

State of New York
County of Fulton
Town of Caroga

Minutes of the Caroga Town Board work session meeting held on May 27, 2026, at 5:00 pm at Town hall with the following board members in attendance by roll call. The salute to the flag followed.

Supervisor John Glenn - Here
Council Member Richard Sturgess - Here
Council Member Matthew Cooper - Here
Council Member Greta Frasier – Here
Council Member Kimberly Walker – Dailey – (AKA Walker) arrived at 5:11 pm

Also in attendance were Anita Long, Greenskeeper - Steve Stedman, and Highway Superintendent -Roy Stock, Mr. Stock left after the credit card discussion. Mikey Voght – highway staff arrived at 6:04 pm.

The board discussed credit card use in the Town of Caroga. Who had a card, who needed a card. What the current limit was, what the limit should be. It was noted that equipment is being ordered online. Council Member Sturgess stated that the turnaround time could be sixty days once a purchase is made before the bill is received and the card balance is paid. During that time additional purchases may have been made on the card and the current limit of \$500.00 is not enough. The board discussed setting limits within the guidelines of the procurement policy and noted the town supervisor has to approve any expenditure for the highway department between \$1,000.00 and \$5,000.00. Mr. Stedman has a card with a limit of \$1,000.00, Adam Ferrari, who works at the golf course, has a card with a \$2,000.00 limit and the Supervisor (still in former Supervisor Palcovic’s name) has a card with a \$500.00 limit. Recently a purchase was declined because of the limit. The card in Mr. Ferrari’s name should be changed to the club house/Kyle.

RESOLUTION #2026-056 approve the use of a credit card for the Highway Superintendent was offered by Supervisor Glenn at a work session held on May 27, 2026.

WHEREAS, the use and need for a credit card was discussed by the board, now therefore be it

RESOLVED, that the Caroga Town Board does hereby move to authorize a credit card for the Highway Superintendent.

Seconded by Council Member Cooper

Adopted by a vote of 4 Ayes: Glenn, Sturgess, Cooper, Frasier

RESOLUTION #2026-057 to rescind resolution #2026-056 was offered by Supervisor Glenn at a work session held on May 27, 2026.

WHEREAS, the board continued to discuss the use and limits of credit cards in the Town of Caroga, now therefore be it

RESOLVED, that the Caroga Town board does hereby move to rescind resolution # 2026-000.

Seconded by Council Member Sturgess

Adopted by a vote of 4 Ayes: Glenn, Sturgess, Cooper, Frasier

RESOLUTION #2026-058 approve the issuance and use of a credit card for the town Supervisor with a limit of \$7,500.00 was offered by Council Member Sturgess at a work session held on May 27, 2026.

WHEREAS, the use and need for a credit card was discussed by the board, now therefore be it

RESOLVED, that the Caroga Town Board does hereby move to authorize the use of a credit card for the Town Supervisor, the Recreation Director, and Highway Superintendent in the amount of \$7,500.00.

Seconded by Council Member Frasier

Discussion: Supervisor Glenn noted that Steve and Adam currently have credit cards with the same limits. Mr. Stedman suggested taking Adam's name off the card and adding Kyle's. The cards are through NBT Bank.

At this time Council Member Walker arrived. Council Member Walker was briefed on the proceedings before she arrived.

Adopted by a vote of 4 Ayes: Glenn, Sturgess, Cooper, Frasier

Council Member Sturgess left the room to call C. T. Male and returned to the room at 5:15 pm.

The board next discussed the status of the golf course club house rebuilding plan. Three documents were passed out to each board member. Council member Sturgess thought it made sense to talk about the documents first and then bonding.

Preliminary Design Opinion of probable cost for club house 5960 SF which is for the pro shop and the town hall as a completed project. The cost is just shy of \$4 million, with soft costs of another half million dollars. These are just estimates and are not out for bids yet. This is everything that has been worked on since Mr. Palcovic was in office. This is complete move in top and bottom.

The next option is the Preliminary Design Opinion of probable cost for club house 5960 SF which is for the upstairs complete and the downstairs pretty much a shell. The cost estimate was \$2.8 million plus another \$369 thousand in soft costs. Ball parked at \$3.35 million.

Council Members Sturgess and Cooper recently met with CT Male and costs have escalated. It has been six year and it has cost the town hundreds and hundreds of thousands of dollars. To be in budget with the money on hand in the golf course accounts of \$1.7 million. Council Member

Sturgess noted there is still code compliance money too about a half million from the insurance end of it.

The third quote would cut the size of the building in half for 2542 SF and Town hall 2542 SF. Council Member Sturgess stated that the main club house is a lot bigger than what we need. The last administration wanted to find a way to use the basement as a future town hall because of deteriorations of this building and the amount of repairs needed. The plan would build half of it, with a full empty basement. Future generations would have to add on to the building for a future town hall. Council Member Sturgess didn't like the last option. In his opinion nothing ever happens. It was noted to have the town hall ½ the size would not work.

Council Member Walker asked where would we get the money for this? The Supervisor will discuss that next.

Council Member Frasier has not seen the plans. She asked what the plan was for the seniors and the youth kids. Is there a plan for them in the new town hall. The clerk went to her office to get the plans. Council Member Sturgess noted the minimum needed for a new town hall is 5960 feet. It cannot be made any smaller with all the departments the town has. Council Member Frasier asked where the kids would play on a rainy day. Council Member Sturgess was not balancing this option on the kids. The pavilion could be used. The clerk noted if it is thunder and lightning then they would have to be sent home. It was noted that the whole building is used currently. In the plans there is an open flex room upstairs. (60 x 30) The reason the upstairs is that big is to sustain a town hall down stairs. This way there is one cable bill, one electric bill, furnaces.

The two new board members examine the plan. Council Member Sturgess noted this project has been worked on for six years. "we've paid tens of thousands of dollars, if not close to a hundred thousand dollars to have architects engineer this" for the amount of space needed. You cannot down scale the downstairs. The upstairs can be scaled down.

Council Member Sturgess asked Anita Long about when she sued the town. She stated she was protecting the voice of the people. "The law requires a vote a referendum that any bonding is subject to permissive referendum." The people wanted a voice. Council Member Sturgess wants to make sure the board does this the right way. (The clerk was not in favor of a special election.)

Supervisor Glenn noted any bonding of any type requires a permissive referendum without exception. He has been in contact with the bank and planners, advisors and bond attorneys today. He explained various options.

Council Member Walker asked what a bonding company was. The board members stated it is a mortgage essentially. It is a different way to borrow money. The maximum bond is for 30 years.

There was one more thing that Council Member Sturgess wanted to add on to this. There is also the project with the highway department. There was a vote two years ago to bond out the highway garage. A million-dollar bond was approved.

Council Member Sturgess noted that the size of the building that was designed is too small. The trucks with head plows can't pull into the building. Council Member Cooper noted that the building was 40 ft deep. Our trucks with a plow and a sander are 37 ft long. You couldn't even walk around the truck. It needs to be 60 feet deep because of the other equipment that needs to be in the building. Broadalbin and Minden recently built a new town garage. Council Member has worked with previous Supervisor Palcovic on getting the building to the right size. The plan has one work bay, five regular bays, and one open sided bay. Work was also done for the placement of the building, to have the right zoning etc. Council Members Cooper and Sturgess estimate the cost to be \$2.5 million. We have the plans that Broadalbin used it is similar to what we need. They came in at \$2 million.

Council Member Sturgess estimated the cost of all the projects at \$7million dollars. Twenty percent has been shaved off from the previous administration. Council Member Sturgess estimated the project cost with the insurance money down to \$5.3 million plus there is \$600,000.00 in code compliance money – not guaranteed. That brings the project down to \$4.7 million that we still need to do both of the projects. The town has already approved \$1 million in bonding. That brings us down to \$3.7million additional money to ensure that every facility in town is brand new and up to date. These numbers are not set in stone. Council Member Sturgess stated we are looking at bonding \$5.million dollars over 30 years. Council Member Sturgess stated there would be additional revenue from the golf course would compensate some of it along with property inflations and taxes.

Council Member Frasier noted the amount of money put into the current town hall to bring it up to compliance. Council Member Cooper thought the money put into the town hall building over the past 3 years is flabbergasting to him. There was a \$30,000.00 emergency repair to the roof last year.

Council Member Sturgess suggested having a referendum in November. The down side is the pro shop can't be started and realistically that wouldn't have started this year anyway. If the referendum fails the only option he sees is option 3 is the 2542 SF building. Council Member Cooper thought the site work should be done all at once. Council Member Frasier stated then you have to find the money to fix the current town hall.

It was noted that 12 years ago the cost for a new town hall was \$1million. The board discussed when to have the vote. Council Member Walker thought doing the bids during the winter and not being hurried and start in the spring. The first thing to be done was a vote in November.

Supervisor Glenn was given names of advisors and planners who can give the board what the cost per thousand is to the taxpayers. Council Member Frasier wants to find somebody who can put into words – why, how, savings... Council Member Cooper noted there needs to be a series of public meetings to articulate to the Town's people this is what we want to do and why. He noted it is not getting any cheaper. It was noted that doing the projects next year will have a 4% escalation in cost.

The clerk thought the board had until August to get the wording for the ballot. She will check with the Board of Elections.

Council Member Walker was concerned about how much more people could pay with the current increase in gas, food, insurance. Council Member Sturgess thought she was making this somebody else's problem down the road. In 12 years, the cost has gone up three-fold. She wants to see the numbers.

Supervisor Glenn will get a representative from the bank come up and talk to the board. He listed off names of people recommended to help the town on this project. Doug Goodfriend was one of the names along with Jim Sullivan from NBT Bank.

Council Member Cooper wanted to know what the cost is for the 30-year bond. He noted many more work sessions were needed. Council Member Sturgess noted we can't build even if the bond is approved if the bids don't come in that low.

RESOLUTION #2026-059 to bring in an expert to articulate information to the board as it pertains to bonding and taxation costs of these proposed projects was offered by Council Member Sturgess at a work session held on May 27, 2026.

WHEREAS, the board discussed moving forward with various building projects- Pro Shop, Town Hall, and Highway Barn in the Town of Caroga, now therefore be it

RESOLVED, that the Caroga Town board hereby moves to have Supervisor Glenn bring in an expert to articulate information to the board as it pertains to bonding and taxation costs of these proposed projects.

Seconded by Council Member Frasier

Discussion: Council Member Walker asked about getting grants to help with this. Council Member Sturgess has spoken to Jeremy (Manning) countless times on this.

Adopted by a vote of 5 Ayes: Glenn, Sturgess, Cooper, Frasier, Walker

Anita Long liked the idea of creating different scenarios. She attended the MVREDC meeting today and noted the annual consolidated funding application which is usually due July 1st will be released shortly. It is delayed because of the state budget. Empire State Development has grants for community buildings and recreation buildings. It is worth exploring. Ms. Long suggested taking to CT Male to see if they have in house grant writers and how much it would cost to have them do a grant application for a municipal capitol project or recreational building. Several board members were onboard with grants. Council Member Sturgess was concerned about the timing on them. Council Member Cooper thought maybe CT Male has a boilerplate model that can be submitted before it goes to referendum then the referendum number can be smaller. Council Member Sturgess didn't know if it could happen that way but wanted to move forward with grants still.

A discussion on grants and bonding ensued and how they could both work for the town. Applying for a grant is a good faith effort. Ultimately Council Member Cooper noted we are trying to sell the project. Council Member Frasier wanted to have something to hand to people so the board can understand their concerns. Several board members noted these projects have

been pushed down the road. Council Member Sturgess noted with any project it is cheaper today than it will be tomorrow. Supervisor Glenn came across paperwork from 1960 talking about building a new highway barn.

The clerk asked what happened to the proposed modular construction of the clubhouse. Council Member Sturgess replied it depends on how it is bid. Council Member Cooper stated the problem with modular is you have to have a general contractor they take over the project and go out to bid. It was a wicks law thing. Council Member Cooper relayed a story that a project was \$775.00 per square foot. That would make the proposed cost of just the pro shop at \$4.5 million for the site work and to set the boxes on. The bottom was unfinished.

Supervisor Glenn mentioned the name of Kucel builders for various types of construction.

Council Member Sturgess stated the amount of money the board puts into the current town hall is going to drastically offset the cost over 30 years. Recently the roof, door in the gym and heating/cooling projects were noted. Council Member Sturgess put the number at \$50,000.00 to \$75,000.00 per year in repairs put into this building. Council Member Cooper mentioned the boilers too.

Council Member Walker's main concern was the taxpayers. A discussion on tax rates and proposed tax rates ensued. Some board members discussed payment schedules on their personal property. The board wants some ballpark figures and suggested having the bookkeeper attend the next meeting. This is time sensitive.

Council Member Sturgess did not have time to write a grant but stated there is money in the budget for that purpose.

Council Member Frasier asked Ms. Long if the flex area is renamed a senior citizens center would that open more grants. The reply was absolutely. There are special grants for child care, senior centers, recreation and community centers. Council Member Sturgess was concerned that if the golf course had a tournament and needed space would that effect the grant money. He did not want to isolate the name of the space for one thing. Flex can have multiple functions. That is why the term was selected.

Council Member Cooper suggested that Council Member Walker become the building liaison to better understand the ins and outs and costs of the building.

RESOLUTION #2026-060 to appoint Council Member Walker as building liaison for Town Hall was offered by Supervisor Glenn at a work session held on May 27, 2026.

WHEREAS, Council Member Cooper is currently the building liaison but suggested having Council Member Walker take over the position to better understand the ins and outs and costs of the building, now therefore be it

RESOLVED, that the Caroga town board hereby moves to appoint Council Member Walker as building liaison for town hall.

Seconded by Council Member Frasier

Adopted by a vote of 5 Ayes: Glenn, Sturgess, Cooper, Frasier, Walker

Council Member Cooper noted the need to advertise the custodial position for this building as Mr. Voght is no longer interested in doing the job. Council Member Sturgess stated that Devin was very interested in the job. Timmy Putman was also interested.

RESOLUTION #2026-061 to advertise the position of janitor at town hall was offered by Council Member Cooper at a work session held on May 27, 2026.

WHEREAS, Council Member Cooper mentioned the need to look for another custodian at the last board meeting, now therefore be it

RESOLVED, that the Caroga Town Board does hereby move to advertise the position of janitor at town hall.

Seconded by Council Member Sturgess

Adopted by a vote of 5 Ayes: Glenn, Sturgess, Cooper, Frasier, Walker

The clerk asked for the particular of the job. It will be the same as before.

Supervisor Glenn noted that at the board meeting the board filled the position of lead diver. He stated that the person is actually taking over Jim Hogan's position to coordinate the whole program. In negotiating the salary Mr. Horst stated he did not interview for \$27.00 per hour. It was for the director of the invasive species program/department.

RESOLUTION #2026-062 to rescind resolution # 2026-053 naming Mr. Horst as the lead diver was offered by Council Member Sturgess at a work session held on May 27, 2026.

WHEREAS, resolution #2026-053 named Mr. Horst to the lead diver position, now therefore be it

RESOLVED, that the Caroga Town Board does hereby move to rescind resolution #2026-053.

Seconded by Council Member Cooper

Adopted by a vote of 5 Ayes: Glenn, Sturgess, Cooper, Frasier, Walker

RESOLUTION #2026-063 to hire Luke Horst as the program director of the lakes management program invasive species was offered by Supervisor Glenn at a work session held on May 27, 2026.

WHEREAS, at the regular monthly May meeting Luke Horst was hired as the lead diver but in negotiations with Mr. Horst he stated that he did not interview for that position with the \$27.00 per hour salary, now therefore be it

RESOLVED, that the Caroga Town Board does hereby move to hire Luke Horst as the program director of the lakes management program invasive species with an annual salary of \$12,000.00.

Seconded by Council Member Frasier

Adopted by a vote of 5 Ayes: Glenn, Sturgess, Cooper, Frasier, Walker

Council Member Walker wanted to discuss the road closing/crossing at Shermans. There events are coming up. Council Member Sturgess and Council Member Cooper have had quite a bit of conversation on this. Council Member Cooper stated he “didn’t think we should close the road at all.” Council Member Frasier agreed. A temporary closing didn’t happen for the prom. Council Member Cooper noted that Round Lake has events and the road goes right through the middle of it. He did not think we were any different. There is a procedure to get crosswalks that the highway superintendent has to follow. He is waiting for feedback from the Association of Towns. If additional lighting is needed... Council Member Frasier thought they could find people to help people cross safely. Council Member Walker did not think the town should be paying the highway staff the massive expense because they are union. The cost would be well over \$10,000.00. Council Member Walker stated she was easy to get along with. Council Member Sturgess stated if there wasn’t back and forth (conversations) the board wouldn’t be doing their job.

For the sake of transparency, it was noted that Supervisor Glenn and Anita Long were authorized through the department of state to cross every T in preparation for securing the contracts on the Smart Growth Grant. Tonight, amended agreements were signed for the Planning Services between the Town of Caroga and the County of Fulton not to exceed \$8,235.00 and an agreement was signed for professional support services between the Town of Caroga and Joanne Young for \$1,000.00. annually plus fringe for two years (up to \$2,765).

Another meeting will be scheduled once we find out when people are available. Jim Sullivan will be called tomorrow. Council Member Sturgess wanted to make sure he could give the board numbers per thousand. The taxpayers will appreciate the information coming from professionals. Council Member Walker wanted information on the layout. Council Member Sturgess stated that can be figured out once the board decides what direction they are going in. That is his opinion.

At 6:27 pm Council Member Frasier made a motion to adjourn. The motion was seconded by Supervisor Glenn. All board members were in favor of the motion: Glenn, Sturgess, Cooper, Frasier, Walker

Submitted by Linda Gilbert Town Clerk