing it would cost upward of 2 million dollars for (to renovate) this building, and who knows how much for the other building. The Supervisor stated if there is an emergency you could not get the trucks out of the highway garage and there is a ridiculous amount of money being spent on energy costs.

Supervisor Horton received an email to day asking why the town would build now. People said the same thing when he built the town hall in Niskayuna in 1990 during a recession. Looking back people are thrilled with the building and the cost. You have to have faith in yourself.

We have to have pride in our community. The Supervisor talked about the new fire station and how it serves the public much better.

At 11:17 am Supervisor Horton asked for a motion to adjourn. Council Member Sturgess made the motion to adjourn. Council Member Travis seconded the motion. All board members were in favor of the motion.

Submitted by Town Clerk

Linda Gilbert, RMC, CMC

Motion to Adjourn