

State of New York
County of Fulton
Town of Caroga

Minutes of a Caroga Town Board works session held Wednesday April 2, 2008 at the municipal building located at 1840 State Highway #10 at 6:30 pm with the following persons in attendance.

Supervisor Kane - Here
Councilman Ralph Palcovic - Here
Councilman Robert Sprung - Here
Council Member Valerie Scribner - Here
Councilman Robert Sullivan - Here

There was one member of the public in attendance. Mr. Fenzl joined the meeting late.

Supervisor Kane noted that the reason for this meeting was so that he could be updated as to what is going on. He asked each committee to report on what they were working on.

Buildings & Grounds – Councilman Sullivan will give a copy of the report he put together in February for the board. It is a synopsis of all the reports that CT Male gave to the board last year. Supervisor Kane noted he has a copy of the report that Councilman Palcovic put together.

Council Member Scribner and Councilman Sullivan toured the highway barn with the Highway Superintendent. The structure needs improved lighting, painting, and windows, which the employees will work on. The current office of the highway superintendant is full of mold. It was suggested that the entire structure be demolished. The board discussed finding secure office space for Mr. Insogna. A room in the golf course was suggested.

Code Enforcement & Sanitation – Mr. Heberer noted that he has already been over any of the problems that are going on in town with the supervisor. There is an issue on West Caroga. There is a house that was built too close to a right-of-way. One party is actively pursuing options. He wants the party to tear down the structure. Mr. Heberer anticipates litigation. The C/O was issued in April of 2004. It was asked if the town has liability insurance for things like this. Councilman Palcovic stated that it comes under errors and omissions. If something happens the insurance company will be notified. Mr. Heberer thought the party should go before the ZBA but is waiting to hear back from the town attorney at this point. Councilman Sprung suggested that the supervisor contact Sal Ferlazzo.

Salt & Sand – no report

Park Creation – Council Member Scribner noted that they have the contract and OK to go ahead from John Albert of Parks and Recreation. She emailed the invitation to bid information to Attorney Skoda for revisions. He recommended that the prevailing wage information be added to the bid specifications. The committee has to work on the landscaping which was over budget when it was bid out the first time. The bids will be separated for the pavilion and landscaping. Councilman Sullivan noted that some of the items could be donated. Town employees, Wal-Mart, NBT Bank were suggested. A price could be assigned to something and associations may want to donate to the cause.

Councilman Sprung noted that whatever the town plants must be maintained. He was not sure that the town could rely on an assoc. to take care of the park once it is created. Councilman Sprung questioned the fountain. Council Member Scribner stated the reason for the fountain is

that there is a well that needs to be capped. Councilman Palcovic suggested outhouses for the project. Mr. Heberer noted that outhouses are no longer allowed. Port-a- Johns may be placed.

Two people have already offered to make donations to the park as in memory of.

Councilman Sullivan noted that before he was on the board he spoke to a local contractor who thought things may be done cheaper and done to be more easily maintained if done in a different fashion.

Councilman Palcovic noted that if the amount of the project is under \$5000.00 then the bid process is not necessary. The town would simply have to obtain three prices to shop for the item. The pavilion would still have to be bid. Once the paths, and parking lot are in place then the committee will know how much they have left to spend. BOCES has a landscaping program that may be able to help the town. Mr. Heberer suggested using the term “or similar” when going out to bid. The total amount available for the park is \$48,000.00. There will be a net to separate the pavilion from the golf course. The board looked over the proposed plans. The town will do the rough grading and needs to keep Mr. Insogna informed.

Council Member Scribner will draw up the revised specifications after her vacation.

Addition to Bldg. & Grounds – Councilman Palcovic noted that two individuals with boiler knowledge have stated that the boiler is too big. It is to be determined if the town will continue to use it. The board is looking into moving the utilities into an auxiliary structure. The engineers will explore this option. The board discussed using alternate heating systems – steam, or hot water.

The mold report came back better than expected. The newest section of the building is free and clear. “There is a little bit down the other end (the gym).” There is gross contamination in the old structure. Councilman Sullivan noted that the senior population might be effected by the mold. Councilman Palcovic suggested purchasing a HEPA filtration ventilation system for that area instead of closing it down. The seniors could use the meeting room until the filters are in place. The size and cost of the needed units will be investigated.

Jon Stead has been contacted about the demolition of the old section of the building. The board discussed asbestos remediation. Councilman Palcovic suggested having CT Male provide a list of qualified bidders to remove what must be removed for demolition of the old structure. In their latest report they estimate the cost for total abatement of removal is between \$129,000 and \$141,000.00. It was noted that the price included the removal of floor tiles, however the county will accept floor tiles and roofing materials. It was noted that the cost to begin this project has not been budgeted.

Supervisor Kane asked if the entire board was on the same page as far as taking the old structure down? Councilman Sullivan noted that at this time the only thing the board has looked at is the old structure.

CT Male will be up with an electrical and mechanical engineer in the near future. Councilman Palcovic will convey the board’s discussion on creating a new facility.

There is a footing problem on the end of the building Mr. Heberer noted. Councilman Palcovic estimated that it may be \$250,000.00 - \$300,000.00 to fix the existing building.

Council Member Scribner suggested selling the existing building.

Councilman Sullivan wondered if the clinic would continue to be a part of the town facilities. Several board members thought they were an asset to the town. Councilman Sullivan noted the hospital built a new clinic facility in Perth – yet don’t pay a nickel in Caroga Lake. It is a decision this board needs to make. He also questioned the future size of a community room. Councilman Palcovic suggested going to other towns to see what facilities they have. Some communities rent out their rooms for weddings; “while we are not in the business to make money we are in the business to provide service.” The cost will be evaluated. Councilman Sprung

noted that the room has to be large enough for everyone to attend important meetings. The Planning Board may be asked able to help.

Councilman Palcovic noted at the March 19th meeting the board voted to continue on with the alienation process. He drew up language to fill in the explanation area on the form. "To serve the public interest promoting the towns growth by allowing diversified use of this parkland. In support of the towns infracture and ability to provide municipal services." He noted that the use was not specific. He noted the town may never build a salt shed down there. The forms have to be submitted to the Assembly and Senate.

Cell Service – Mike Heberer gave Council Member Scribner the name of a person who might be able to help the town along on this project. A meeting has been set up with Garth Hillier on April 17th at 1 pm at Town hall.

Councilman Sprung asked about rumors in the past that cell towers could be placed on fire towers. It was noted that these tower are full. He noted that a cell tower is visible from the deck at Royal Mountain. He thought a tower could be placed on the top of Royal Mt. Mr. Heberer noted that a signal survey has to be conducted. They will look at private and town owned high points in town. They will look at the map after the survey and decide which one will give the most coverage and pursue it. Four years ago a survey was done and three sites were selected. Because at that point the APA was not receptive of the towers, the company bailed on the town. Recently the APA has approved cell towers on the north way near the road. Mr. Heberer noted this is still a class A regional project. The town's ZBA will not have an opportunity to review it. Any application will go directly to the APA because the height of the tower is in excess of 40 ft.

Council Member Scribner noted that the recent press release was not correct. She asked the board to review and make changes to the Local Law for cell towers she gave them.

It was noted that the village of Northville – Sacandaga area has cell service. Mr. Heberer noted that the companies would sign no cost roaming packages if they share towers. The board noted that Frank-in-pines are not as noticeable in green states.

Golf Course - Council Member Scribner has a meeting set up with Mr. Jennings when she comes back on the 17th. The golf course building needs a new roof and painting needs to be done. The committee still has to get the road signs for the road crossings. Mr. Jennings may need a computer. There is a woman who can write a program to track membership. Councilman Palcovic didn't think it was necessary to write a program for this. Council Member Scribner agreed, but noted the computer would be a way to track greens fees.

Mr. Heberer has a technical bid specification for the roof project. Three sides are needed. Councilman Sullivan asked if there was money in the budget. It was thought there was. Mr. Heberer still needs to go out and measure the roof for sq footage. New showers will be installed. Council Member Scribner said she would help paint or do whatever was necessary to make the area presentable. Councilman Palcovic has spoken to the judge noting if there are any occasions when he needed to issue community service there may be work at this facility or on the golf course.

Council Member Scribner thought Mr. Springstead should clean the golf course building on a weekly basis. Councilman Palcovic noted that Mr. Jennings has employees. Mr. Springstead will work on creating 2 new showers from the current four.

Supervisor Kane stated that Mr. Springstead told him "how many hours he's been working and getting paid for 25. I don't think that is right." If he is working more than 25 hours he should write down what he is doing and submit it to be OK'd Supervisor Kane stated. His hours were

cut when the highway department took over plowing the municipal building. Councilman Palcovic thought this duty was removed because he was not getting paid for it. The board was not in favor of his hours exceeding 35 hours a week for 20 weeks. The board asked that Mr. Springstead justify his hours over 25 hours all the time. The board asked if he received time and a half and if he turned in a timesheet. Mrs. Hillier will be asked.

Old Business

Councilman Sullivan said he would send everyone a list of what he has for old business for discussion at the next board meeting.

Council Member Scribner brought up Historian - Inger McDaniel's letter. Mr. Heberer noted that the reason the original records room was leaking was because the roof vent fan was shut down and snow had built up inside of it and melted. The records room will be moved back to the original space.

Councilman Sprung asked if all board members were in favor of having the seniors use the small meeting room because of the mold. Several board members responded yes.

The clerk asked the board to approve her books for 2007.

RESOLUTION to accept the Town Clerk's Books for the year 2007 #2008 – 030

Offered by Councilman Sprung

Seconded by Council Member Scribner

WHEREAS, the Caroga Town Board held a work session on Wednesday April 2, 2008, and

WHEREAS, the Town Clerk – Linda M. Gilbert did present her books for the year 2007 to the Caroga Town Board for their review at the January meeting, and

WHEREAS, the board members did review and examine the various documents presented, now therefore be it

RESOLVED, that the Caroga Town Board does hereby move to accept said books as presented for audit.

Unanimously adopted

Supervisor Kane asked about the voucher submitted by John Fenzl last month. It was not paid as former Supervisor Gifford said the work was not authorized. Mr. Fenzl stated that he went ahead with the report because of the urgency of the matter. He revised the resolution for the alienation process. Supervisor Kane questioned the connection on this project and CT Male. Councilman Palcovic noted they were separate projects.

A MOTION was made by Councilman Sullivan and seconded by Councilman Sprung to pay Mr. Fenzl \$250.00 for the voucher submitted on February 26, 2008 for services rendered regarding the alienation project.

Unanimously adopted

Mr. Heberer stated that he needed an engineer to look at a structure. Councilman Palcovic stated that Supervisor Kane needed to give the OK in situations of this nature. Councilman Sprung asked how much this would cost. Mr. Fenzl responded he would need more information from Mr. Heberer.

Mr. Fenzl was asked if the alienation statement was OK. He noted there are a good and a bad side to that. Good that it is left open; the down side is that it may be too watered down.

It was noted that the Highway Superintendent has met with DEC and the owner of a property he is proposing to use for sand.

Councilman Palcovic updated the Supervisor about the preliminary water testing done at the landfill recently. Some of the wells were covered with snow but the town wanted to be in compliance with a quarterly report. Councilman Palcovic will contact the lab to discuss a contract for future testing.

Councilman Sprung asked what the next step was regarding the old building. The board discussed getting an engineering study done to see if it is feasible to move utilities with the thought of building a new structure down the road.

Councilman Sullivan recapped the resolutions made to date, which authorize the tearing down of the other building and relocates the utilities. The other part of the September letter from CT Male was to have them look at rehabbing this structure or it may be cost prohibitive which may require a new building. The board discussed the option of capping the building. Councilman Sullivan wanted the two most current reports from CT Male on the website. Councilman Palcovic stated that the minutes weren't on the web site. Councilman Sullivan responded that there was a reason for that. The clerk noted that minutes are not put on the website until after the board approves them. She noted that hard copies of the reports would be sent for the board.

County Clean up – Supervisor Kane received a letter from Dept. of Solid waste with open dates for a spring cleanup. The town usually conducts a cleanup in August so the summer residents can utilize the program.

Council Member Scribner asked if Supervisor Kane needed to appoint a deputy. Assoc. of Towns stated that the Deputy Supervisor continues to be the deputy unless the New Supervisor wants to make a change.

Mr. Heberer just got the count for the number of keys to this building needed by DEC, State Police, and the Sheriff's Department.

At 7:40 pm Councilman Palcovic made a motion to adjourn. Councilman Sprung seconded the motion. All board members were in favor of the motion.

Respectfully Submitted,

Linda M. Gilbert – RMC
Town Clerk