

TOWN OF CONSTANTIA  
**MINUTES – ANNUAL MEETING – BERNHARDS BAY WATER BOARD/TOWN BOARD –**  
**November 15, 2017**  
10:00 am Constantia Town Hall

Present: Kenneth Mosley – Supervisor  
Richard Colesante, John Metzger, Thomas Moran – Council Members  
Clare Haynes – Town Clerk  
Others Present: Warren Bader – Town Attorney  
Warren Wheeler – Town Assessor  
Absent: Chad Whitney – Council Member

**CALL TO ORDER:**

At 10:00 am Mr. Mosley called the annual meeting of the water board to order with the pledge of allegiance.

**WATER BOARD:**

Mr. Colesante made the motion to have the Town Board act as the Water Board for the Bernhards Bay Water District, seconded by Mr. Moran.

Carried: Moran – Yes Colesante – Yes Metzger – Yes Mosley – Yes

**PURPOSE:**

The purpose of this meeting is to discuss EDU assessments as they relate to the Bernhards Bay Water District.

Property located at 299 State Route 49 are the only Condo type living in the Town. Mr. Wheeler indicated that they each have their own tax map so each would be charged 1 EDU with .5 being charged to the common area.

Discussion on the property owners that are currently being serviced by the Village of Cleveland for their public water. Mr. Colesante is against charging these properties a full EDU, they have recently installed new water lines to their homes. Mr. Colesante stated if and when and if these residents do hook up to the Bernhards Bay Water District they would then get charged a full EDU. Mr. Wheeler asked how he would be notified that they have hooked up. OCWA does not notify the town when a new water meter is being installed and no permit is needed for hookup. Mr. Bader said it is a slippery slope when you are making exceptions, what about the residents who just put in a \$6,000.00 well, they would want the same courtesy. The fact is these residents are not in a Village water district, they only have an agreement with the Village, if something happens they are not protected. After discussion Mr. Metzger said it might be the best idea to leave as it is right now, can always revisit. Mr. Moran made the motion to leave all properties that are being serviced by the Village of Cleveland water system as 1 EDU or as indicated in the map, plan and report, seconded by Mr. Mosley.

Carried: Moran – Yes Colesante – No Metzger – Yes Mosley – Yes

Mr. Darrow – 407 St Rt 49, has two parcels one is vacant he questioned the charges for this parcel. Mr. Wheeler responded that because it has two separate tax id numbers the parcel with the house will be charged 1 EDU while the vacant will be charged .5 EDU unless he requests a curb stop to be installed then the charge will increase to 1 on the vacant parcel.

Discussion turned to curb stops for vacant parcels, there was some confusion as to who gets curb stops. Mr. Mosley contacted Mr. Kalkowsky for clarification, *Mr. Kalkowsky stated that there will be no curb stops on vacant parcels unless specifically arraigned.*

The current EDU schedule for the Bernhards Bay Water District (WD263\*) differs slightly from the current North Shore Water District (WD262\*). In January 2017 a modified EDU schedule was approved, the changes were made for consistency with West Monroe. After discussion, Mr. Moran made the motion to use WD262 Unit Schedule instead of using the one in the map, plan and report dated June 2016, seconded by Mr. Metzger.

Carried: Moran – Yes Colesante – Yes Metzger – Yes Mosley – Yes

\*After discussion, Mr. Wheeler indicated that on a tax bill the water districts will be differentiated by using the following codes:

Constantia/Toad Harbor Water District	WD262
Bernhards Bay Water District	WD263

The following unit schedule was approved:

**UNIT SCHEDULE FOR WATER DISTRICTS  
WD262 AND WD263**

<u>PROPERTY DESCRIPTION</u>	<u>UNIT CHARGES</u>
Single Family Residence (Property Class 210)	1 unit
Multiple Family Residence (3 or fewer dwelling units) (Property Class 220 and 230) (Property Class 280 – see individual class codes)	1 unit first 0.75 unit each after 1
Commercial	1 unit unless otherwise defined
Manufactured Home Park	1 unit plus 0.75 per unit for each additional home
RV Parks	1 unit plus 0.10 per RV site
Apartment Complex (greater than 4 dwelling units)	0.75 unit per apartment
Vacant Parcel	0.5 unit
Vacant Parcel with improvements Including water faculties	1 unit
Vacant Agricultural and/or Livestock Land	0 unit with Agricultural Exemption
Schools	1 unit per 30 students/faculty (min of 1 unit)
Restaurants/Banquet halls	1.5 unit base includes kitchen and one bath, 0.5 per each additional bath, 0.5 per shower
Non Profits	1 unit

**WATER DISTRICT EXTENSIONS:**

Mr. Mosley spoke to Mr. Kalkowsky about the Hite property on Simmons Rd, this property was purchased after the water district was approved. The Hite's have built a new home on this property and would like to be serviced water. The board called Mr. Kalkowsky, he indicated that the Hite's could be serviced with a service lateral, the charge would be around \$3,000.00 but also stated that it is best to have a policy in writing so all residents can be treated the same. Extensions can be costly, the Hite property is very close to the infrastructure, which is why the cost is low. Mr. Moran had a copy of the letter from B & L dated February 21, 2017 for the residents on Co Rt 17, that extension would cost \$1,500 per EDU for 30 years because additional infrastructure would be needed. The town board members put some ideas as to what the formal policy would be for extension.

- Only residents that will be served public water are parcels that are in a district Map, Plan and Report.
- Any additional parcels will be served by extensions to the district and will be paid for by the parcels in the water district extension areas.
- Any additional infrastructure required in the extension district must span the entire length of the farthest parcel in the extension district from the infrastructure in place in the original district.

The board will review the formal policy for possible approval at the November 21<sup>st</sup> town board meeting.

**ADJOURN:**

At 11:47am Mr. Metzger made the motion to adjourn, seconded by Mr. Colesante.

Carried: Moran – Yes Colesante – Yes Metzger – Yes Mosley – Yes