

State of New York  
County of Fulton  
Town of Caroga

Minutes of a Caroga Town Board work session held Tuesday October 28, 2008  
at the municipal building located at 1840 State Highway #10 at 7:00 pm with the following  
persons in attendance by Roll Call:

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

There were approximately 22 members of the public in attendance.

Supervisor Kane proposed a resolution to appoint a committee to study the renovation or rebuilding of the Caroga Municipal building. The committee would be comprised of Jerry Groom, Cindy Marler, Mike Heberer, Ron McLain, Dave Richards, Ralph Ottuso, Doug Smith, and Rusty Shutts. The committee would have 60 days from today to bring back information to the board.

Ralph Hayner asked how someone could get on the committee that was appointed? Supervisor Kane responded if someone wants to get off he could get on. He wanted to be placed on the committee. Mrs. Shutts asked if her husband had been asked to serve on this committee? Supervisor Kane stated that he could decline if he wanted to.

Councilman Sullivan seconded motion to appoint a committee.

John Barkevich wanted to be on the committee also. Supervisor Kane responded that if someone declines he would be put on. Mr. McLain then declined and Supervisor Kane responded –No that he complained enough on his program.

Councilman Palcovic stated that the line has to be drawn somewhere. The committee was comprised of a non-partisan, diverse population. Mr. McLain was not happy and would have liked to be notified in advance of an appointment. Mrs. Shutts also felt the same way.

Councilman Sullivan noted the purpose of this committee was so that somebody other than the five board members can help make a decision. Mr. McLain wondered why this committee was not formed before the project got to this far. Councilman Sullivan noted that there is a lot of back ground information that the committee can look at to help make their decision. It was agreed that the committee is a good idea.

John Fenzl noted there were a lot of technical issues, which CT Male addressed in reports. Supervisor Kane stated that the committee would have access to the reports. Mr. Heberer is the point of contact with CT Male for the board. Mr. Fenzl noted the public previously brought up a

lot of issues. He asked how they would be addressed? Specifically his issue with the golf balls hitting the current structure. Councilman Palcovic stated this building may not be gone depending what this committee recommends. Council Member Scribner stated that this would give the board more time to answer the questions. Mr. Fenzl asked if the committee would be charged with answering the question and concerns of the people.

Council Member Scribner stated at some point in time the board will meet with CT Male, the committee and the public to answer those questions. She noted the people would have a voice via a vote. Councilman Palcovic stated it is a community facility “we want the community involved.” “We want to serve everybody’s best interest.” He stated the committee could come down to a 50/50 split on what the options are. There are lots of opinions on what we need and how do we want to get there. He hopes the committee comes up with a positive resolve that everybody would be happy with. This building was used for 18 years with a minimal investment. There is a reason the school doesn’t use it anymore. He suspects the same questions were posed by the school board in their minutes. He does not know how much sq footage is needed. It had been suggested to tear part of the brick building down. There are issues with heating the gym with 18 ft ceilings. Mr. Hayner noted more is being heated, as it is a drop ceiling. Councilman Palcovic noted the problems did not just surface it has been 48 months. He hoped the board would act positively and look forward for the next generation. Everyone agreed that something has to be done.

Mr. Miller asked if the board decides something needs to be done will a financial advisor be contacted? Councilman Palcovic responded definitely we would prepare for the best option in financing in the taxpayers best interest. The councilman noted the asbestos removal is currently taking place. It is his opinion that the old part of the building is so structurally deficient that it has to come down.

Councilman Palcovic noted one of the questions to the town board is where did the \$50,000.00 go that was for the children’s day care program. He is working on the paperwork to get it. “We are converting it over to support our mission that we are working on right now.” That money has not gone away. No one has squandered it. He is still working on getting it.

Mr. Selmsler stated that he feels the board is following through on their responsibility. They have to abide by a lot of rules and regulations established by the state. They took an oath to protect the town finances and assets, basically that is what they are doing. They did an investigation and found things they didn’t expect. They are bringing information forward for the public to make a good decision.

Councilman Sullivan stated that one question out there is sharing space with the current school. It is not possible for the town to share that building in any fashion. It is a secure facility and the public cannot have access. It was noted that this does not pertain to non-school hours.

Mrs. Marler asked if the kitchen was functioning? Council Member Scribner noted the church just had a dinner there.

Mr. Barkevich recently saw a new floor plan for a proposed municipal building. It did not have the pro shop in it. He asked if this was the latest plan. He asked if there was an estimate for that layout? Supervisor Kane responded \$900,000.00. The other estimate last month was between \$850,000.00 and \$950,000.00. That is a wide range in cost estimates. Councilman Palcovic stated that these questions could go through the committee. Supervisor Kane stated "They never gave us a number on the golf shop."

It was noted that these are all draft documents we are looking at. Council Member Scribner stated, "When it gets down to where we know exactly what we are going to build or not you will know exactly what it is going to cost." Mr. Barkevich wanted a closer figure than one hundred thousand dollars either way.

Mr. Hayner asked if this was going to go out to bid. Councilman Palcovic responded that it would have to go out to bid. There are all kinds of laws and rules on prevailing wage.

Mrs. Holliday asked if the clinic came up with any funding. She noted that recently they have built clinics elsewhere. Councilman Sullivan thought this is part of what the committee is charged to do. "Decide if the town wants to support the clinic or remove the clinic from the plan." He wanted the committee to address this issue. There may be some Nathan Littauer money available to the town. The board did ask the question. Council member Scribner noted the clinic in Speculator was built by the town. Mr. McLain noted the clinic in Perth was built with help from the Economic Development Corporation.

(The lights began to flicker as a heavy snow was falling this evening.)

A resident asked when this goes out to vote will everyone have an opportunity to vote. The board thought registered voters only. Mr. McLain thought as long as this was a special election run by the town - that it could include taxpayers or registered voters. It was up to the town board based on what he learned from the board of elections. Councilman Palcovic asked for legal documentation to support this statement.

It was noted that it might not be a special election. Mr. McLain thought the cost would be \$10,000.00 - \$12,000.00 in extra expenses to the town for a special election. The names of the committee members were then stated once again - Jerry Groom, Cindy Marler, Mike Heberer, Ron McLain, Dave Richards, Ralph Ottuso, Doug Smith, Rusty Shutts, and Ralph Hayner.

Mr. Selmsner noted the committee might not come back with information until after the first of the year. It was asked if the committee would be posting notice of its meetings. The committee will set a time to meet.

A resident asked about the plan for the shed for the utilities. Councilman Palcovic responded that the white structure houses all the water electric and services. Is water gets into the electrical panel a catastrophic event would shut town hall down. He thought this was a prophylactic measure. Whatever we do out there will tie into the infrastructure here, whether it's a new infrastructure or remodeling infrastructure. The grant money is earmarked to support some of this. The focus is to get through the hazard remediation and then hopefully that money would be applied to that project. At the end of this week Supervisor Kane is looking to get all the bid information on the shed. He thinks it will go out to bid in the next two weeks. "We've got to put

a building outback because we've got the water pump, the water conditioners, the hot water heater and everything in that building, and the furnace. We've got to get it outback so that it isn't in the building if the building collapses.”

Council Member Scribner noted that the committee would be making judgments for themselves. They may want to evaluate the roof.

Councilman Sullivan asked if the committee, since appointed by the board would be covered by the town's liability insurance. Councilman Palcovic noted they could not view the area currently having asbestos remediation going on.

A roll call vote was called to appoint this committee:

Councilman Palcovic – yes, Councilman Sullivan – yes, Council Member Scribner – yes, Supervisor Kane – yes.

At 7:37 pm Councilman Palcovic made a motion to adjourn, Councilman Sullivan seconded the motion. All board members were in favor of the motion.

Respectfully submitted,

Linda M. Gilbert – RMC  
Town Clerk