

**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 16th Day of November, 2021**

**Board Members Present:**

Mayor: Valerie Rust  
Deputy Mayor: Michael Nichols  
Trustee: Patricia Reome  
Trustee: James Morrow

**Also Present:**

Village Clerk: Karen Fitzgerald

**Absent**

Trustee: Dori-Ann Froelich

**Regular Board meeting of the Village of Chaumont Board of Trustees**

Mayor Rust opened the Village of Chaumont Board of Trustees November 16, 2021 Regular Board Meeting at 6:30 p.m. Mayor Rust asked that the minutes reflect that Trustee Dori-Ann Froelich is absent this evening.

**Privilege of the Floor**

Jeffrey Froelich attended the meeting to request that water and sewer service charges be waived on Louise Whitford's property located at 27675 Water Street. He recently purchased the property in October and after thorough inspection, he has determined that the cottage is beyond repair and must be demolished. He intends to demolish the cottage in the spring and request that the two parcels be combined. Mayor Rust recommended that he speak to the assessors regarding the combining of the parcels. The trustees agreed that once the parcels are combined, the Village will remove the water/sewer EDU for the Whitford property.

**DPW Updates**

In late October, the water line servicing the six Route 12E outside users was experiencing low water pressure after the main valve. There was virtually no water at Christian Life Center. Although this line is considered a private line, the Village agreed to assist in facilitating and financing the repairs, with repair expense to be shared by the users via a payment agreement with the Village. Bach & Co. was hired to determine the cause which was suspected to be a collapse of the waterline under Route 12E. After a week of replacing curb stops and inspection of lines, it was discovered that the line was full of tuberculation and needed to be replaced in its entirety. The users agreed to hire JT Excavation to install a new 2" main line from the Village main valve to the last user on the line. Expenses incurred were \$5,225.00 for Bach & Co and \$38,131.50 for JT Excavators, village labor costs and supplies. After consideration by the Village trustees, it was decided that the six outside users will share \$40,744.00 in costs over a time period of 10 years (120 months) billed bi-monthly on their water bills (\$113.16) The trustees also agreed that Village labor, supplies and one half of the Bach bill would be waived. A transfer from the Water Fund savings account in the amount of \$40,744.00 (#10336) will be deposited in the Water fund checking acct (#52035). Repayments for these repairs will be reimbursed to the Water Fund Savings account.

## **Organizational meeting/ Public Hearings: Land Use Code Amendments**

The Village's organizational meeting will be held prior to the regular board meeting on December 21, 2021 at 6 pm. The trustees also set public hearings for amendments to the Land Use Code at 6:15 pm.

## **Cannabis Legislation**

Karen reported that it has been over 30 days since the passage of the Village of Chaumont Cannabis Law and since that period has passed without the filing of a lawful petition, the law can now be filed with the New York State Department of State.

## **Church Street Intersection**

Mayor Rust informed the trustees that the moving of the hydrant away from the corner of Church St & Main St under the water system improvement phase of the River Crossing Project made the prospect of widening the Church Street intersection more of a possibility. Since another obstacle to widening the intersection is the telephone pole located on the corner, Karen arranged for an onsite meeting with National Grid reps Jennifer Egeberg and Lisa Kerber, TDS rep Stuart Walker, Pat Weston, Mayor Rust and Clerk Fitzgerald.

During the onsite meeting, it was determined by National Grid and TDS that the telephone pole is not a necessity and can be removed. The Presbyterian Church minister happened onto the meeting and stated the Church is willing to grant some of their property to the Village as they are concerned about the current sidewalk and would like to see that replaced. Jennifer stated that National Grid will be the primary contractor of the pole removal and that costs will apply. Jennifer will work out an estimate for their portion of the removal. Stuart Walker of TDS stated there would be no charge for the removal of their wires. Spectrum will still need to be contacted.

Pat Weston stated that the Town could possibly do the intersection work and sidewalk replacement under our shared service agreement. Mr. Weston offered to contact the Jefferson County engineers to work out an engineering plan that can then be submitted to NYSDOT for their input. DOT will have the final say regarding the engineering plan and project approval. Discussion was tabled awaiting quotes from National Grid and drawings from Jefferson County.

## **Norbut Solar Farm PILOT / Snowmobile Trail**

Mayor Rust informed the board that she attended an informal meeting with Dave Norbut, Trustee Morrow and Trustee Nichols to discuss the snowmobile trail. At the meeting, Mr. Norbut supplied a map of the proposed trail and stated that the survey and description is nearly complete. He stated that he is experiencing delays in PILOT negotiations with JCIDA and is seeking the Village's assistance in obtaining these agreements with the County, Town and Village. He informed the trustees that an Educational Contribution Agreement has been accepted by the school.

Mayor Rust shared an email from Bill Johnson that stated that "the County is willing to negotiate under 487 but they are not sure it should be with Mr. Norbut or Convergent. The County is looking into that currently and also looking at the correct way to assess the project. I believe it will be up to the Town and Village to negotiate their own deal". He recommended that a meeting be scheduled with representatives from the County, Town and Village so that everyone is on the same page.

Cammy Morrison also sent an email to explain the school district's current Education Contribution Agreement with the project and to inform all parties that the district has NOT opted back into Article 487. She stated the district is not interested and would not agree to a traditional PILOT agreement. She requested that she and Deanna Lothrop be included in any future meetings of the jurisdictions.

## **Resolution with DOT for Installation for Bridge Lighting**

See attached

## **Resolution with DOT for Main Waterline Placement on Bridge**

See Attached

### **Unsafe Buildings and Structures Law-Amendment**

Karen read a memo from Attorney Burrows advising that there is uncertainty as to when a lien will attach to real property related to demolition costs of an unsafe building paid by the municipality. His recommendation is to add the following sentence to Section 11 of the Law removes any possibility of doubt as to when a lien will attach. “The lien shall arise and attach to the property at the time the expense and costs are necessarily incurred, and paid, by the municipality.”

The trustees decided to hold a public hearing to hear comments for this amendment prior to the regular board meeting on December 21<sup>st</sup> at 6:25pm.

### **EFC / USDA Long Term Financing**

Karen informed the trustees that our short term financing with EFC will mature on 12/31/21. Since EFC is maturing and our loan specialist from USDA, Kim Wildman, prefers to close on the long term financing ASAP, a conference call was scheduled to determine how to accommodate both agencies. The long term financing is the loan portion of the River Crossing Project in the amount of \$594,800.00. The balance of \$ 892,200. is a NYS WIIA grant of which EFC is the facilitator.

The conference call discussed options of how to proceed, however USDA was not present to add their opinion to the discussion. EFC expressed concerns of how to facilitate the remaining grant funds after the loan portion is paid by the USDA loan. There was also much discussion on how the DOT betterment funds will be issued in advance and expected to be needed in March 2022. Erin from EFC asked Karen to reach out to Kim at USDA to have the two agencies speak directly. Regardless of how the two agencies work out the financing, EFC stated it will be necessary for the Village to extend the term of the EFC financing to 12/31/22 and will need to close that paperwork prior to the end of December 2021.

### **Motion to Approve Minutes of the October 19, 2021 board meeting:**

Upon a Motion by Trustee Nichols, Seconded by Trustee Reome, and unanimously passed, it was “**Resolved** to Approve the Minutes of the October 19, 2021 Village of Chaumont Regular Board Meeting.

### **Motion to Approve Payment of Abstract #6 of the November 16, 2021 Board Meeting:**

Upon a Motion by Trustee Reome, second by Trustee Nichols and unanimously passed, It was “**Resolved**” to Approve Payment for Abstract #6 of the November 16, 2021 Regular Board Meeting in the amounts of \$5,637.62 General Fund; Vouchers 1510-1520, \$50,848.90 Water Fund, Vouchers 439-448 \$7,080.62 Waste Water Fund, Vouchers 736-743 , Trust & Agency: \$763.78 Voucher #89, River Crossing \$48.30, Voucher #47.

## **October 2021 Accounts Receivables**

### **General Fund**

Real Property Tax	A1001:	\$	1,248.83	
Lieu of Taxes	A1081:	\$	-0-	
Jeff. County Sales Tax	A1120:	\$	41,966.73	-0-
Penalty/Interest:	A1090:	\$	109.91	
Gross Utility Tax:	A1130:	\$	48.72	
Franchise Fees:	A1170:	\$	1,389.16	
Clerk Fees: -	A1255:	\$	-0-	
Registrar Fees:	A1603:	\$	-0-	
Building Permits:	A2555:	\$	29.00	
Unclassified	A2770:	\$	-0-	
Beach fees:	A7140:	\$	0.00	
Chips	A3501	\$	-0-	
State Aid: Aid & Incentives	A3001	\$	2,333.82	
Total:			45,737.01	

### **Water Fund**

Metered Water Sales	F2140-1:	\$	12,052.02	
O&M/DCC FEES:	F2140-2:	\$	4,948.02	
Unmetered Water:	F2142:	\$	-0-	
Interest & Penalty Fee:	F2148:	\$	52.33	
Water Meter Fees	F2144:	\$	-0-	
Service Connection fees:	F2145:	\$	1,031.76	
Total:		\$	16,010.99	

### **Sewer Fund**

Debt Service:	G2122:	\$	5,269.10	
Usage Fee Sewer Rent:	G2120:	\$	8,915.30	
Interest & Penalty Fees:	G2128:	\$	52.33	
O&M Fees:	G2770:	\$	5,752.03	
		\$	19,988.76	

## **Water/ Sewer Report**

Karen informed the trustees of a newly announced New York State program “the Low Income Household Water Assistance Program”. Income eligible households can apply for assistance of up to \$2,500.00 for delinquent water service and \$2,500.00 for delinquent sewer accounts. The program is administered by The New York State Office of Temporary and Disability Assistance (NYS OTDA) and was established through the Consolidated Appropriations Act, 2021 and the American Rescue Plan Act, 2021 to assist low income households with drinking water and wastewater bills. Benefits will be issued directly to drinking water and wastewater providers to restore or prevent loss of drinking water or wastewater services.

## **Old Business**

Mayor Rust read a report from McNish Corporation regarding their inspection on 9/30/21 of the WWTP’s equipment failure on the RBC drive. The inspector stated that the RBC is either broken or bent. He believes that the end plate and shaft would have to be replaced and installed. He stated the bearing on the drive end also looks bad. He mentioned that

weighting and greasing of the bearings could be a factor for this failure. He recommended that bearings are greased monthly rather than the current bi-annual PM schedule.

Karen commented that the Village's insurance agent has been notified of this equipment failure should it be deemed an insurance claim.

### **New Business**

It has been decided to advertise in the Watertown Daily Times for the Village Clerk position as soon as possible. The ad will run for a minimum of three days in the newspaper. Depending on the number of applicants, interviews may be held prior to the next board meeting.

The trustees thanked Trustee Reome for her service on the Village Board and as liaison to the Village Planning Board as this is her last meeting. Newly elected trustee, Jose Sosa's term will begin at the December 2021 organizational meeting.

### **Correspondence**

**Excellus:** Notice of the 2022 rates for employee health & dental increases. Single: \$870.35, Employee & Spouse: \$1,740.71, Family: \$2,480.51. Dental increases are minimal.

**NYCOM Advocacy Update:** Notice that a legislative bill has been presented which includes the possibility of highway and public transportation projects to be an eligible expenditure under the American Rescue Plan Act allocation. If passed, localities would be able to spend up to 30% of their ARPA allocation.

**CHIPS:** Notice of available funds: CHIPS: \$60,335.20, PAVE NY: \$30,832.96, EWR: \$13,836.51

### **Committee Reports**

**Trustee Reome:** Nothing to report.

**Trustee Morrow:** Nothing to report.

**Trustee Nichols:** The Youth Commission discussed the fence repairs that are necessary at the Morris Tract ballfield. Yankee Fencing provided an estimate of approximately \$7,000.00. Parks & Rec has agreed to share in the cost of these repairs. The school has approved the youth basketball Sunday program from 9 to 5pm. COVID protocols apply and no games with opposing schools are allowed. Spectators are limited to two persons also.

### **Mayor's Report**

Mayor Rust informed the trustees that she received an email from Brian Nutting of the Regional Waterline to confirm ownership of the water main once it is attached to the new bridge. They feel that the Village should take ownership of the line. Mayor Rust responded that the Village will accept responsibility to exercise the valves twice annually but asked for their assistance when doing so.

Sawmill Bay Marina waterline-Mayor Rust would like to explore the cost and feasibility of installing a heat line cord into Paul Norton's waterline.

### **Motion to Adjourn:**

Upon a Motion by Trustee Reome, Seconded by Trustee Morrow, and unanimously passed, It was "**Resolved** to adjourn the Regular Meeting of the Village of Chaumont Board of Trustees November 16, 2021 at 9:00 p.m.

Respectfully Submitted,  
Karen Fitzgerald, Village Clerk/Treas.