

State of New York
County of Fulton
Town of Caroga

Minutes of the regular monthly Caroga Town Board meeting held Wednesday March 12th 2025 at the municipal building located at 1840 State Highway #10 at 6:30 pm with the following persons in attendance by roll call.

Supervisor Ralph J. Palcovic – Here
Council Member John Glenn – Here
Council Member Barbara DeLuca – Absent
Council Member Richard Sturgess – Here
Council Member Matthew Cooper – Here

Department representatives in attendance were: Mike Kunath – BTI, Steve Stedman – Golf Course Greenskeeper, John Byrnes – Zoning Board of Appeals Member, Lynne Deleski and Karen Dutcher – Planning Board Members, Roy Stock – Highway Superintendent, Mike Voght – janitor, and two members of the public.

Supervisor Palcovic called the meeting to order at 6:30 pm.

Supervisor Palcovic made a motion to waive the reading of the previous month's minutes. Council Member Cooper seconded the motion. All board members were in favor of the motion: Palcovic, Glenn, Sturgess, Cooper.

Department Reports:

Wheelerville Bike Trail – Supervisor Palcovic read Mr. Manning's report. "Plans continue for the upcoming build season. We continue to plan the upcoming build season. At this time, we are planning to construct a new intermediate climb trail on the north side of the current trail system along with a re-tread on Forever Wild, our most popular intermediate downhill trail that is now 5 years old. This work is covered by the Smart Growth grant."

"Several vendors have confirmed for the bike festival on Aug 23/24. New vendors include national brands such as Transition Bikes, which will be providing free bike demos. LL Bean and Red Bull have both confirmed that they will be returning."

"We have received a check from DEC in the amount of \$61,417.88. This amount is the reimbursement from the Smart Growth funding covering the work from last year. With this funding, 2024 revenues EXCEEDED expenses by an amount of \$1,682.27."

"We have also recently received a donation in the amount of \$1,000 from Nick and Cathy Gale. We would like to extend our gratitude to the Gale Family for their ongoing support of the trail system. "

BTI – Mr. Kunath reported that they have been out. It is rough going in some spots. They had their annual spring safety meeting and assigned streams this past Sunday. Mr. Brink, the new applicator, received his license in the mail. He will tag along with a few of the staff to get the layout of the access to the streams. Last month Mr. Kunath received notification from a property owner on County Highway 111 who was concerned about them going on his property. They won't go there and haven't needed to go there. If it is a wet spring it will be a bad year, but they will stay on top of it.

Sole Assessor – Leigh Anne Loucks submitted a written report, “Would like approval to purchase a multi-function color printer for the Assessor/Highway/Golf Superintendent to share. The cost through ADK Computer is \$399.00. It is a Brother MFC-L3720CDW laser printer. I believe there is enough left in the equipment line item for the Assessor to cover the purchase. All three of the offices will be able to wireless print, scan, and copy.”

“Equalization rate has dropped again this year. It will be 33.42. Hopefully it will start to level off and go back up. but the prices currently being asked and paid for in the Town of Caroga does not seem to stop ballooning. The 2025 exemptions forms have been processed and input into the system. NYS has changed the process for SOL verification. I'm unsure if it will be more efficient or more time consuming!” The new computer was received today. She thanked the board and ADK Computers.

Routine Update: “Inputting the updated inventory on the parcels collected. Retrieving the sales and information from the county every two weeks. Running new land sale tables”.

Supervisor Palcovic explained the equalization rate has to do with the assessment compared to the price of the sale. The market is hot in this area and has no limits.

Town Clerk/Tax Collector/Registrar/RMO – The clerk reported that three board members reviewed the 2024 books. At the re-organizational meeting the substance compliance officer was not named and was not listed. There is a resolution on the agenda this evening.

The clerk noted there aren't any more Caroga Books to sell. The clerk asked the board if they would reconsider putting the royalties back. They are being sold through the museum and online. According to Google typically the range is 10 – 15% for each print book and 20 – 20% for each e-book are the royalties that should be coming back to the town. The clerk suggested talking to the town attorney. We have the copyrights but back in 2023 the town board approved the second printing but never put in for any royalties. Council Member Sturgess asked who was collecting the revenues on the book. No one, was the response. Typos were corrected and the towns materials were cut up and reprinted. There were 50 books printed.

Anita Long noted that Alan Farber and other people volunteered and put in a lot of time and are selling the books at cost. They have also posted it free online. Mr. Farber has offered to put a link to the town website. She did not believe there was a real profit going on. She thought it was important to recognize that Mr. Farber gave his own money to reprint it and the money coming back are covering his printing costs. She encouraged the board to contact Mr. Farber before the attorney. She thought he would be delighted to help to coordinate another printing. The books

are being sold for \$35 - \$40.00. It was noted the Caroga books used to be sold at Mysteries on Main Street and at the Canada Lake Store.

Supervisor Palcovic stated since we supposedly own the copyright we should have some sort of control on it in some respect. Anita Long stated Mr. Farber wondered if the town wanted keep it (the rights) or turn them over to the museum. Ms. Long state when the copyright was given to the town by Barbara McMartin, the museum did not exist, she was the one who started the museum. She thought they were trying to be helpful not adversarial.

The clerk noted that people have been calling saying the information on the website is incorrect. There are multiple Caroga town websites one by Chris Moritz. The Caroga.Town site is kept up to date. The clerk asked the other site to update their information.

Under this month's correspondence it is noted that last month there was a flurry of emails in support of appointing Anita Long to the Planning Position. This month Barbara Russell sent an email in support, The clerk noted Barbara Russell doesn't live in Caroga anymore.

The clerk will attend the New York State Town Clerks Association annual conference the end of April.

Code Enforcement & Sanitation – Mr. Fancher submitted a written report. His report to New York State was completed. He completed six (6) inspections, and issued two orders not to occupy collapsed buildings. National Grid was contacted to disconnect the power on the collapsed buildings for public safety. If the power was not shut off and the building totally collapsed then it would be a life safety issue. It took days to get National Grid to cut the power.

Above and beyond his regular duties, he has shoveled 6 times and also shoveled the office roof. He installed a heating cable. Mr. Fancher called and met with the heating guy to fix one of our boilers. He worked with the new buildings person Mr. Voght to replace water damaged ceiling tiles. The town vehicle, which we lease, went in for service.

Dog Control – Mr. Dutcher reported to the clerk that he had 3 calls for the month and tickets will be going out this month for unregistered dogs.

Golf Course – Mr. Stedman reported he walked the course last week mostly on the snowmobile trail. He found a couple of trees down out there. He wanted to thank the snowmobile club, while he was on vacation one of the big pines fell and they were able to cut it up and drag it out of the way. There is a lot of debris out there. They will begin cleaning up as soon as they can start driving on the course.

Mr. Stedman will go to Latham tomorrow. All of the cutting units are done. He will install them and there is one more piece of equipment to be gone through. He anticipates the course will be open the end of April. He has contacted the employees from the grounds department and from the clubhouse to let them know they will be returning in a month or six weeks.

The computer was installed today. He has his order ready for accessories – flags, flag sticks, and a couple of Tee markers that were broken. Since we don't have a lot of storage the order will be placed in about two weeks. Bag tags were also ordered. He will order paper products for the golf course too.

Mr. Stedman noted the surcharge for credit card payments went up to 3.09%. Last month Mr. Stedman contacted all of the sponsors to advertise on the holes. The sponsorship is \$125.00 for the year. Those are starting to turn in. He will keep a receipt list.

Mr. Stedman is responding to emails and phone calls. So far there are 12 outings set up. There may be three more that usually hold outings. Carts are ordered for the larger tournaments with WB. Council Member Cooper asked if there was an increase. This year it will cost \$115.00, last year it was \$100.00.

Yamaha had a golf cart recall. The company we rent from has been contacted. As soon as they can get into the pavilion they will come up and fix the accelerator spring on each cart.

Council Member Sturgess noted the credit card company added .22% to our former rate. The rate is now 3.09% to use a credit card at the golf course. The clerk will update the website but noted that 300 directories were just printed and they have the wrong information.

Council Member Sturgess noted at last month's meeting the board approved the purchase of a top dresser and a debris blower. A couple of things changed on the price of the top dresser. The roll cage was taken off and something that was hardwired will now be wireless. The net change is \$817.78. We are still within budget. A resolution will be offered later.

Council Member Sturgess noted there is a course called Mohawk he thought, outside of Schenectady and is open year-round, cart paths only. Three holes were closed because they were wet.

A job opening notice will be created for the club house manager position. It is not possible for Mr. Stedman to manage the clubhouse and grounds. The hourly rate is set the duties will be listed.

Highway – Mr. Roy Stock reported that they are pushing back the banks. He ordered 100 tons of sand. He will post the roads for a 5-ton weight limit. Mr. Stock thanked (Council Member) Matt Cooper for all he does.

Council Member Cooper reported that last month Mr. Stock received the renewal for the State Pollutant Discharge Elimination System (SPDES) Permit for the shop. He has a copy of it. They are working on it, but it doesn't expire until June.

Council Member Cooper stated since he got on the board and got involved in the highway department, he has looked at the equipment and tools to do the job of repairing the vehicles. Our mechanic has done a great job at keeping the vehicles going, and are probably in the best shape they've been in in a pretty good period of time. The right tools are not there. It has been discussed with the mechanic – they are not looking to retool the whole shop but there are some

components that need to be upgraded or replaced. They will put a list together and gradually make it so they have the tools they need to do the job to repair the vehicles in house. Supervisor Palcovic stated as long as they stay within the procurement process and budget.

Council Member Glenn thanked Mr. Stock and Council Member Cooper for the tour(of the highway vehicles.) He stated it was very interesting and informative.

Lakes Management Program – Council Member Glenn reported they have been talking with Aaron Ziemann from the Adirondack Park Agency for the certification to put more ProcellaCOR in East Caroga. Mr. Ziemann recommended not doing it this year, but to apply again next year. Doing a survey was recommended.

Mr. Harazin reported to Council Member Glenn that there is a new bacterium that is in the Adirondack Park lakes called cyanobacteria. At the May 13th meeting 5:30 pm here at townhall they have invited someone from the APA to discuss (via Zoom) this new bacteria – what it is, what it causes, what do we look for, how do we treat it, and how do we prevent it. There is a 13 page report out on it but it is very technical.

Mr. Hogan reported to Council Member Glenn that he still wants to purchase a 50 HP outboard motor and sonar equipment to track Eurasian Milfoil. Supervisor Palcovic and the bookkeeper also had a discussion the purchase with Mr. Hogan this week. There is a line item (reserve account) to replace the boat. The account has been inactive for two years and the bank has contacted the town about doing something with it. The motor could come out of that account. Mr. Hogan noted he put the motor expense on the line-item as a 2025 expense. The bookkeeper though funds could be used from the reserve to purchase the motor. It was noted there is \$59,000.00 in the weed harvester reserve. Council Member Sturgess thought last year a purchase should have come out of the reserve but it didn't.

Supervisor Palcovic was at an APA meeting last week where he met Barbara Rice the Executive Director of the APA. She wants to come to Caroga to watch the lakes management activity. The Caroga Lakes area is being reported as a success story in the use of ProcellaCOR. Supervisor Palcovic noted that the APA only has 50 – 55 employees. They have been authorized to go up to 60 employees. They do a tremendous job with the staff and 5 - 6-million-dollar budget.

Town Hall Building – Council Member Cooper reported that Mike Voght is onboard now as our maintenance person. He is doing a great job keeping the entrance of the building clean. The clerk complained about the mold. Mr. Voght changed the HEPA filters in the air purifiers in the clerk's office. He is taking care of the little things that pop up over time. Council Member Cooper noted the need to clean the kitchen and gym, as soon summer recreation will happen.

Supervisor Palcovic noted some unsightly ceiling tiles were replaced in the judge's chambers, hall and other areas. Council Member Cooper noted he is routinely checking and documenting the propane levels.

Caroga Tourism Committee – Supervisor Palcovic reported there was a meeting last night. Council Member DeLuca was out of town – no report.

Tax Collection Report: The clerk/collector gave the monthly tax report to date \$3,037,198.94 has been collected leaving \$738,999.50 uncollected.

Supervisor's Report:

Supervisor Palcovic put together a compilation of accomplishments by this board in the last fifteen months. The document is on the website. The supervisor spoke briefly on each point.

- 1) Revised and Implemented Short Term Rental Local Law (governor signed into law)
- 2) Redesign of the location of where the future Highway Garage may go
- 3) Completed a needs assessment of the future golf course Club House Pro Shop
- 4) Completed an engineering assessment for the legacy fuel spill (CT Male)
- 5) Remediated several high visibility blighted areas - may fund a demo line in 2026
- 6) Cleaned up the gym from years of accumulated waste and unusable equipment
- 7) Purchased new computers for department heads
- 8) Put a plan together to replace aging snow removal equipment
- 9) Petroleum Bulk Storage Permit expired 2 years ago - moving forward to correct
- 10) Roof was repaired lasts fall/early winter
- 11) A citizen committee to update the Comprehensive Plan was put in place

Supervisor Palcovic announced a USDA Rural Development has single family housing repair loans & grants. The details are on the USDA website.

Over two years ago NYMIR our insurance company requested an indemnification on the Caroga Lake Vol. Fire Co. insurance. The risk assessment person notified the town recently again about taking care of this. The Supervisor noted the Fire Department did provide the town with a certificate naming the town on the policy.

Another action item to take care of tonight is the management of the fuel tank licensing though C. T. Male. There was a not to exceed amount in the contract. It will be increased via resolution.

****Public Comments and Questions**

Lynne Delesky – stated as a current member of the Planning Board and as a 10-year member of the Planning Board she strongly urged the town board to appoint Anita Long to one of the two open positions on the Planning Board preferably the full-time position. She has the experience, she served as an alternate, she understands the process and the law. She is well prepared when she comes to meetings and adds a lot to the conversation. “Please do the right thing, give a person that wants the voluntary job. She is experienced, Please do the right thing and appoint Anita to one of the positions open currently on the Planning Board.”

Karen Dutcher stated she is also on the Planning Board. Her vote is for Anita to be appointed. She noted the emails sent to the board and noted her experience and know how.

Anita Long expressed her gratitude and goodwill in going forward with this. She thanked the board and the clerk for including the correspondence of the letter in interest she sent. She was

appreciative of the support of the two Planning Board Members here tonight. She thanked George Hamilton for his honorable service to the board. She served the best she could last year, fairly and reasonably according to Local Law of 2005 #1. Ms. Long thought the town benefits from continuity. She asked for the boards support to reappoint her tonight without further delay.

Old Business:

Vacant seats on the Planning Board – Supervisor Palcovic announced that Kim Walker, Kim Macivor, Jim Contino and Anita Long all expressing interest in serving on the Planning Board. There is an alternate seat and full-time position available for appointment.

At 7:19 Council Member Sturgess made a motion to go into an executive session. Supervisor Palcovic stated that was under personnel – the clerk replied the word personnel is not in the open meeting law. The motion was seconded by Council Member Cooper. All board members were in favor of the motion: Palcovic, Glenn, Sturgess, Cooper.

At 7:43 pm Council Member Sturgess made a motion to exit from the executive session. The motion was seconded by Council Member Cooper. All board members were in favor of the motion: Palcovic, Glenn, Sturgess, Cooper.

Supervisor Palcovic made the following resolution appointing members to the Planning Board.

RESOLUTION #2025-030 to appoint Jim Contino as the person to fill out the unexpired term of George Hamilton was offered by Supervisor Palcovic at the regular monthly meeting of the Caroga Town Board held on Wednesday March 12, 2025.

WHEREAS, the Caroga Town Board recently received a resignation letter from George Hamilton for his seat on the Planning Board, and

WHEREAS, four individuals have expressed an interest in serving on the Planning Board, now therefore be it

RESOLVED, that the Caroga Town Board does hereby move to appoint Jim Contino of 127 Hutchinson Road Canada Lake to fill out the term of George Hamilton whose term will expire on December 31, 2026.

The motion was seconded by Council Member Cooper.

Discussion: Council Member Glenn stated he thought he was well qualified for that position.

Adopted by a vote of four Ayes; Palcovic, Glenn, Sturgess, Cooper

RESOLUTION #2025-031 to appoint Kim Walker as the alternate Planning Board Member was offered by Supervisor Palcovic at the regular monthly meeting of the Caroga Town Board held on Wednesday March 12, 2025.

WHEREAS, the Caroga Town Board did not appoint the alternate member to the Planning Board at the reorganizational meeting in January, and

WHEREAS, the board desires to have an alternated member available to serve on the Planning Board, now therefore be it

RESOLVED, that the Caroga Town Board does hereby move to appoint Kim Walker whose term will expire on December 31, 2025.

The motion was seconded by Council Member Sturgess.

Discussion: Council Member Glenn stated she has been a resident in our town forever.

Adopted by a vote of four Ayes; Palcovic, Glenn, Sturgess, Cooper

Lynne Delesky asked if Jim Contino was a full-time resident yet. Supervisor Palcovic replied he stated he is. Karen Dutcher asked where he lived now. It was stated on Fulton Road. Supervisor Palcovic stated he is renting; his house is being built.

New Business: Supervisor Palcovic stated there will be a near future work session.

Supervisor Palcovic reviewed the Correspondence:

Last month just prior to the town board meeting there was a flurry (14) emails in support of Anita Long being appointed to serve on the Planning Board

Thank you from Carla Kolbe Fulton County Tourism

Thank you letter from Caroga Historical Assoc. & Museum for annual support of \$4,000.00

Anita Long request for board support to be on the Planning Board

RESOLUTIONS:

RESOLUTION # 2025-032 to accept the Town Clerk's 2024 books as presented for audit

was offered by Supervisor Palcovic at the regular monthly meeting of the Caroga Town Board held on Wednesday March 12, 2025.

WHEREAS, the Town Clerk, Linda Gilbert, presented the 2024 Books for audit at the January meeting, and

WHEREAS, three board members - Council Member Glenn, Council Member Cooper and Supervisor Palcovic did review the clerk's books finding them to be balanced and in good order, now therefore be it

RESOLVED, that the Caroga Town Board does hereby move to accept the Town Clerk's 2024 books as presented for audit.

The motion was seconded by Council Member Cooper

Adopted by a vote of four Ayes; Palcovic, Glenn, Sturgess, Cooper

RESOLUTION # 2025 - 033 to authorize the Planning Chairman and the Code Officer to attend Adirondack Planning Forum in Lake Placid and the expenses associated with attending was offered by Supervisor Palcovic at the regular monthly meeting of the Caroga Town Board held on Wednesday March 12, 2025.

WHEREAS, both the Code Officer Anthony Fancher and Alan Kozakiewicz Chairman of the Planning Board desire to attend the training offered by Adirondack Park Agency on May 7 & 8 in Lake Placid, now therefore be it

RESOLVED, that the Caroga Town Board does hereby move to authorize the Planning Chairman and the Code Officer to attend the Adirondack Planning Forum in Lake Placid and the expenses associated with attending.

The motion was seconded by Council Member Glenn

Adopted by a vote of four Ayes; Palcovic, Glenn, Sturgess, Cooper

RESOLUTION #2025-034 to authorize the Town Clerk to attend the Annual NYSTCA Training in April was offered by Supervisor Palcovic at the regular monthly meeting of the Caroga Town Board held on Wednesday March 12, 2025.

WHEREAS, the clerk desired to continue to keep informed on changes that effect the Town Clerk position and to network with various state agencies, and fellow clerks, now therefore be it

RESOLVED, that the Town Board does hereby move to authorize the Town Clerk to attend Annual New York State Town Clerks Association Training in April and the expected expenses associated.

The motion was seconded by Council Member Glenn.

Adopted by a vote of four Ayes; Palcovic, Glenn, Sturgess, Cooper

RESOLUTION #2025-035 to authorize the payment of AFLAC Vision and Dental payroll deductions as an ACH payment instead of by check. was offered by Supervisor Palcovic at the regular monthly meeting of the Caroga Town Board held on Wednesday March 12, 2025

WHEREAS, the bookkeeper notified the Supervisor that payments via mail have not been received resulting in late charges being added to the bills, and

WHEREAS, we are currently behind in our employees' contributions, now therefore be it

RESOLVED, that the Caroga Town Board does hereby move to authorize the payment of AFLAC Vision and Dental payroll deductions as an ACH payment instead of by check.

The motion was seconded by Council Member Sturgess

Discussion: Supervisor Palcovic explained the payments are being put in the mail but are not making it to the appropriate vendor on time. The Supervisor thought there would be more of those in the future.

Adopted by a vote of four Ayes; Palcovic, Glenn, Sturgess, Cooper

RESOLUTION #2025-036 to name Substance Compliance Officer per the 2025 budget line item A1410.12 was offered by Supervisor Palcovic at the regular monthly meeting of the Caroga Town Board held on Wednesday March 12, 2025

WHEREAS, the substance compliance officer position was left off the annual appointments as it is a relatively new position, and

WHEREAS, Linda Gilbert has been serving in this capacity for a number of years without compensation, now therefore be it

RESOLVED, that the Town Clerk, Linda Gilbert, is hereby named to be the Substance Compliance Officer, per the 2025 budget line item A1410.12.

The motion was seconded by Council Member Cooper

Adopted by a vote of four Ayes; Palcovic, Glenn, Sturgess, Cooper

The clerk will check with the bookkeeper tomorrow to see if she has set up the account to fund annual checks on employees with Commercial Drivers Licenses. The fund was previously paid for with the clerk's personal credit card. It is time to replenish the funds. This is not through the Employees Assistance Program with St. Mary's Hospital.

RESOLUTION #2025-037 to add funds by amending the contract with CT Male to clear up the environmental technical issues with the highway barn was offered by Supervisor Palcovic at the regular monthly meeting of the Caroga Town Board held on Wednesday March 12, 2025.

WHEREAS, Supervisor Palcovic notified the board that a change order has been issued by C.T. Male for their work to clear up issues at the highway barn, now therefore be it

RESOLVED, that the Caroga Town Board does hereby move to approve the added funds necessary to clear up the environmental technical issues with the highway barn being worked on by C.T. Male in the amount of \$3,000.00, making the total contract price \$10,200.00 to remediate and bring the town into compliance with the state for the petroleum bulk storage tanks at the highway barn.

The motion was seconded by Council Member Cooper

Discussion: Council Member Cooper stated just for public knowledge if we were getting fined it would be \$29,000.00 per day. This has been delinquent since before he got on the board. The permit expired and we are just picking up the pieces up to go forward. Mr. Stock has done a good job of updating the tanks in the shop that were in violation. Three tanks were replaced.

Adopted by a vote of four Ayes; Palcovic, Glenn, Sturgess, Cooper

RESOLUTION #2025-038 to amend resolution #2025-019 in the amount of \$817.78 for a total of \$69,621.26 was offered by Council Member Sturgess at the regular monthly meeting of the Caroga Town Board held on Wednesday March 12, 2025.

WHEREAS, this amendment is due to changes needed on the equipment for the golf course namely the top dresser and the debris blower, now therefore be it

RESOLVED, that the Caroga Town Board does hereby move to amend resolution #2025-019 by \$ 814.78 for a total of \$69,621.26 for purchases to be made for the golf course. .

The motion was seconded by Supervisor Palcovic.

Adopted by a vote of four Ayes; Palcovic, Glenn, Sturgess, Cooper

RESOLUTION #2025-039 to advertise for a clubhouse manager was offered by Council Member Sturgess as the regular monthly meeting of the Caroga Town Board held on Wednesday March 12, 2025.

WHEREAS, Council Member Sturgess is the liaison to the golf course and has identified a need to hire a club house manager for the 2025 season, and

WHEREAS, Council Member Sturgess asked the clerk to work with him and Mr. Stedman on this advertisement, now therefore be it

RESOLVED, that the Caroga Town Board does hereby move to advertise for a clubhouse manager with the rate of pay being \$18.75 per hour.

The motion was seconded by Council Member Glenn.

Discussion: Council Member Cooper asked how many days do they want the advertisement posted. Council Member Sturgess replied 30 days. He also noted there may be someone that is interested in the position.

Adopted by a vote of four Ayes; Palcovic, Glenn, Sturgess, Cooper

Supervisor Palcovic made a motion to approve the minutes of the February 12 & February 27th Town Board meetings. The motion was seconded by Council Member Cooper. All board members were in favor of the motion: Palcovic, Glenn, Sturgess, Cooper.

Supervisor Palcovic made a motion to approve the bills as presented for audit. The motion was seconded by Council Member Cooper. All board members were in favor of the motion: Palcovic, Glenn, Sturgess, Cooper.

At 7:59 pm Supervisor Palcovic made a motion to adjourn. The motion was seconded by Council Member Sturgess. All board members were in favor of the motion: Palcovic, Glenn, Sturgess, Cooper.

Submitted by Town Clerk

Linda Gilbert, RMC, CMC

General #'s 66-114 \$31,320.74 Highway #'s 29-40 \$18,167.12