

**TOWN OF WINDHAM
WATER DISTRICT MEETING
371 State Route 296, Hensonville, NY
Website: www.townofwindhamny.com**

JULY 23, 2020

Present: Pres/Treas: Thomas F. Hoyt
Commissioners: Wayne Van Valin, Ian Peters, Stephen Walker & Kurt Goettsche
Secretary: Bonnie Poehmel

Also Present: Town Attorney Larry Gardner, Highway Superintendent Gary Thorington,
Charlie Torsiello, John Bunce, Nick Bove & Lori Torgersen

Absent: Water Superintendent Kyle Schwarz

The President called the meeting to order at 7:53 pm.

THE MINUTES OF THE JUNE 25, 2020 WATER DISTRICT MEETING were approved as typed on a motion by Commissioner Walker, 2nd by Commissioner Peters, with all in favor.

1.DISCUSS WATER/DEBT SERVICE BILLING FOR WINWOOD INN Pres. Of Winwood Inn Condos Charlie Torsiello & John Bunce member of that Board were present. **Charlie Torsiello** gave a short history of the Winwood Inn starting out as a hotel known as the Windham Arms. The Winwood Inn's main house and the three outer buildings have all been renovated in 2005 and the rooms were all sold to individuals under condo ownership. These rooms are about 300-400 sq. ft. each room can be rented out or the owners can use them. No one lives there full-time as a primary or secondary residence. The condos are deed restricted and are managed/rented through Windham Mountain as hotel rooms. There are 27 condo units, they are small 300-400 sq. ft., one bath room, under counter refrigerator and may have a microwave/cooktop burner. They each have their own lot number (tax map id number). There is one water main with one water meter coming into the building servicing the 27 units. Each unit doesn't have its own water meter. At this time, he doesn't agree that each unit should get a separate bill. July 1, 2020 the billing was sent out to each individual condo owner. Just based on the debt service billing for the condo complex it will cost \$10,223.00 annually; plus, another \$5,000 in the water service annually, looking at a total roughly of \$15,000.00 a year. Charlie is here to speak to the Water District Board and to appeal. A letter from the Town of Windham regarding the "Allocation of Debt Service to Winwood Condominiums" had gone out to Chip Seamans which only today Charlie had received a copy of. **John Bunce** would just like to add there are three buildings with one main coming in. Could we comprise with the debt service and be charged for three buildings rather than 27 units? **Pres/Treas. Hoyt** we have two issues the first is with debt service issue that is to help pay for the infrastructure for the water district. The second issue is the billing. By statue, by law, we cannot legally negotiate a price with another entity; we can not give you a special bill compared to anyone else that is in the water district for the debt service. The debt service has to be this way set up by tax map identification numbers. A vacant piece of land, if they are within the water district and they have that pipe, they are paying that debt service; as well as occupied property. **The debt service is based on per tax map identification number is divided by the debt of the time is divided by the amount of properties.** The more additional properties that hook into the water system the debt service price could be lowered. The water meter is paid off of a high/low flow, each unit will pay off the association's meter. Each unit will not get a usage water billing. If your property decides to keep their water well, a water usage billing will not be sent to them. You will only get the debt service bill. Prior to the Supervisor & Commissioner Goettsche, the Board figured it out to be fair at \$380, it is laid out to be a \$1.00 a day. It is a \$1.00 a day to have the ability to have a water main in front of your house and the ability to hook into it. One hundred years ago, we just took out the 100-year water pipe and replaced it with new pipe yesterday on Elm Street (County Route 65) Hensonville by the blinking light to the old car dealership (now owned by Lee Prince). Charlie asked about the resolution that was passed in 2019. It is just a big number to pay for water and the units are so small. (See Water District Resolution #10 of 2019). **Commissioner Van Valin** spoke about the tax payers that own private residence homes that are senior citizens in the water district and are on a fixed income; and we can not give them a break either. The Board discussed other large condos/townhouse complexes in the Town of Windham, not everyone is in the water district service area. **Pres/Treas. Hoyt** discussed with John Bunce, the Winwood is not forced to hook into the water service as they have their own well; they are forced to pay part of the debt service. **Pres/Treas. Hoyt** we needed a loop system for Windham because during Hurricane Irene, August, 2011; we had two communities that were out of water, we lost water mains within the streams. We now have a water loop comes from Hensonville down past the corner of State Route 296 and County Route 12 (South Street) up Church Street across Avanzano and the Foursome Four down to the School Bus Garage. Then we have a backup loop past County Route 21 (Mitchell Hollow Road) State Route 23 across to the Thompson House. We have two stream crossings now, one by the Elm Street bridge and the other at Baker's bridge. We can now feed Hensonville coming up Elm Street to the flashing light or we can feed through West Winds, plus we can feed it from Baker's. We made a loop around the Hensonville Fire House and we have brought in better water quality. Over the last few years, the Water Board has done a lot of thought for the improvement for the whole town and the future. Charlie stated then if the Winwood was still a hotel with one single tax map identification

number they would only get one debt service bill. Pres./Treas. Hoyt gave the entire history of how the Windham and Hensonville water service district came into effect.

2.WATER SUPERINTENDENT REPORT: Water Superintendent Kyle Schwarz was not present. He sent his report to the Board for their review. "We are still waiting on approval from the Department of Health so we can start getting customers on the new water main. They are way behind unfortunately. We have added a few new customers since the last meeting. We have a few businesses and residents ready to go on the new line as soon as we get approval as well. We have been having some water issues, Slopeview Well needs to be pulled and the pipe, some or all, will need to be replaced. It is down at the moment. The Bus Garage Well keeps failing on me, but I believe an adjustment and tightening a loose wire resolved that one. It seems to be fine since I did it. We are digging a possible leak at Hotel Vienna Tues. the 21st. It has been a crazy month." **Pres./Treas. Hoyt** there is an issue on Windham Mountain where a couple of feet of water was lost, Kyle was able to isolate it and turn off the base lodge. There is a hole in the line from Slopeview there is not enough pressure. Jeff Smith will be here in the next couple of days, to help pull that well and replace whatever needs be. Kyle was able to get the Bus Garage Well up and running; and he was able to recover the reservoir. Kyle has been busy with that along with a couple of minor complaints. We have received a complaint letter from WindStar Realty, he had a large water bill. He has an outer building where something ran all winter, i.e. like a running toilet will cost you a lot of money if not corrected and fixed.

3.APPLICATION FOR TOWN WATER SERVICE 5098 State Route 23 (old Copper Kettle), Tax Map #78.20-1-6, owner of property Windham95 LLC-William Hodge is in the water district and he is looking to connect into the newly finished water system. This is a commercial business. All new accounts are required to have a water meter with an outside reader. A motion to approve was made by Commissioner Peters, 2nd by Commissioner Goettsche, with all in favor.

4.APPLICATION FOR TOWN WATER SERVICE State Route 296 Windham, Tax Map #96.00-1-46, owner of property Anthony Lulic is in the water district and he is looking to connect. All new accounts are required to have a water meter with an outside reader. A motion to approve was made by Commissioner Van Valin, 2nd by Commissioner Peters, with all in favor.

5.WATER DISTRICT RESOLUTION #13 OF 2020: to decrease the Metered Billing for January-June in the amount of \$191.50 due to the following adjustments: Reason: Bill reduced due to a meter that was not working correctly. Used the same number of gallons (33,500) as last year for the same period. Account # W321; Cuomo, Nicholas & Terry; Total Due: \$251.24. A motion to approve was made by Commissioner Van Valin, 2nd by Commissioner Peters, with all in favor.

WATER DISTRICT WARRANT #7 contained vouchers #99-113, totaling \$5,150.10 was audited and approved for payment on a motion by Commissioner Van Valin, 2nd by Commissioner Goettsche, with all in favor.

EFC-PHASE 2 WATER PROJECT WARRANT #38 contained vouchers #94-95, totaling \$309,050.49 was audited and approved for payment on a motion by Commissioner Goettsche, 2nd by Commissioner Van Valin, with all in favor.

WATER DISTRICT PAYROLL WARRANT #14-P (printed 07/02/20) contained 2 claims, totaling \$788.60 was audited and approved for payment on a motion by Commissioner Goettsche, 2nd by Commissioner Van Valin, with all in favor.

WATER DISTRICT PAYROLL WARRANT #15-P (printed 07/17/20) contained 2 claims, totaling \$397.60 was audited and approved for payment on a motion by Commissioner Van Valin, 2nd by Commissioner Goettsche, with all in favor.

PUBLIC COMMENT: No one was present in the audience.

WATER DISTRICT MEETING (CON'T)

JULY 23, 2020

The meeting adjourned at 8:27 p.m. on a motion by Commissioner Peters, 2nd by Commissioner Walker, with all in favor.

PRES /TREAS

COMMISSIONER

COMMISSIONER

COMMISSIONER

COMMISSIONER

SECRETARY

OFFICIAL