

TOWN OF CONSTANTIA
MINUTES – ANNUAL MEETING – JOINT WATER BOARD/TOWN BOARD
September 17, 2019
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 Wheeler – Town Assessor
Vern Sundet – Supervisor for the Town of West Monroe
Mary Lesnau – Town of West Monroe Assessor

Absent: Frank Tomaino – 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.

BERNHARDS BAY WATER DISTRICT:

Mrs. Haynes brought with her a concern with property 312.16-01-11.03 Shaughnessy property. This property is a small parcel that is in the Bernhards Bay Water District. Currently this parcel is being charged 1 EDU on their tax bill, Mrs. Haynes showed the board a map of the parcel, this piece of land has the same owner as the adjoining piece that resides in the Village of Cleveland and because the parcel with the house is in a different municipality they can't be merged. After discussion, Mr. Colesante made the motion to change the EDU charge to .10 as per the current EDU schedule under Unserviceable and/or Land Locked Parcel, seconded by Mr. Metzger.

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

Mr. McVeen –296.18-02-01 this parcel is a vacant lot that he would like to have the EDU change changed to reflect his vacant status. Discussion followed as to if a curb stop would indicate a charge on a vacant parcel as an improvement. This parcel did have a house when the district went thru, the house has since been razed. For the North Shore Water District Mr. Gilkey then Supervisor would notify Mr. Wheeler if a vacant parcel requested a curb stop, Mr. Wheeler would then change the EDU charge from .5 to 1. The board members present decided to change the EDU Schedule to read:

Vacant Parcel with Improvements Including Water Facilities or Curb Stop

Mr. McVeen also owns 296.18-02-02, this parcel is used as a pizza shop and is being assessed 2 EDUs he is requesting a change to this also. Mr. Wheeler stated that there is an apartment above the pizza shop that is the reason for the 2 EDU charges. The board agreed with keeping the charge the same.

Ms. Ridgeway 260 State Route 49 – sent a letter requesting relief from the Bernhards Bay Water EDUs as she receives water and sewer from the Village of Cleveland. Ms. Ridgeway is within the Bernhards Bay Water District, as per the board there are other properties that have the same issue, they also are required to pay the additional EDU.

At 11:00 am the water meeting for the Bernhards Bay Water District closed, Ms. Lesnau and Mr. Sundet came into the meeting, the North Shore Water District Board opened their annual meeting.

NORTH SHORE WATER:

Mr. Sundet told the board that West Monroe has 241.8 EDUs up from 241.3 EDUs.

Discussion continued on vacant properties and how they are handled in West Monroe. Ms. Lesnau does decrease the EDU to .50 when the property has changed because of a fire or razed. The town board for the town of Constantia discussed earlier that having the curb stop does increase the investment of the land because they have a \$2,000 to \$3,000 investment on their property. After discussion Mrs. Haynes was asked to wait on any changes to the EDU Schedule until Mr. Mosley contacts OCWA for a listing of vacant properties that have curb stops. Both Mr. Wheeler and Ms. Lesnau do not believe there are many properties that will be vacant with curb stops.

Mr. Moran asked about the classification, this has been a concern for him as the Town is discussing sewers, Mr. Wheeler explained that classifications are really for the assessors use to help with property values.

The next meeting of the joint water board will be October 16, 2019 at 10:00am.

SEWER:

Discussion turned to sewers, Mr. Sundet encouraged the Town to hire a project manager to help with the sewer district, a project manager would act on the Town's behalf, helps with problems and issues that

arise. If not Mr. Sundet encourages the Town Supervisor to stay on top of all permits, bonds and grants so nothing gets lost. West Monroe right now is in jeopardy of losing a portion of their grant waiting on answers. Mr. Sundet did hire a financial manager which handled all the billing between the contactors and the EFC. Both the project manager and the financial manager will be paid for by the grant or bonding.

At 12:15am the water meeting for the North Shore Water District closed, Ms. Lesnau and Mr. Sundet left the meeting.

ADJOURN:

At 12:38 pm the meeting adjourned.