

Regular Meeting of the Chaumont Board of Trustees

**Village of Chaumont/Town of Lyme Municipal Office
Located at 12175 NYS Route 12E
Held on the 15th Day of June, 2021**

Board Members Present:

Mayor: Valerie Rust

Deputy Mayor: Michael Nichols

Trustee: Patricia Reome

Trustee: James Morrow

Trustee: Dori-Ann Froelich

Also Present:

Village Clerk: Karen Fitzgerald

Regular Board meeting of the Village of Chaumont Board of Trustees

Mayor Rust opened the Village of Chaumont Board of Trustees June 15, 2021 Regular Board Meeting at 6:30 p.m. Mayor Rust asked that the minutes reflect that all trustees are present this evening.

Privilege of the Floor

No one was present for the privilege of the floor.

DPW Updates

Mayor Rust and Trustee Morrow met at the beach with Al & Garrett to discuss necessary clean up and preparations to open the beach. Items discussed included the clearing of the beach, all debris removed, area needs to be reconstructed with the backhoe and sand brought in and leveled. Ropes & water level buoy needs to be put out. All signs need to be in place and safety equipment brought out. Flags to be put up and grounds cleaned and maintained from goose droppings. Grounds to be cleared of trash and debris; mowed and trimmed and trash cans put out. Picnic tables cleaned up, painted and put in the picnic area. The grills need to be cleaned out, sanded and spray painted and two need to be replaced. Stone needs to be put down and spread in the parking lot. The gazebo and bridge need painting. Recreation equipment to be brought out.

After the beach inspection all parties went back to the office to discuss what the trustees had discussed in executive session. During executive session, the trustees all in agreement to reclassify Al as a heavy equipment operator and compensate him accordingly. His raise will be increased incrementally and based on monthly evaluations. Evaluations will be based on his ability to prioritize tasks, utilizing his time and resources effectively, and productivity. The DPW's first evaluation will be on June 22nd.

Mayor Rust and Trustee Morrow also discussed with Al & Garrett the specifics of what the Village expects from them. Discussion included the special projects that have been scheduled this summer. Mayor Rust & Trustee Morrow encouraged Al to train Garrett on sewer alarms and to think ahead in order to use his people effectively. Al was also requested to submit a monthly report for the Board meeting.

Bruce Harvey's sewer line, 27458 Academy St, will be replaced due to a collapse in the sewer line at the Village's expense. This project will be scheduled for sometime in late July.

Austin Barney has been hired by the Village as summer help at a rate of \$11.80 per hour. His first day of work for the Village was June 7th. Beginning in early July, he will start working under Jefferson County's summer youth program until sometime in August. At that time, if it is deemed necessary, the Village may hire him again until the end of the summer season.

Village Beach Permit

Karen reported that the Dept of Health has confirmed that they will be issuing the Village's beach permit by the end of the month. An advertisement for additional lifeguards was placed in the Watertown Daily Times. Two portajohns & one sink for the beach has been ordered through United Rentals and the TDS order to turn on the beach's land line is scheduled.

Norbut Solar Project

Trustee Reome reported that CS Energy, the contractor for the solar project located at 12625 Morris Tract Road has applied to the Village Planning board for approval to install motion lights in each of the five solar arrays. The request is for emergency nighttime repairs and would be situated on two poles in each array. Questions regarding the wattage and height were not able to be answered by their representatives at the last Planning Board meeting. An updated request will be presented to the VPB at their July meeting.

Trustee Reome stated that VPB member, Bryan Stumpf, has been appointed by the VPB to act as a liaison between the VPB and the solar project reps.

Mayor Rust stated that she and CEO Millington will be walking the solar farm property in the near future. She also commented that she intends to speak with the Village's attorney, Jim Burrows regarding the solar project's permit fee.

Village Planning Board

Review was made of the Village Planning Board's recommendation for amendments to the current Zoning Map and Land Use Code. The VBT accepted the recommendations with the exception of allowing car wash businesses. The VBT would like to exclude car wash businesses from any zoning district within the Village.

The Village Board of Trustees also made the decision to maintain authority of site plan approval.

The date for the public hearing for Land Use Code amendment and Zoning Map amendment will be held prior to the July 20th meeting at 6 pm. Karen will publish the public hearing announcement in the WDT.

Zoning Map

The VPB submitted a draft of the proposed map and recommendations for consideration by the Village Board for the following changes to the existing zoning map:

- Removal of Residential A & B areas, new area termed Residential
- Change Waterfront zone to Residential mixed use zone
- Change Business 1 & 2 to Central Business zone. The map also indicates expansion of the area from just before Washington St to Dollar General on NYS Rte12E.
- Change B-2 zone to Mixed Use Business
- Add an AGR zone-Agricultural Residential

The VPB did not see any issue for the few parcels that fall in two zoning districts (parcels in two zoning districts).

Land Development Code

Suggestions by the VPB for consideration of changes to allowable uses in the Land Development Code law include adding definitions including Boutique, Car Wash and allowing two family dwellings in the Residential Mixed Use & Central Business districts. Below is a list of their suggestions:

BARS: will be allowed in RMU with Site Plan Review;
CAR WASHES: will be allowed in CB with SPR
TWO-FAMILY DWELLINGS: changed to allow in RMU and CB
MANUFACTURED HOMES: now permitted
FUNERAL HOMES: add to permitted in RES and CB with SPR
KENNELS: add to AGR with SPR
MOTELS: require SPR in ALL districts
RESTAURANTS: No change
SOLAR (MEDIUM): removed from RES

Unsafe Building & Structure Law

The trustees set a date for a public hearing to be held at 6:15pm on July 20th prior to the regular board meeting to hear public comments regarding this new proposed law. The law, recommended by the Village Attorney, gives the Village the ability to demolish and remove unsafe buildings and structures. The law provides that cleanup costs can be recovered from property owners that refuse to reimburse the Village for cleanup by levy to their property tax bill.

Local Control of Cannabis Legislation

Local municipalities have the option to opt out of allowing cannabis sales in their community by adopting a local law subject to a permissive referendum.

Karen reported that the Village could hold a public referendum on whether the Village Board should allow businesses that deal with sales of cannabis within the Village limits, during General Election on Nov. 2, 2021. The exact wording for the vote must be supplied to the Jeff. Co. Board of Elections by the end of July so that it can be included on the ballot. Discussion tabled.

River Crossing Project-Long Term Financing

The Village's short term financing through EFC will expire on November 15, 2021. EFC & Rural Development offer long term financing for the River Crossing Project. Preapproval through Rural Development indicates an interest rate of 1.75% or lower based on the date of signing. EFC can not supply an interest quote until their funding period in December, however based on the 2020 funding period it is expected to be between 2.00-2.50%. Based on this information, it was decided to seek long term financing through Rural Development. Karen will inform Eric Johnson, RD Director of the Board's decision and ask to start necessary paperwork to get this in place by November.

Motion to Approve Minutes of the May 18, 2021 board meeting:

Upon a Motion by Trustee Reome, Seconded by Trustee Morrow, and unanimously passed, it was **“Resolved** to Approve the Minutes of the May 18, 2021 Village of Chaumont Regular Board Meeting.

Motion to Approve Payment of Abstract #1 of the June 15, 2021 Board Meeting:

Upon a Motion by Trustee Nichols, second by Trustee Morrow and unanimously passed, It was **“Resolved”** to Approve Payment for Abstract #1 of the June 15, 2021 Regular Board Meeting in the amounts of \$5,437.71 General Fund; Vouchers 1419-1435 \$1,754.40 Water Fund, Vouchers 416-419, \$7,077.05 Waste Water Fund, Vouchers 692-698, Trust & Agency: \$1,666.41 Voucher #82, River Crossing \$40,668.72, Vouchers 40-41.

May 2021 Accounts Receivables

General Fund

Real Property Tax	A1001:	\$	-0-
Lieu of Taxes	A1081:	\$	-0-
Jeff. County Sales Tax	A1120:	\$	30,415.18
Penalty/Interest:	A1090:	\$	-0-
Gross Utility Tax:	A1130:	\$	49.20
Franchise Fees:	A1170:	\$	-0-
Clerk Fees: -	A1255:	\$	10.00
Registrar Fees:	A1603:	\$	-0-
Building Permits:	A2555:	\$	10.00
Unclassified	A2770:	\$	-0-
Beach fees:	A7140:	\$	-0-
Chips	A3501	\$	-0-
State Aid: Aid & Incentives	A3001	\$	4,319.00
Total:			34,803.38

Water Fund

Metered Water Sales	F2140-1:	\$	6,162.28
O&M/DCC FEES:	F2140-2:	\$	3,859.21
Unmetered Water:	F2142.	\$	0.00
Interest & Penalty Fee:	F2148:	\$	53.33
Water Meter Fees	F2144:	\$	25.00
Service Connection fees:	F2145:	\$	25.00
Total:		\$	10,124.82

Sewer Fund

Debt Service:	G2122:	\$	2,322.18
Usage Fee Sewer Rent:	G2120:	\$	5,903.64
Interest & Penalty Fees:	G2128:	\$	53.33
O&M Fees:	G2770:	\$	1,459.99
		\$	12,476.94

Water/ Sewer Report

Karen reported that she has received questions regarding our pool filling policy. One individual with a garden, stated that it is unfair to allow reimbursements to sewer for pool filling and not consider special arrangements for residents who water their garden. Karen stated that she explained to the individual that metering for a pool filling is easy to monitor with an ability to document the meter at the time of starting and finishing the filling, whereas watering of gardens will happen on multiple occasions and would be virtually impossible to monitor. The individual stated they understood and was satisfied with the reply.

Committee Reports

Trustee Reome: Nothing more to report on the Planning Board meeting.

Trustee Morrow: The Youth Commission will have soccer this summer however the summer rec. program has been cancelled this summer.

Trustee Nichols: The tennis courts are in awful condition and need to be cleaned up.

Trustee Froelich: Nothing to report

Mayor's Report

Authorization has been received to allow storm water from Water Street into the new catch basin being installed by NYSDOT during the Chaumont Bridge replacement process. Paving of Water Street will have to wait until the basin is in place. Jarod Radley from NYSDOT indicated that the cost of installation could be paid for by CHIPS funding.

In conjunction with the Watertown Rapids, a Lyme Community night has been scheduled at the Watertown ballpark. Local youth ball teams, Government officials and First Responders have been invited to participate. One half of all proceeds will be donated to the Lyme Parks & Recreation Committee.

Mayor Rust informed the trustees that she has ordered a two pedestal grills for the beach. Other items that the Village is in need of is a lawn sweeper for the zero turn mower, gas powered pressure washer and a recycling trailer.

Old Business

Property maintenance violations continue to be a problem at the Trainham residence, 12234 NYS Rte 12E, as it did not pass the re-inspection. A deadline for cleanup was issued by the Town Court and the individual was fined. In order to proceed further, the case may need to be taken to the Supreme Court. CEO Millington will reach out to the Village Attorney for advice.

New Business

NYSDOT will hold a virtual public hearing on the plans for the Chaumont Bridge replacement on June 16th at 5:30 pm. The public is invited and the link for the meeting will be placed on the Village website.

Correspondence

Excellus: Notice of application to NYS Dept of Financial Services for a 9.67% rate increase.

JCIDA: Notice of Public hearing on June 24th: informing of the consideration of amending their Uniform Tax Exemption Policy on July 9th. Suggested changes is to the renewable energy projects under 20 MW. Other changes include simplifying the language and reorganization of information.

Eastern Shore Associates: Letter from Shane Allen introducing the NYMIR Insurance program and request to consider allowing a quote again this year.

Motion to Adjourn:

Upon a Motion by Trustee Nichols, Seconded by Trustee Morrow, and unanimously passed, It was “ **Resolved** to adjourn the Regular Meeting of the Village of Chaumont Board of Trustees June 15, 2021 at 8:38 p.m.

Respectfully Submitted,
Karen Fitzgerald, Village Clerk/Treas.