

State of New York
County of Fulton
Town of Caroga

Minutes of a Caroga Town Board work session held Wednesday April 22, 2009 at the municipal building located at 1840 State Highway #10 at 6:30 pm with the following persons in attendance by Roll Call:

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

Sandra Pavlus – Code Clerk and two other people were in attendance.

Supervisor Selmsler called the meeting to order at 6:30 pm. The salute to the flag was held. Tonight the board wanted to work through some items that had been put aside at prior meetings.

Council Member Scribner discussed the Glenn Harris Memorial Park. She noted there was \$13,000.00 left to complete the project. There is landscaping to do but a couple of gardens will be taken over by the community garden group. The town will bring in some fill to create some grassy areas. Grills, a fountain, and a gazebo still need to be purchased. She had some concerns about money, which she discussed with the budget director. Council Member Scribner noted that this project was started in 2006 and since then prices have gone sky high. Councilman Sprung and Palcovic stated that we have to stay in budget. Councilman Sullivan suggested budgeting money for next year to complete part of the project. The town put in \$24,000.00 and the grant awarded was for \$20,000.00. We will have the money when the town is reimburse. The deadline to finish the park is 2011. It was also noted that a swing set, and split rail fence needed to be purchased. A horseshoe pit will also be put in. The fountain will need to be winterized. Councilman Sprung voiced his concern over the liability of a horseshoe pit. He also thought money may need to be put in to future budgets to maintain the park.

Councilman Palcovic wanted to have the shrubs across the street replaced. The salt from the road has killed them. Supervisor Selmsler is going to take pictures of them. The board agreed they needed to be replaced. The driveway needs to be swept and lines repainted.

Council Member Scribner noted that Home Depot said they would donate \$500.00 worth of something. She will also ask Loews to donate. NYMIR donated a tree and the plaque needs to be put up next to it. She would like a grand opening this summer.

Councilman Sullivan asked if the people who built the picnic tables also build gazebos. Council Member Scribner is going to check with the Amish perhaps via Fritz Ann Surace. A place on 30A or the local sawmill was suggested as other places to look into for a 6 – 8 person gazebo.

Supervisor Selmsler and the board discussed the building issue and whether they wanted to reconsider the utility building and the need, which was felt for one. Councilman Sullivan stated regardless the back portion has to be torn down. It is a separate addition and can come down

without a problem. Councilman Palcovic stated we have to tear the whole thing down. Councilman Sullivan responded “I know we have to do it eventually.” Sooner Councilman Palcovic stated because of the mold. Councilman Sullivan asked, “We are going to put how much money into a plan that we have not even finalized yet.” Councilman Palcovic stated the utility building is the key. Councilman Sullivan stated, “It is part of a final plan which we haven’t made a commitment to yet. If I am not mistaken.” Councilman Palcovic thought we were in a go forward mode. The bids came in high and the suggestion was to re-bid it. Council Member Scribner asked the board to consider using space at the golf course “for the staff to go out of this building where they are all complaining of congestion from mold.” “If we got them out and put them in a decent building and their health improved that would be a good thing.” She thought they would be in there while this building was redone. Councilman Palcovic stated we haven’t decided we were going to redo this structure. “The mold problem is migrating from that building that was deemed uninhabitable over a year ago.” The utilities have to be moved so that this building can continue to operate. Councilman Sprung reviewed what has been suggested so far, sever the gym and fix the roof on this building, to build a new town hall, or put a roof over the entire structure and fixing the building – the cost for this was catastrophic. Supervisor Selmsler stated there could be all kinds of surprises. Councilman Palcovic stated demo of the gym was not in the original plan to move the utilities. The old section was to be demo’d once the utility building was up and running. The utility building would be part of the design of the new building. Councilmember Scribner asked what happens if the people don’t vote for the new building. Councilman Palcovic responded, “You’ve got the utility structure you’ve gotten rid of your old structure...” The utility building is a separate phase of the project. Councilman Sprung asked what were our choices? Councilman Sullivan asked where was the money? Councilman Palcovic responded that is up to the supervisor to find. Councilman Sullivan asked – “when we were budgeting why didn’t we budget that into the budget. When I asked if there was a capitol project, the answer was No.” Councilman Palcovic responded – “There’s already assets that were available without going...” Councilman Sullivan asked where was the money now? Councilman Palcovic suggested cashing in some of the other investment assets that are out there. Supervisor Selmsler stated, “The fund balance was \$589,000.00. At the end of March there were some changes based on cash flow and moving some of the liabilities around.” Councilman Palcovic stated, “this does not have to go to bond, it doesn’t have to go to referendum.” Supervisor Selmsler is hopeful to get grant money – “we seem to be stuck on hold. There are a few other options once you build that utility building and get that behind you, then the larger needs could be addressed. Then there are some other financing possibilities that we need to pursue.”

Councilman Sprung suggested going back out to bid on this building to see if something reasonable comes in. The problem is not going to go away Councilman Palcovic stated, “We’ve stagnated to a point, we started the ball rolling last year then we moved very rapidly to a point and then the brakes came on. The brakes are still on and we are almost five months into this year. The problem is getting worse, especially since we got the report last week or two weeks ago. That is different than the report that we received a year ago.” It was stated that a clean bill of health was given to portions of the gym. Supervisor Selmsler stated, “other parts of the building they think there are still problems with.” Comparing the report to CT Male’s “they did not have the technical (sophisticated) diagrams and lab tests were identified more so... maybe they had that available I don’t think they provided it to us.” Councilman Palcovic thought it was a comprehensive mold report done by a certified laboratory. Council Member Scribner stated, “it was good in the gym, and it was good in the kitchen, but bad in the hall.” This may show that

the mold is coming from another source. Councilman Palcovic thought in his view it is migrating from the old structure. Supervisor Selmser said another analysis could be done if the board wanted to go through the cost and expenses when we know pretty much know what has caused it.

The town is temporarily on hold until the fall for the county demolition team to come in. The cost from CT Male was \$30,000.00 plus for them to put together the bid specification for the utility building. Councilman Palcovic noted the building specifications exist in 3 phases one being electrical, one mechanical, and one structural. The timetable drove up the cost. The board discussed putting it out to bid again. Supervisor Selmser asked if we should go through CT Male or do it ourselves. The board stated that the legal ad did not need to be as extensive as it was when it first ran. Councilman Sprung asked that the town attorney be contacted to make sure we can use the CT Male document. Councilman Palcovic responded that we bought it, "It's not proprietary to them. They designed the spec.'s for us." The board decided to bid it in components. Mr. Fenzl asked if a boiler room was included in the structure. Councilman Palcovic responded yes, the heating system was designed for the size of the building not the huge one we have downstairs. The time constraints on the specs. put the bidders off. Originally the completion time was 120 days with payment in 150 days – the completion was changed to 30 days. Councilman Palcovic thought if the economic incentive money does come our way there is a very stringent timetable on that, this puts us that much closer to meeting that timetable. Councilman Sprung asked if the town attorney should look this over before it goes out. Supervisor Selmser responded that the timing issue...we could separate out the specs and bid this separately the building, electrical, mechanical, and plumbing. Councilman Sprung asked if this was going to be done in a work session. Councilman Palcovic thought the board should talk to the chief code enforcement officer who is familiar with bid specifications and design and be prepared to solicit bids at the next meeting. Councilman Sprung asked if other than a legal notice an ad could be placed. Council Member Scribner noted that invitations to bid could be sent out. Once the legal notice is posted someone will call to confirm information to be posted on a contractors bulletin board statewide.

Supervisor Selmser was informed about other municipalities having had buildings and medical buildings built by BBL Company. They arrange financing and you don't have to go to bond, "it is like signing a mortgage." Councilman Sprung knows one of the men involved with this company. He will contact Brian. It was noted that BOCES /VOTEC may have a lease arrangement. Councilman Palcovic was not in favor of an arrangement like the county had with Bob Shepard. Supervisor Selmser will have Mr. Heberer put some specifications together and have them available for the next meeting.

Sandy Town is the co-founder of Fulton County Living. com. She came to the board to discuss a free service she has to offer. She goes to each municipality in Fulton County and does the past, present, and future of each municipality. Sandy said if the town is putting out bids they could go on her website. The town's website is already linked to her site. . She asked what the boundaries were of Caroga Lake. The board explained that the town extends north to Stoner Lake and south to the North Bush area. She asked if there was a combined effort with the community and the town to focus and bring in tourism for the lakes and beaches? She noted that Mayfield has a campaign to bring in tourism. All businesses are advertised for free – everyone gets everything for free – maps whatever they want. "We try our best to do the best focal points on the town or village. Sandy will be meeting with our historian Inger McDaniel. She thought

there was more history to be found other than what is in the Caroga Book. She has thousands of names from Caroga -in military records and marriage records that she will donate to the town.

She asked the board how they want to promote the Town of Caroga. Councilman Sullivan and Council Member Scribner indicated that so far they have not done a good job of it. Council Member Scribner suggested meeting with Wally Hart from the Fulton County Chamber of Commerce. She thought we needed to promote it as a package, our lakes and hiking trails and golf course. Sandy has looked at the county map with the various markings; it is hard for her to focus on that. She is making a map right now of the Town of Caroga only. They are mapping every lake, stream, restaurant, golf course, hiking trail, snowmachine, and snowshoeing trail. Everything that the town has will be on that map. She did not see a lot of signs when she first came into the area to identify trails, or businesses. She did not know the expense of signs but thought the Adirondack Park Assoc. would help with signage. (brown and gold signs) Her organization wants to bring everything that is Caroga into one site and bring people in. Bring people in to shop a farmers market or to a fishing tournament, or golf tournament. She asked if there was a town wide garage sale. So far she has taken 212 pictures of the lakes. When someone goes to the website that will see the slide show, and be able to click on Stoner Lake or Nine Corner Lake. Councilman Sprung asked if people could send her photos for the website. The Caroga Times website also has lots of photos of Caroga Lake. Sandy stated that she has unlimited space.

One of the issues board member Sprung hopes to address this evening is junk. Each town has this problem it was noted. Mrs. Town stated that the people couldn't expect the board to fix everything the community has to get involved. Supervisor Selmser and Councilman Sullivan just returned from St. Thomas "if you want to see junk, it makes this town look good." She will concentrate on getting some community involvement. She appreciated the board allowing her to speak at this meeting. Mr. Fenzl asked if Mrs. Town could give this presentation to the Planning Board. The board encouraged this meeting to take place. Sandy Town stated that she never prints anything negative. They are a positive website. Council Member Scribner asked how she made money from this. Sandy responded – "myself and Eric Minch do it for free. We are both retired military and we only pay \$20.00 a month for the website. We do all the work. Many organizations /businesses email them what they want on the site and they do it. She took over this task because she does not think Fulton County is promoted in an aggressive way.

Supervisor Selmser and the board discussed taking some money for advertising or seed money to help the community. Councilman Sprung did not think Caroga Lake would be having fireworks this year. He suggested donating that money to Pine Lake if they have Fireworks. Supervisor Selmser spoke to Wally Hart they plan to meet with Bill Fielding, Bill Houck from Pine Lake Resorts, and the people from the boat launch and maybe a few other people. The board encouraged getting all of the business people together. Tim Best from Vrooman's is the center for a lot of activities in town. Sandy spoke to the businesses that were open the second week of April. Vrooman's has agreed to do a photo shoot and give her information on activities they are involved in. Council Member Scribner said our Webmaster would post information on our site also. Jennifer (webmaster) has received a few critical comments about the town on the site. Council Member Scribner told her to forward them to the town supervisor.

Golf Course - Councilman Sprung asked what was going on with the other roof. Supervisor Selmser responded that Mr. Stock is going to take care of the roof. The bid was discounted by

\$400.00 after he got into it. So we will pay him the additional \$400.00, which would be the total amount of the bid that was accepted. He will foot the bill for the difference. It was not known when he would do it exactly. The plumbing work inside is progressing. That may be done by early next week. Council Member Scribner noted it looks good. The carpets will be cleaned also. She asked the supervisor if Richard the custodian could work at town hall 3 days a week and clean at the golf course 2 days a week. Councilman Palcovic wanted him to work within the budget. Supervisor Selmser will look at his time and maybe streamline some things he is doing. Any work done at the golf course will be discussed with Mr. Jennings first. Council Member Scribner stated that Mr. Jennings was in favor of having the clubhouse cleaned.

Council Member Scribner noted that Mr. Jennings is cutting trees and doing work on the golf course without protective gear. Councilman Palcovic stated that he is an independent contractor – he signs a contract with the town for employment. It should be part of his contract. It was suggested that equipment could be borrowed from the Highway Department. The Board did not want to see him injured. Council Member Scribner asked about the chipping material that is being stored alongside #18 on the golf course. She wanted to make sure there was not a problem with it going down the embankment to the historic site. Councilman Palcovic thought it might provide a good mulch walkway to the tannery site. There was talk of improving the area when the house was first torn down. It was going to be a rest area with picnic tables. The mulch is being given away.

Council Member Scribner asked if Mr. Putman was going to take down the highway building. He will be in next week to talk to Mike Heberer.

The Local Law on junk is not yet completed.

The board examined some pictures of building that were designed by CT Male. The structure was put up eight years ago for a total cost of \$750,000.00. Councilman Sprung stated it is less than the one million dollars previously estimated and it is a far cry cheaper than fixing this building. It is a Morton type building. Councilman Palcovic and the fire dept have been researching these buildings. They are very economical it depends on the extras. CT Male blueprints the project for local use. They are extremely energy efficient – he took a tour of one last week. Councilman Sullivan asked if there was any reason they could not take our set of plans and do the same thing. Councilman Palcovic believed they could. There is a way to work the project with the consultants, they would be the prime, and then we would still have to sub out the utilities and infrastructure. When the project reaches \$500,000.00 we are by law driven to do it. The NYS Prevailing wage is more than the federal wage, Councilman Palcovic noted.

Council Member Scribner stated that when the buildings are taken down it should be in the summer so that the town does not have to worry about heating the municipal building. Supervisor Selmser was concerned about the contents of the buildings. He did not know what was going to be done with the file cabinets etc. Councilman Palcovic noted last year the board passed a resolution that any non- profit organization within our town or in the county could take whatever they wanted to take. The snow machine club came over to look at some items, most is junk. He did state that there is some salvage in there – huge copper water pipes- the price of metal is high. The fire department may want a file cabinet.

The Town Attorney will have the junk law ready for the next meeting. Councilman Sprung hopes the law will be put into effect soon. Councilman Sullivan noted a 30-day grace period was in the law. Councilman Sprung wanted to make sure that the tickets are being issued. "If the tickets are being issued and the room (court) is full of people every week, maybe some of that will change." One board member wanted the judicial rules pursued if this matter is not getting taken care of. He thinks the public is going to complain if the judge does not help to get the town cleaned up.

Councilman Palcovic stated he was in favor of community service work to do painting at the highway barn.

Council Member Scribner reminded the board of the road cleanup sponsored by the Chamber of Commerce and the Board of Realtors on Saturday morning.

Council Member Scribner also asked if the board was going to attend the swearing in ceremony for former Town Attorney Edward Skoda on Sunday.

At 7:30 Councilman Sprung made a motion to adjourn; Council Member Scribner seconded the motion. All board members were in favor of the motion.

Respectfully Submitted,

Linda M. Gilbert – RMC
Town Clerk