

State of New York
County of Fulton
Town of Caroga

Minutes of the Caroga Town Board regular monthly meeting held on August 12, 2026, at 6:30 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 – Here (known as Council Member Walker)

Also in attendance were Jeremy Manning – Wheelerville Bike Trail Manager, Steve Stedman - Greens Keeper, Roy Stock – Highway Superintendent, Former Town Supervisor Scott Horton and his wife, Board of Assessment Review Member John Livingston, facilitating the Zoom meeting was Marcus Harazin a member of the Lakes Management team, Comprehensive Planning Committee Member/Secretary Anita Long, Anthony Russitano and John Byrnes– Zoning Board of Appeals Members, James Contino and Christian Manns- Planning Board Members. There were 25 members of the public present and 44 people participated using Zoom.

Supervisor Glenn noted an emergency resolution was needed for the Adirondack Tap Room for a one-day permit on August 29th, 2026

RESOLUTION #2026-078 to approve a one-day Event license for Adirondack Taproom was offered by Supervisor Glenn at the regular monthly meeting of the Caroga Town Board held on August 12, 2026

WHEREAS, the Caroga Town Board received a letter from Trista Everest of Adirondack Taproom 2055 State Highway 10 Caroga Lake NY 12032 dated August 7, 2026, requesting **municipal** approval for a One-Day Event License on August 29, 2026, at that establishment in conjunction with the Caroga Arts Collective Nashville Day, and

WHEREAS, the applicant stated they will comply with all applicable town requirements, health and safety regulation, fire code requirements and any conditions set forth by the municipality, now therefore be it

RESOLVED, that the Caroga Town Board does hereby approves a one-day Event License for Adirondack Taproom on August 29, 2026, without additional conditions.

Seconded by Council Member Frasier

Adopted by a vote of five (5) Ayes: Glenn, Sturgess, Cooper, Fraiser, Walker- Dailey

Supervisor Glenn made a motion to read or waive the reading of the minutes from last month. Council Member Cooper noted he could only find the draft July 8th minutes on the website. He did not see the 15th or 29th meeting minutes posted. Supervisor Glenn made a motion to table this. The motion was seconded by Council Member Cooper. All board members were in favor of the motion; Glenn, Sturgess, Cooper, Walker, Frasier.

This evening there were two presenters from CT Male - Nick Lobisco and Jake Gordon to talk about our efforts to move the combined project of the new Pro Shop and hopefully new Town hall forward. This is a preliminary study only. The public was invited to come to the microphone and ask a question or give a comment for three minutes.

Mr. Gordon wanted the presentation to be very informal. This is a preliminary/concept plan that was generated with Council Members Sturgess and Cooper. The objective was to take a floor plan that was developed some time ago around 2010 when this building was evaluated to be improved or replaced as a town hall structure and now try to combine it with a new clubhouse for the town. Due to the grade change on the site at Irvings Pond Road there is an opportunity for a top floor (club house) and bottom floor (future town hall) with a separation of the two spaces. No stairs or elevators. There would be retaining walls to make this site plan work. The plan maximizes the parking available to the public. In front of the club house there are about 16 spaces showing all ADA accessible space. They think the septic field and water supply is viable and can be reused. That can result in some savings. They would also connect to existing Department of Transportation (DOT) drainage.

A person on Zoom stated, “these people don’t know what they are doing.” Someone got a report that there was no picture or voice on zoom.

Nick Lobisco showed via power point a layout of the clubhouse space. He noted there were entrances on both levels. He reiterated the functionality of the space without stairs/elevators and the cost savings of reusing the septic. Some of the savings have to do with the overall building size and not having to have a fire sprinkler system. He reiterated the carryover from 2010 for the town hall functions. There is modest meeting room space and plenty of office space for all of the town functions. It focuses on providing access to all portions of the building and accessible bathrooms and water fountains.

The pro shop layout was reviewed. There is a lounge on the left side and a flex/meeting space on the right side. There are a higher number of restrooms on this level associated with the occupancy type and count. This is a bare bones program. There isn’t added fluff or pizzazz to the spaces. It was noted that there are no locker rooms. In this preliminary approach – the siding and roof is metal. On the lower level the concrete foundation has a detail finish on the exterior. The entrance faces the highway department. To be efficient there is a thermal envelope. On the upper-level Irving Pond Road was drawn in using shading. The parking was reviewed and it was noted the road would stay the same. No effect on the 9th green.

The entire area of the town owned property was reviewed. The total footprint of the building is about 6000 square feet – a total of 12,000 sq ft of finished space. The total project area was thought to be about 1.3 acres of what is being disturbed. The outside diameter of the building was given

as 120 by 50. It was asked what the capacity of the meeting room was. The downstairs meeting room is about 1100 sq. ft. about 15 sq. ft. per person is needed so 80 – 90 persons could be accommodated approximately. A limit would be posted in the room. It was again noted it is preliminary. It is about 30 – 40% completion of a schematic design. This could get us some rough construction costs. When it is at 60 – 90% there could be changes in the scope and any changes in code or design requirements. A lot of times mechanical and electrical systems don't get squared away until they are deeper into it when they start looking at the occupant loads. By the time they get to 90% they could be going out to bid for a final cost estimate.

A rendering (preliminary) of the upper level was shown. It didn't have the row of parking, or any signage shown. It was asked what would stop people from parking all over Irving Pond Road. Council Member Sturgess noted there were 54 parking spots around the building. It can be policed to get people to park in a parking area. Mr. Fink noted historically that wasn't done. It was noted people could still park at the site of the current town hall for overflow on tournament days. There would be a lot of striping, and it would meet the requirements for fire apparatus around the building. There will be a no parking fire lane marked. There would be a bag drop area and then parking at the lower level. Staging would be on the east side of the building. There would be cart paths also.

Mrs. Holliday asked about all of the equipment at the highway barn. Supervisor Glenn noted the next part of the project is to demo the building and move to a new town barn. Mrs. Holliday thought that should be first. Then there would be room down there.

Former Supervisor Horton had questions about any analysis that had been done to facilitate profits that could be made with the new facility. He noted the Amsterdam Municipal Golf Course. He asked about any revenue that could be generated. The response back was that CT Male had not done that type of analysis to identify any additional revenue that could be brought in. Early on there was discussion on did the town want to have a bar or food service. At the time the thought was the town did not want to compete with any businesses in town. Extra space was for spillover during a tournaments/meetings or rented out from the town for parties. Council Member Sturgess noted that under Mr. Horton's administration the revenue on the golf course was \$120,000.00 for the season. Last year it was over \$400,000.00. In six years with every ones help the revenue has been brought up. He anticipates it will plane off at some point in time.

Former Supervisor Horton suggested that food service could yield a large net profit for the town. He thinks CT Male could put together numbers on what the town could expect in revenues if they had XYZ as improvements. Former Supervisor Horton back then estimated an additional \$200,000.00 or more gross revenue to the town which would pay for any capitol expense for bonding and then also pay a dividend to the town taxpayers by reducing the taxes. He thought it would be prudent to the town. He noted CT Male was a great firm, but they have to be asked to do this. He thinks they should do these evaluations and bring them back to the town board. He likes the way this is going and the participation.

Mr. Contino asked about what would happen to the existing town barn. He asked about the other buildings on the site. Mr. Lobisco noted that there was a pole barn which is the current maintenance building for the golf course. It has been repurposed. The blacktop will be tied into

that location. The other building is the current highway barn, and it is scheduled to get moved to where the cell tower is. Council Member Sturgess was not 100% sure if that building would stay or go. He explained the way the site is set up now with CT Male it does not interfere if it stays and it doesn't interfere if it goes. Mr. Contino noted if it goes there, is more parking. He was thinking the front of the building could then change to face the main highway. Council Member Sturgess noted Irvings Pond is right there so there are setback issues too.

Mr. Kidder asked about the concept of just the pro shop. He thought that was one of the options. Generally, the building would be about half the footprint. Council Member Sturgess stated the board was looking at the project as a town hall too. Back in 2010 CT Male deemed this building needed to be replaced. It is getting worse. A couple of meetings ago Mr. Kidder noted there were going to be three choices, a Pro Shop, a pro shop with a skeleton downstairs and then the whole nine yards (both projects). Council Member Sturgess noted three options were presented to the board and now they are presenting this option to the town. Mr. Kidder was not at the last meeting when it was discussed. It was again noted that this is just preliminary to hear what the public has to say about it. Council Member Sturgess noted that the three options will always be there if the town does not want to move forward with this it is certainly an option. Council Member Sturgess explained that he is looking at the amount of expenses going into this building we are in. The cost is not justifiable to put more money into this building as it has been done for the past three decades. This can be kicked down the road with the current building but at the end of the day it is going to cost the taxpayers more to keep repairing this building then it is to just redo it.

Council Member Sturgess noted the Leader Herald in his opinion posted information that was extremely misleading to the public. He reviewed the numbers from CT Male: projected is a \$4.5 million expense for this project (both) The town has \$1.7 million in the bank from the insurance. There is another \$1.2 million of eligible money from the insurance side of it. \$644,000 is code compliance and \$600,000 is depreciation. The town applied for a \$1.3 million dollar grant – CT Male helped with that process as well. If we get the grant, there would be a shortfall of \$300,000.00 to do this project. He again noted the misleading numbers in the newspaper. Council Member Sturgess did not know how the project could be any cheaper than where we are right now. The tax burden would only be \$300,000.00 ***IF*** everything else comes through. A member of the public though this was the way it should be presented to the public. To do everything legally the town has to ask the taxpayers for the up to amount of money we may need up to do this project. He noted there is money in the general fund but the last thing the board wants to do is take money from there in the event something catastrophic happens in the town.

Mr. Fincke wanted to look at the first slide in the presentation and asked if this was their first foray in building a club house. He discussed the position of the building on the lot. The left side of the building faces the Nick Stoner Inn. He thought it should face the 18th hole. Again, this is a preliminary plan. It was noted that there are wrap around windows on the first floor. There is a short balcony in the front at this time. It is at the concept level. Turning the building would lose the two-way access and the historical spill area was noted. They wanted to keep away from that. The area would be filled, and they would try not to excavate that area. Council Member Sturgess thought turning the building was something that could be looked at. The other pro shop only faced the 9th hole. Mr. Fincke noted it was an old tannery building. Mr. Manning noted design work details can still be done. He noted that the flex space can be used as community space.

Council Member Sturgess noted there isn't any place in town to rent to have a 5-year-olds birthday party.

Mr. Contino stated when the exterior of the building is decided upon, he would like to see it be more in keeping with the Adirondacks. Add some wood, paint it green. Council Member Sturgess agreed. The project approach right now was to try and facilitate the use of prefabricated or factory-built components for the upper club house to create some cost savings. There are limitations. Coloration and material selection can be done to fit into the fabric of the community better.

There was a question about where the golf carts are stored. They are in the repurposed pole barn and can be staged at the end of the building. It was noted that there is pavement that connects to the parking area. One thing that is needed is a cart washing station a 10 x 10 area. There is a lean to off the building also. The left side of the pole barn is still being used by the highway department. The golf course use is only on the right side of the building.

It was asked what happens to this building? The board is not there yet. It was noted that when Mr. Horton was in office, he talked about leasing it out to someone to put a hotel on the site.

It was asked if there were numbers on what it cost to keep this building going year after year. Council Member Cooper replied, last year it was close to \$80,000.00 between roof repair and the boiler, air conditioning. It was noted that a new building would be energy efficient and new. Council Member Sturgess hoped there wouldn't be any major expenses for the first 8 – 10 years. Combining the two projects combines everything – one national grid, one internet bill. Right now, it is all separate. It was thought there would be an insurance savings as well.

It was noted that the golf course doesn't cost the taxpayers anything right now. It is making money.

It was asked if there was going to be a bar at the golf course. Council Member Sturgess answered that he didn't think anybody had any interest in putting a bar room or restaurant in the building. If space were used for parties, renters could bring in alcohol and food. The person thought if there was just a bar it would not take away from other restaurants. Council Member Sturgess stated that he would never personally vote for something like that. He did not think the town should compete with the local businesses in the town. At the last meeting he noted that over 20 businesses have come and gone from Caroga. Council Member Walker also noted the liability issue too. Former Supervisor Horton respectfully disagreed. He was not aware of any golf course that didn't have beverage and food. Council Member Sturgess noted when Former Supervisor Horton presented his plan for the golf course the board almost got ran out of the room with his design for a \$9 million dollar project. Former Supervisor Horton thought the board should do their due diligence and realize that a bar and restaurant facility could be leased out, and it would enhance the club house/golf course. Council Member Sturgess wasn't saying it wouldn't do that, but it would jeopardize the businesses in this town. Former Supervisor Horton thought the board should get an experts' opinions on this and then make a decision.

Council Member Walker thought that right now the board should try to keep the costs as affordable as possible. In the future maybe a bar and restaurant could be looked into. It was noted that there are two rooms that are wide open.

It was asked what the time frame was to get the information on the additional insurance money and the grant funding. Council Member Sturgess thought the grant info. would be released in November or December. A few days ago, he communicated with the insurance company and will follow up this week. Some documentation needs to be turned into them. Hopefully at the next meeting there will be more details on this.

Mr. Fincke wanted to clear up something. He is involved with an organization nationally to save municipal golf courses. In every case he knows of a municipal course lease out to local businesses. The municipality gets revenue through that local business.

Supervisor Glenn again noted that these are preliminary discussions. Anything is possible. All of the options are out there. There won't be any decisions made tonight.

Anita Long pointed out that as far as the food service/restaurant that for the past century this golf course had been designed to include a municipal golf course and a privately owned Nick Stoner Inn with bar and restaurant services. She recently spoke with the Wards, and they are excited about this project, and they welcome continued communication and how to make their private enterprise fit with some of the town's needs.

Mr. Harazin noted there were some questions from people using zoom. One person wanted to know about the tax increase. Another asked what the operating cost was of the existing town hall building vs the new building – that was touched on. Supervisor Glenn stated this building costs \$80,000 - \$100,000.00 per year. Council Member Sturgess noted that we would gain on energy efficiency in a new building. We would gain in the lack of five figure repairs multiple times a year. It was thought the increase would be about \$1.75 per thousand, and it was noted that the figure could change drastically with the amount of money that would be potentially be borrowed. Another person wanted the slides on the website.

Mr. Vandermolen questioned maintaining this building after a new one is built. He thought it should be demo'd and be done with it. It could be additional parking for the golf course. Council Member Sturgess noted that we own the property the hospital clinic sits on. Maybe someone else would want to build something here. Council Member Sturgess noted we haven't gotten this far in the discussion yet.

Mr. Russitano asked what the time frame was on this. Council Member Sturgess noted there would have to be a special election to decide if we can borrow the money. That would be sometime in November or January. As far as shovel ready after funding is secured would be maybe late summer – 12 months from now. This has to go through SEQR and the Planning Board. If the board wants to do the town hall project all those details have to be incorporated into the job. Which hasn't been done yet. There is a floor plan, but it has to be flushed out. When the board is ready to do that so is CT Male.

It was asked about the summer recreation program that takes place now at town hall. Council Member Sturgess stated the upstairs has two massive flex rooms. It was stated that the program could go back across the street where it used to be. On bad days they can come up to town hall. It

is a minor detail that can be ironed out. A detail that is ongoing for every summer. Every year right now the town pays to rent a tent outside.

Mrs. Holliday asked if the other plans that were drawn up were scrapped. Council Member Sturgess replied, “Yes, they were nine million dollars.” She noted the cost to have new plans drawn up every year.

It was asked if this was done four years ago what would the cost savings have been? Has that been figured out? Council Member Sturgess replied that was 100% out of their control, there was Covid. It was noted by the public that prices have gone up. Council Member Sturgess stated there was nothing the board could have done to speed up the process.

Mr. Harazin asked if this subject was over or was the board going to keep going? Supervisor Glenn wanted to get on with the rest of the meeting. The representatives from CT Male felt they were close to wrapping up. They felt the conversation was helpful. It was asked, is there a cushion on the number given on the project? Council Member Sturgess replied that about a half a million-dollar contingency was built in, or \$300,000.00, maybe 10%. It was noted that testing was done on the septic and it has been determined it is adequate. A member of the public asked if the Department of Health ok’d this? This is something CT Male will take care of. If it has to be expanded there is room to do it, and the town can certainly do it. The well will have to be tested again. There will have to be an ultraviolet system or chlorination system. It was included in the cost Mr. Lobisco noted based on the square footage to be up and running.

Anita Long wanted to say she thought this meeting was very useful, it reflects participation, and some of the controversies that are yet to be ironed out. On the other side there is a lot of support for the board’s work on this project and the grant. She noted there were 31 letters of support. State officials, county officials, town officials, lake associations, Caroga Arts and a board member who was a former NYS Parks Commissioner for the state. The letter from the Nick Stoner Seniors arrived too late to be included but Anita read it for all to hear this evening. There was applause when she finished reading the letter of support.

At this time a five-minute break was taken before the meeting resumed.

Department Reports:

Wheelerville Bike Trail – Mr. Manning reported that he will start the connector trail project in 2 – 3 weeks. This will establish the Caroga community connector trail. It will hook up with the existing trail system. It will go to the existing edge of town property behind the future highway garage/cell tower lot. It will be pedestrian friendly and will connect users to the downtown area. Most importantly it makes the downtown area its’ own trailhead. This way you can support town businesses, getting people to start there and finish there in town center.

Mr. Manning has been working with CT Male on the SEQR forms, project plans, scope and CFA application for the club house project.

He hopes to complete this part of the federally funded project this season. After that move into the Smart Growth Project which is the adaptive trails project. It will be beginner, and intermediate trails behind the cell tower.

Right now, he is finishing preparations for the Bike Festival which is next week. They have reworked all the jumps in the jump lot. They have additional access for emergency vehicles and for the event vendors. There will be multiple competitions, downhill races, food vendors, kids' events, jump competitions, and they will also tour the Peck Hill state forest trails and into Stump City to spread this out into the county. This year is the first year we are an official Red Bull sanctioned event. This will get worldwide attention on Wheelerville. There will be a social media guy there making the Wheelerville trails front and center. (applause)

BTI – No report

Sole Assessor – Leigh Anne Loucks submitted a written report. She requested guidance from the town attorney regarding the Ag. Building exemption and the issues with the paperwork supplied, as well as the issue with the duplicate COC issued 10 months apart. To date, there has been no response. Original email sent 7/8/26, follow up sent 8/4/26.

The town option for 100% exemption for specific Veterans, as outlined in the most recent draft of the NYS law.

Going forward, the assessor would like to formally request that any resident needing something from the Assessor's Office be directed to the Assessor voicemail or be given the cell phone number specifically for the Assessor's Office (518) 848-8681, when the office is not open. This will allow any needs of property owners are managed by the Assessor's Office and therefore when an issue arises the correct information is provided to the owner.

Change of address forms have been drafted and are available at the office and are online. The office will no longer change address without this form COMPLETED AND SIGNED by the owner or the property.

Wondering if there were any updates on the building smell and eradication of that smell.

Sales are being entered. The assessor goes to the Real Property office every two weeks for any documents they have for her and to verify anything that is questioned. Answering calls/emails from residents. Assisting property owners with their STAR income verification letters.

Town Clerk/Tax Collector/Registrar/RMO – the clerk Linda Gilbert submitted the July monthly report. The clerk worked with the bookkeeper to create a new line created A2544.1 for Shelter Contributions. There is a new law that requires dog licensing forms to have information about donating to our local shelter the James A. Brennan Humane Society. At the end of the year the funds get turned over to the shelter. It cannot be used for any other purpose like to offset the cost of the Dog Control Officer. It is strictly a donation, and clerks have to collect it.

This afternoon the clerk noted she took the first cyber security compliance test via email. It is a two-minute video with six questions after to answer.

Code Enforcement & Sanitation – Mr. Fancher submitted a written report. He requested moving the internet hardware out of the code office and putting it in a more central location in the building (over by the highway superintendent's office) He reported that 41 permits had been issued for \$4,775.00 with a valuation of \$696,277.00. He reported doing 50 inspections. CAC projects are both underway. Several letters were sent out for blighted properties resulting in 2 of the properties going up for sale and 1 in contract. Demo and cleanup of these properties will start immediately following the real estate closing. Supervisor Glenn noted there have been some issues with the electronics here in this building. The phone system, the internet and the router is currently in the code office. Council Member Sturgess noted the problem is under the Palcovic administration this big issue with the internet they wanted to save \$120.00 per year so the golf course is tied into a box for their credit card transactions. "This is a Brian issue tell him to come and figure this out." Supervisor Glenn stated he will contact him tomorrow. Council Member Walker agreed it has to be moved. When he is out in the field no one can get into his office. The same happened with Red Dragon and the AC. We cannot jeopardize the \$200,000.00 in credit card usage across the street.

Dog Control – Mr. Dutcher gave the clerk a report noting that he received 7 calls for the month and responded to 2 dog bites.

Golf Course – Mr. Stedman reported they are steady as they go in the maintenance department. August is the heaviest month for outings – 7 or 8. One every weekend and maybe one during the week as well. Playing conditions will be steady during August. They are preparing for aerification already - replacing tines. The highway superintendent will have to get him eight truckloads of sand. There are no issues at the club house really except he did have two separate people ask if they bought their son a membership now could they play from September, October and November and then be good for next year too. Council Member Sturgess replied, "No, it is current year."

Council Member Sturgess discussed the fees and how they are tracked. Currently Kyle set up the system to key in 18 holes and a cart for \$40.00. It is not broken out. Council Member Sturgess noted the only way we know if we are making money on cart rentals is if it is a separate entity and separate line item. The revenue was listed as just over \$250,000.00 and there is still August, September, and October. Council Member Sturgess noted there has been \$400,000.00 in revenues using two 12 x 30 sheds. (and one is a bathroom) Some say why change them. He noted they won't last forever. Council Member Sturgess does anticipate the revenue for the golf course will increase when the project is completed.

Highway – Mr. Stock stated the town received a notice from Fulton County regarding NO Garbage in Blue Recycle Bins. The town will not be picking up any garbage in a blue bin or a bin that has a recycle sticker on it. They will be tagged and noted the label has to be removed.

The crew is filling potholes and digging ditches and repairing and painting the trucks. He just got the paving quotes back today. They will be for the next board meeting. He submitted a waiver for S. Shore Road East Caroga. His plan is to pave all of S. Shore Rd. East next year. He will roll this years and next year's Consolidated Local Street and Highway Improvement Program, CHIPS funding so he has enough to pave all of S. Shore Road East.

The Highway Superintendent talked to the Wheelerville School about the new bus turnaround they proposed on Cape Horn and North Bush Road at that V. Mr. Stock is waiting to hear back from the landowner to get the go ahead and then he will propose it to the board. The school doesn't want the bus to turn around by Nick Meredith's house in the big opening. Council Member Cooper noted where the blind hill is. The town would have to develop the turnaround and get an easement.

At the last board meeting Mr. Stock proposed a crosswalk (on East Shore Road). Quotes were for \$1,500.00 for the town hall parking lot to get stripped and \$750.00 to do the crosswalk with signage. This is instead of shutting down the road for events.

RESOLUTION #2026-079 to go ahead with the quote for all the striping projects the Highway Superintendent just mentioned as well as the signs was offered by Supervisor Glenn at the regular monthly meeting of the Caroga Town Board held on August 12, 2026.

WHEREAS, the Highway Superintendent received a quote from Montgomery County Sign Shop for the striping of the Town Hall parking lot and for a cross walk on East Shore Road in front of Sherman's along with signage for the crosswalk, now therefore be it

RESOLVED, that the highway Superintendent go ahead with the quote for all the striping projects the highway Superintendent just mentioned as well as the signs

Seconded by Council Member Cooper

Discussion: Council Member Sturgess stated that some of the issues he has with it is making sure that we do this 100% the right way on the crosswalk as far as off the state road. In the event something happens on that crosswalk – if there is an accident is the town liable because we funneled the people to the crosswalk. That is his holdup on this.

Council Member Walker asked if the town attorney was talked to about this? Supervisor Glenn stated we could.

Council Member Cooper suggested reaching out to Association of Towns Highway and asking the question as well. Mr. Stock did not ask about the liability part of it. Supervisor Glenn will contact the town attorney about this.

The motion was tabled for the next meeting.

Lakes Management Program –Mr. Olm reported a summary of the watercraft inspected from May 22 through August 9th. The Town of Caroga Boat Washing Station reported a total of 256

watercraft were inspected, 216 of which were also decontaminated. Zebra mussels were found and removed from one boat which was previously in Delta Lake Oneida County.

NYSDEC East Caroga Lake Campground launch reported a total of 274 watercraft were inspected, no aquatic invasive species were detected however non-invasive aquatic vegetation was removed from several watercraft.

West Lake Fishing Access site a total of 1,646 watercraft were inspected. Eurasian watermilfoil was found and removed from a launching boat that had previously been in the Great Sacandaga Lake. In addition, non-invasive aquatic vegetation was removed from several other watercraft.

Caroga Marina a total of 53 watercraft were inspected, no aquatic invasive species were detected.

The boatwash station will be open until the end of October. The ADK Watershed Institute provides coverage until Labor Day. The town covers the cost till Columbus Day through the grant.

Mr. Harazin received the satellite phone for use at the West Lake Fishing access. The DEC Grant will cover a portion of the cost with the Canada Lake Conservation Association contributing the balance. He reported that the testing for e-coli and Coliform were conducted in July and August and a report will be complied by Archer Newell.

Luke Horst reported finding a few areas of milfoil on East and West Caroga Lakes. Ready Scout was here on August 4 and will be back in September. The lakes look healthy at this time. Mr. Sullivan reported the zones are absent of Eurasian Milfoil following the third season following the treatment by ProcellaCOR. Should it reappear, another survey will be needed

The town received a contract dated July 6, 2026, for a 2026 Plant Survey for East and West Caroga Lakes from Ready Scout LLC, the amount of the contract is \$2,750.00.

RESOLUTION 2026-080 to contract with READY SCOUT LLC for services was offered by Supervisor Glenn at the regular monthly meeting of the Caroga Town Board held on August 12, 2026

WHEREAS, the Town of Caroga received a contract dated July 6, 2026, from READY SCOUT, LLC for a Plant Survey for East and West Caroga Lakes, now therefore be it

RESOLVED, that the Caroga Town Board does hereby move to contract with READY SCOUT, LLC, for the scope of services outlined in the contract dated July 6, 2026, and be it further

RESOLVED, the board does hereby move to have Supervisor John Glenn sign said contract.

Seconded by Council Member Cooper

Discussion: it was noted that there is more than enough money in the DASH fund.

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

Mr. Hogan issued a **Caution Notice** about a white cone shaped buoy placed on West Caroga Lake midway across and approximately 200- 300 yards off the North Shore. The buoy is collecting data for a program to perform a Survey of Climate and Adirondack Lake Ecosystems (SCALE) through November of 2026. The work is being done by Ausable Freshwater Center. Please do not move or tamper with the buoy. There is very valuable and expensive equipment attached beneath the surface of the lake. A light will be obtained for night visibility. Reach out to Walter Hogan 196 E. Shore Road, 601-544-4037, or by email wjhogan@outlook.com with any questions. The notice has been placed on the website.

Supervisor Glenn answered a question about harvesting weeds in front of your property. 600 Sq feet of anything can be removed. Mrs. Johnson noted they would be hiring someone to do that.

Town Hall Building – Council Member Walker- Dailey reported that the assessor gave a key to the Highway Superintendent in case of an emergency for someone to get into her office. Last week the AC units all stopped working. The assessor's unit could not be accessed and so the company will have to come back.

The custodian can only work 8 hours a week until next year. He does not come in on Fridays. Council Member Walker noted the town received an application from Gordon Baker who used to do the custodian work. She wondered what the town will do in the winter. Mr. Baker could fill the gap it was noted.

RESOLUTION 2026-081 to hire an additional custodian as needed to fill the gap was offered by Council Member Sturgess at the regular monthly meeting of the Caroga Town Board held on August 12, 2026.

WHEREAS, the current custodian Roger Gannon can only work eight (8) hours per week until the end of December 2026, and

WHEREAS, the town received a letter of interest from Gordon Baker who formerly worked in that position for the town, now therefore be it

RESOLVED, that the Caroga Town Board does hereby move to hire Gordon Baker as an additional custodian as needed to fill the gap.

Seconded by Supervisor Glenn

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

Caroga Tourism Committee – Council Member Frasier reported she has been in contact with Carla Colby about plans for the winter carnival. Stickers for the carnival were ordered. The county does a lot of advertising for events for the town. Council Member Frasier talked about combining with Lake Desolation and the outhouse races hosted by Tinney's Tavern.

Mr. Manning asked who was on the committee. Council Member Frasier said she was. He noted that there has been a committee for four years. Recently some of the members have resigned it

was noted – Angela Germany, Diane Ackernecht, and Council Member DeLuca who is no longer on the town board. Mr. Manning wanted to keep the group going. He asked the board what the focus was and what did they wanted them to do. Was it a promotional committee or to plan events. Council Member Frasier stated she would call a meeting in October and noted that maybe Carla Colby would help reform the committee and come to a meeting.

Comprehensive Plan Committee: Supervisor Glenn noted the committee was close to deciding on a vendor for the Comprehensive Plan. They have whittled it down to three companies.

RESOLUTION #2026-082 to authorize Supervisor Glenn to execute and sign the contract for the Comprehensive Plan was offered by Council Member Sturgess at the regular monthly meeting of the Caroga Town Board held on August 12, 2026.

WHEREAS, the town board has been receiving monthly reports on the progress to hire a firm to work with the Comprehensive Committee to write an updated Comprehensive Plan for the Town of Caroga, now therefore be it

RESOLVED, that the Caroga Town Board does hereby move to authorize Supervisor Glenn to execute and sign the contract for the Comprehensive Plan.

Seconded by Council Member Cooper

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

Supervisor Glenn reviewed documents with the board about a resolution honoring our nation's 250th celebration sponsored by the Association of Towns in support of the New York Association of Towns bill of rights and a second resolution about sending delegates to an upcoming NYAOT legislative Conference September 22 – 23.

RESOLUTION #2026-083 a resolution in support of the New York Association of Towns Bill or Rights was offered by Supervisor Glenn at the regular monthly meeting of the Caroga Town Board held on August 12, 2026.

WHEREAS, local municipal governments provide services essential to the vitality of New York State, including but not limited to maintaining and repairing roads, protecting neighborhoods and businesses, guiding economic development, and serving as the first line of defense, communication, and safety for residents every day of the year; and

WHEREAS, the 933 towns of New York State are home to more than 9.1 million New Yorkers and are diverse in population, geography, and demographics, such that decisions affecting daily life are best made at the local level by the government that best understands each community's character, challenges, and needs; and

WHEREAS, the Town, Village and County governments of New York are partners in shaping the State's future, and a true partnership between the State and its local governments will propel the State forward to the benefit of all New Yorkers; and **WHEREAS**, the New York Association of Towns has adopted a Bill of Rights articulating the core principles that should govern the relationship between the State and its towns;

WHEREAS, the Town of Caroga shares and affirms those principles, namely: 1. Protection and defense of municipal home rule, recognizing that local municipal governments are best positioned to balance competing interests and make decisions that shape daily life; 2. Local control of land use and zoning, free from statewide zoning rules that override the voice of resident taxpayers and the officials they elect; 3. Freedom from unfunded mandates, so that local taxpayers are not made to bear the cost of orders imposed by State and federal authorities without the resources to carry them out; 4. Modernized transparency, accessibility, and engagement, including reform of outdated public-notice requirements that consume scarce municipal dollars on print notices often missed by the public; and 5. A meaningful voice in State decisions affecting the residents, so that Towns, Villages and County governments are treated as true partners rather than an afterthought or a hurdle to clear; now therefore be it **RESOLVED**, that the Town of Caroga Town Board hereby endorses the New York Association of Towns Bill of Rights and affirms its commitment to the principles set forth therein; and be it further **RESOLVED**, that the Town of Caroga Town Board calls upon the Governor and the New York State Legislature to respect and uphold these principles in the enactment of legislation and the administration of State programs affecting local municipal governments;

Seconded by Council Member Sturgess

The resolution was tabled.

****Public Comments and Questions** - There were no comments from the public in attendance or online this evening.

Old Business:

Phone System – the clerk noted that her (AT&T) phone began being able to dial into the automated system about two weeks ago. There are less and less calls to her cell phone. The clerk did receive quotes from vendors if the town had to replace the phone system. The clerk wanted to contact the FCC again because when she does things happen.

Supervisor Glenn asked about the email problem. The clerk noted it was squared away.

Contract for the Code Officer: Council Member Sturgess asked what that was. Supervisor Glenn stated he had no idea what that was. Council Member Cooper thought this was something that was tabled three months ago. The clerk confirmed that. The code officer stated to the clerk that he just got a look at the contract when she gave it to him last week. The clerk thought he was working with the Assessor who drew up the document. The Supervisor will talk to Anthony tomorrow. This item was tabled.

Correspondence: Council Member Sturgess stated this didn't have to be read.

Fulton County Res. to hold a public hearing on 2027 Community Development Block Grant Email from Gordon Baker interested in janitor position

Petition to relocate the proposed Nick Stoner Municipal Golf Clubhouse and Town hall bldgs. Fulton County Res. abolishing the elected office of County Treasurer and creating Director of Finance: To be voted on by the voters in November 2026.

E-mails from Kathy Manning requesting the road be closed in front of Shermans on 8/15, 8/29, 9/5, 9/12, 9/19 and on 10/31 Labor Day Holiday,
Caroga Transfer station Closed Monday but open Tuesday 8 - 4

RESOLUTIONS:

To accept the proposal by the Town of Caroga to undertake Snow removal and ice control for the winter of 2026-2027 on County Hwy 111 & 137.

The board reviewed the Snow Removal and Ice Control contract sent over by the county. Council Member Sturgess wanted to “spend a little bit more time on to it.” He wanted to push this off until the next meeting. Council Member Cooper and the Highway Superintendent have not seen the contract. The clerk noted it was in his packet. Council Member Sturgess apologized he never gave Council Member Cooper his packet.

New Business:

The town received a letter from Colleen Ricciardi who is retiring from the Summer Rec. Director position. She still wants to do the teaching part. Council Member Cooper noted the need to advertise and find someone to be the director. He noted that we were coming up on budget time. Supervisor Glenn noted that Colleen gave him the name of Verna Snell to be interviewed. Council Member Frasier noted that Verna has worked for the Summer Youth Program and also for the school. Council Member Frasier asked about advertising for the position. Council Member Sturgess stated the budget is going to be the same number no matter what we are willing to pay for it. The clerk will post something on the website for next year.

Council Member Sturgess noted that Colleen is paid for the year for that program. He stated that it was her responsibility to provide the program budget for the town. Her letter stated her last day was August 21, 2026. She will be asked to prepare the budget sheet for next year.

Council Member Sturgess offered the following:

RESOLUTION #2026-084 to hire Devon Percival as the Code Enforcement Officer for the existing project – Royal View Pub and Campground was offered by Council Member Sturgess at the regular monthly meeting of the Caroga Town Board held on August 12, 2026.

WHEREAS, Council Member Sturgess noted that this was an oversight, as there was a previous code officer that was handling it that was not returning phone calls or not showing up to appointments and not basically not handling the situation over there, and

WHEREAS, Mr. Percival was doing the oversight of the project, however the board never actually physically hired him to do that, and

WHEREAS, Council Member Sturgess suggested that the pay rate was to be the same pay rate as the previous one that the board hired, now therefore be it

RESOLVED, that the Caroga Town Board does hereby move to hire Devon Percival Code Enforcement Officer from the Town of Ephratah for the existing project – Royal View Pub and Campground.

Seconded by Council Member Cooper

Adopted by a vote of four (4) Ayes: Glenn, Sturgess, Cooper, Walker
Council Member Frasier abstained from voting.

Council Member Walker asked the board what they decided about Sherman's and closing the road. Council Member Sturgess acknowledged it was under correspondence. He stated there was one time when the board approved closing the road. Mr. Stock is checking with the attorney and also with the Association of Towns now about the crosswalk. Supervisor Glenn also stated he would check with the town attorney tomorrow. Council Member Walker asked out of curiosity if there is a request to close the road and the town puts it off and someone gets hurt how does that come back onto the town. Council Member Sturgess stated that just because someone made a request it doesn't have to happen. He noted that the town is moving forward to finding steps for a solution to it right now. He stated that he was sure that they were probably taking the proper steps to make sure people are getting across the road safely. Council Member Sturgess stated there are more details to be conveyed by the attorney. Supervisor Glenn noted it was a one-time only decision. Instead of closing the road a crosswalk was suggested with signs.

Mr. Maning noted there wouldn't be an answer until next month. Most of the events will be done by then. He asked what could be done in the meantime. Council Member Sturgess noted they would just have to keep doing it how they do it. Mr. Manning noted that for four years they have been having the road closed. Council Member Frasier noted that now it will cost the taxpayers money every time the road is shut down if the highway department is sent out. Council Member Sturgess noted how we did it three weeks ago we can't do it legally. Mr. Manning thought this was stalled. Council Member Walker asked if they could get a DOT special event. It was noted this was not on a state road. It was noted we don't have a local law controlling this. The town would have to come up with one. It was stated that the town doesn't have all of the answers from the attorney.

The general manager of Sherman's noted they haven't had the large crowd size. On the dates that were given to the board they are anticipating over 600 -700 people. He noted what they have done is made sure everything is illuminated and provide as much guidance as they can. It was noted by Council Member Sturgess that with the larger crowds now with the new law it turns into an events permit, which is needed from the code officer.

Supervisor Glenn noted the need to have a local law. Mr. Manning stated so there will be a local law at the next meeting. Council Member Cooper explained the need to have a public meeting on a new local law. Mr. Manning saw this as dragging on for two years now. At some point he would like the town to commit. The Highway Superintendent noted that is why the town is proposing a crosswalk. Council Member Cooper noted the local law comes in if the board wants to close the road down. If the board decides they don't want to close the road down, then we don't do the steps

for a local law. Mr. Manning stated even with a crosswalk there could still be a local law to close the road if the board decides to.

Council Member Walker noted they are building this huge amphitheater and thought they would be getting some pretty big audiences. She noted they are helping the town. Council Member Sturgess noted this could be affecting Council Member Walker's business the rodeo. Council Member Cooper noted the mass gathering of over 1000 people requires a permit whether on a state road or not. Council Member Frasier thought the mass gathering was through Dept. of Health and that it required a security plan. It was noted it was through the Department of State. The manager of Sherman's stated his staff would be responsible for the closure and reopening by volunteers and staff and would have to pay the town a fee. They did not have any mass gatherings permits for upcoming events. He was talking hypothetically.

The board has to decide which direction it wants to go in.

Supervisor Glenn made a motion to approve the bills as presented for audit. Council Member Sturgess seconded the motion. All Board members were in favor of the motion. Glenn, Sturgess, Cooper, Walker, Frasier.

At 9:01 pm Council Member Walker made a motion to adjourn the meeting. The motion was seconded by Council Member Frasier. All Board members were in favor of the motion. Glenn, Sturgess, Cooper, Walker, Frasier.

Submitted by Caroga Town Clerk

Linda Gilbert, RMC, CMC

General pd #'s 225 -269 \$31,746.93

Prepaid pd #'s 184 – 217 \$42,174.20

Highway pd #'s 146 – 160 \$36,502.76

General Park pd #'s 68 – 83 \$8,557.21