

Caroga News Flash

Town Board Meeting Highlights

May 27, 2026 Work Session

<https://TownOfCaroga.com> contains all issues of the **Caroga News Flash**.

This work session began at 5:00 PM at Town Hall. The meeting was led by Supervisor Jack Glenn. Council Members Rick Sturgess, Matt Cooper, Kim Walker, and Greta Frasier were present, along with Town Clerk Linda Gilbert, Highway Superintendent Roy Stock, Golf Superintendent Steve Stedman, and one resident.

This work session featured official discussion of municipal capital building project planning.

- Major focus was on financing the new Golf Clubhouse, Town Hall, and Highway Garage projects.
- The board is considering a November 2026 voter referendum to borrow money with bonding.
- Professional financial guidance and grant opportunities will be reviewed before any final decisions.

Topics & Resolutions:

1. Rebuilding Plans for Caroga's Golf Clubhouse & Town Hall at Nick Stoner Municipal Golf Course —

- The Town Board reviewed "Preliminary Design-Opinion of Probable Cost" spreadsheets for three different redesigned building options by the team from C.T. Male Associates Environmental & Civil Engineering Consulting. Each option was for the 1801 NY-10 site (old Golf Clubhouse site).
- All options exceeded fire insurance funds of \$1,718,775.67. (No more insurance is guaranteed.)
- Board members discussed whether to complete the project now or leave portions for the future.
- Concern was expressed that postponing any construction will greatly increase future costs.

Option 1: ~\$4.5 million Full Clubhouse (5,960 SF) plus completed Town Hall (5,960 SF)	Option 2: ~\$3.35 million Full Clubhouse (5,960 SF) & unfinished lower level (5,960 SF)	Option 3: ~\$2 million Reduced-size building (2,542 SF), roughly half original footprint																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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PL</td> <td>Plumbing Contractor</td> <td></td> <td>\$164,000.00</td> </tr> <tr> <td>New Construction</td> <td>New domestic and sanitary distribution</td> <td>\$100,000.00</td> <td></td> </tr> <tr> <td>New Construction</td> <td>Fixtures and Finishes</td> <td>\$64,000.00</td> <td></td> </tr> <tr> <td>03 - MC</td> <td>Mechanical Contractor</td> <td></td> <td>\$150,000.00</td> </tr> <tr> <td>New Construction</td> <td>Roof Top Units</td> <td>\$100,000.00</td> <td></td> </tr> <tr> <td>New Construction</td> <td>Heating & Cooling</td> <td>\$50,000.00</td> <td></td> </tr> <tr> <td>04 - EC</td> <td>Electrical Contractor</td> <td></td> <td>\$103,000.00</td> </tr> <tr> <td>New Construction</td> <td>New Service</td> <td>\$18,000.00</td> <td></td> </tr> <tr> <td>New Construction</td> <td>Power</td> <td>\$24,000.00</td> <td></td> </tr> <tr> <td>New Construction</td> <td>Lighting</td> <td>\$45,000.00</td> <td></td> </tr> <tr> <td>New Construction</td> <td>Fire Alarm System</td> <td>\$10,000.00</td> <td></td> </tr> <tr> <td>New Construction</td> <td>Misc Life Safety</td> <td>\$6,000.00</td> <td></td> </tr> <tr> <td colspan="3">CONSTRUCTION SUB-TOTAL (ALL CONTRACTS)</td> <td>\$1,180,000.00</td> </tr> <tr> <td></td> <td>General Conditions</td> <td>12.00%</td> <td>\$141,600.00</td> </tr> <tr> <td></td> <td>Contractors Overhead & Profit</td> <td>10.00%</td> <td>\$118,000.00</td> </tr> <tr> <td></td> <td>Design Contingency</td> <td>10.00%</td> <td>\$118,000.00</td> </tr> <tr> <td></td> <td>Construction Contingency</td> <td>10.00%</td> <td>\$118,000.00</td> </tr> <tr> <td></td> <td>Escalation</td> <td>4.20%</td> <td>\$49,000.00</td> </tr> <tr> <td colspan="3">CONSTRUCTION GRAND TOTAL</td> <td>\$1,739,780.00</td> </tr> <tr> <td>SF COST</td> <td></td> <td>SF COST</td> <td>\$119.98</td> </tr> <tr> <th colspan="4">SOFT COSTS</th> </tr> <tr> <td></td> <td>A/E Design & Bid Services (ROM estimated by %)</td> <td>8.00%</td> <td>\$139,182.40</td> </tr> <tr> <td></td> <td>Construction Administration Phase (ROM estimated by %)</td> <td>4.00%</td> <td>\$69,591.20</td> </tr> <tr> <td></td> <td>Special Inspector (estimated by scope)</td> <td></td> <td>\$24,000.00</td> </tr> <tr> <td colspan="3">TOTAL SOFT COSTS</td> <td>\$232,773.60</td> </tr> <tr> <td>Construction Total:</td> <td>\$ 1,739,780.00</td> <td></td> <td></td> </tr> <tr> <td>SF Cost:</td> <td>119.98</td> <td></td> <td></td> </tr> <tr> <td>Total Soft Costs:</td> <td>232,773.60</td> <td></td> <td></td> </tr> <tr> <td>Option 3 Grand Total:</td> <td>\$1,972,673.58</td> <td></td> <td></td> </tr> </thead></table>	PRELIMINARY DESIGN - OPINION OF PROBABLE COST				TOWN OF CAROGA GOLF CLUB HOUSE AND TOWN HALL				Location:	State Highway 10, Caroga Lake, NY 12032	Construction cost data taken from RSMeans and national average data sources.		Ceiling Height:	Club House - 8' Town Hall 9'			Floor Area:	Club House 2,542 SF Town Hall 2,542 SF			Prevaling Wage:				Contract:	MULTIPLE PRIME CONTRACT (WICK'S LAW)	Cost		HARD COSTS				01 - GC	General Contractor		\$773,000.00		Site - Grading	\$34,000.00			Site - Storm & Utilities	\$24,000.00			Site - Pavement	\$35,000.00		New Construction	Foundations Basement Walls	\$117,000.00		New Construction	Slab On Grade	\$20,000.00		New Construction	Excavation and Backfill	\$15,000.00		New Construction	Floor and Roof Construction	\$49,000.00		New Construction	Exterior Walls Windows and Doors	\$252,000.00		New Construction	Interior Partitions	\$85,000.00		New Construction	Interior Finishes	\$142,000.00		02 - PL	Plumbing Contractor		\$164,000.00	New Construction	New domestic and sanitary distribution	\$100,000.00		New Construction	Fixtures and Finishes	\$64,000.00		03 - MC	Mechanical Contractor		\$150,000.00	New Construction	Roof Top Units	\$100,000.00		New Construction	Heating & Cooling	\$50,000.00		04 - EC	Electrical Contractor		\$103,000.00	New Construction	New Service	\$18,000.00		New Construction	Power	\$24,000.00		New Construction	Lighting	\$45,000.00		New Construction	Fire Alarm System	\$10,000.00		New Construction	Misc Life Safety	\$6,000.00		CONSTRUCTION SUB-TOTAL (ALL CONTRACTS)			\$1,180,000.00		General Conditions	12.00%	\$141,600.00		Contractors Overhead & Profit	10.00%	\$118,000.00		Design Contingency	10.00%	\$118,000.00		Construction Contingency	10.00%	\$118,000.00		Escalation	4.20%	\$49,000.00	CONSTRUCTION GRAND TOTAL			\$1,739,780.00	SF COST		SF COST	\$119.98	SOFT COSTS					A/E Design & Bid Services (ROM estimated by %)	8.00%	\$139,182.40		Construction Administration Phase (ROM estimated by %)	4.00%	\$69,591.20		Special Inspector (estimated by scope)		\$24,000.00	TOTAL SOFT COSTS			\$232,773.60	Construction Total:	\$ 1,739,780.00			SF Cost:	119.98			Total Soft Costs:	232,773.60			Option 3 Grand Total:	\$1,972,673.58		
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Caroga News Flash

Town Board Meeting Highlights

2. Rebuilding Plans for ~\$2.5 Million Town Highway Garage at 1913 NY-10 (Cell Tower Site) —

- Unworkable prior plans approved in 2022 were found to be too small for current basic equipment.
- The current Board's redesigned plans for the new Highway Garage aim to meet the Town's long-term operational needs. Like Broadalbin's plans, key components include construction of a 60 x 120' garage with 1 heavy-equipment work bay, 5 vehicle storage bays, and 1 open-side bay.
- Current estimates of ~\$2.5 million exceed the existing 2023 voter-approved \$1 million bonding.

3. Capital Project Bond Financing Discussion —

- The board voted 5-0 to approve bringing in a financial advisor with bonding expertise to explain to the public and to the Town Board various financing options, public costs, and taxpayer impacts.
- Combined projects could require roughly \$7 million total, with the existing \$1.7M clubhouse fire insurance funds and voter-approved \$1M highway garage bond reducing needs to about \$4.3M.
- Supervisor Glenn emphasized that bonding requires a permissive voter referendum, so the Board can either choose the 30-day "Gestapo Method" or voluntarily plan to hold a voter referendum.
- Councilman Sturgess asked Anita Long about the 2022 voter petition for a bond referendum. In response, she noted numerous calls in 2022 from people across Caroga demanding a voice about borrowing money for large projects, emphasizing, "*I stood to defend the voice of the people.*"
<https://cmi.nycourts.gov/vod/CourtSession/ad3/cv-23-0720> <https://townofcaroga.com/notes/cv-23-0720.13.memorandum.and.order.pdf>
- Council Member Walker agreed that local people want a vote and supported a referendum.
- The Board's discussion focused on potentially seeking voter approval for additional bonding, likely through a voter referendum at the November 2026 election. (The Board asked Clerk Gilbert to contact the Fulton County Board of Elections to clarify the deadline for 2026 ballot wording.)
- Board members emphasized the need to understand taxpayer impacts before moving forward.

4. Grant Opportunities —

- Discussion briefly noted opportunities for grant funding through state and regional programs.
- Board members aim to explore hiring a consultant or recruiting a volunteer for grant writing.
- Consensus was to get more information about New York State municipal grant opportunities.

5. Town Hall Building Liaison — (5-0 vote)

- Kim Walker was appointed as Board Liaison for the current Town Hall building maintenance.

6. Open Custodial Position Advertisement — (5-0 vote)

- The board approved advertising for the Town Hall custodial position.

7. Lakes Management: Invasive Species ("Weed Management") Program Director — (5-0 votes)

- Rescinded the 5/13/2026 resolution to appoint Luke Horst as Lead Diver.
- Appointed Luke Horst as director of the "Weed Management" program with \$12,000 salary.

8. Credit Card Policy — (5-0 vote)

- Approved increasing the Town Supervisor's credit card limit from \$500 to \$7,500, with the card shared for authorized purchasing by the Supervisor, Youth Director, and Highway Superintendent.

9. NYS DOS Smart Growth Planning Grant Contract Administration —

- Reviewed details of the NYS Smart Growth planning grant budget and town-county agreements.
- DOS feedback prompted a minor budget revision to move \$2,000 for the Grant Contact Person (now 100% volunteer service) into the budget line for contractual Fulton County Planning Services.
- Board agreed 2/11/2026 resolution covered the Supervisor's authority to sign the documents.