

Village of Chaumont
Minutes of the Monthly Meeting of the Board of Trustees
February 17, 2026

Location of Meeting:

Village Office
12175 State Route 12E
Chaumont, New York 13622

Present at Meeting: James Morrow, Jose Sosa, Michael Nichols, Tammy McIntosh, Dori Froelich, Davi Harris, Bill Kleftis, Deanna Lothrop, Peyton Harris, Samuel Timmerman, and Julian Sosa.

The regular monthly meeting of the Board of Trustees of the Village of Chaumont was called to order by Mayor Morrow at 6:30 PM on February 17, 2026.

I. Privilege of the Floor

The meeting began with the Pledge of Allegiance.

Bill Kleftis utilized Privilege of the Floor to discuss matters regarding the Village of Chaumont's solar law. Mr. Kleftis informed the Board of Trustees that he and the solar committee worked to “help the Town of Lyme revise their solar law.” With that said, Mr. Kleftis went on to offer the same help to the Village of Chaumont, as there is a belief that there may be compliance issues with the solar company and the Village of Chaumont's solar law. Mr. Kleftis went on to provide information on state versus local laws and discussed potential property issues related to the Solar Farm on County Route 179. Additionally, Mr. Kleftis expressed concerns about the solar farm’s decommissioning bond. Mayor Morrow provided that he was “hopeful that the property issues with the solar farm would be resolved as part of the new work agreement.” Mr. Kleftis reiterated the offer to aid the Village of Chaumont with updating its solar policies. Mayor Morrow stated the village would potentially be open to looking into the solar policies and making updates after budget season.

Deanna Lothrop, a resident of Rockledge Drive, utilized Privilege of the Floor to express the need to “keep the solar company accountable.” Deputy Mayor Nichols, along with the rest of the Board of Trustees, agreed with Mrs. Lothrop’s statement.

II. Operations Report

Mayor Morrow discussed recycling matters, providing that the Village DPW has done some test runs with bringing cardboard to the Jefferson County transfer site. These runs have gone well, but do take a longer amount of time. Mayor Morrow also provided that the recycling that had been collected and dumped this day at the Town of Lyme transfer site, Tuesday, February 17th, 2026, had gone well.

Mayor Morrow stated he has continued discussing the notion of purchasing a dump trailer with DPW Superintendent Gregory Ingerson.

Mayor Morrow stated that the DPW staff have been working on their working relationship so that they can work together more cohesively. There have been minor issues occurring where guidance was needed. The current system of each one of the DPW staff being on call every two weeks is still in effect.

Mayor Morrow discussed a renovation permit being done by Zoning and Code Enforcement Officer (ZEO) Jim Millington for a property within the village that initially caused confusion due to multiple buildings on the property. It was stated that ZEO Millington will approve a permit for the new owner of this property to renovate.

III. Motion to Approve Abstract #9 of 2025/2026

Mayor Morrow said he'd accept a motion to approve Abstract #9 of 2025/2026, with Trustee Sosa making a motion to approve and Deputy Mayor Nichols seconding. All in favor.

IV. Motion to Approve Minutes

Deputy Mayor Nichols made a motion to approve the Board of Trustees' Regular Meeting minutes from January 20, 2026. Trustee Froelich seconded the motion. All in favor.

V. Water/Sewer Report

A discussion was held regarding the George Brothers/Chaumont Hardware EDU, as the hardware store now has apartments upstairs. Due to the number of apartments utilizing water within the building, the EDU must be changed, as previously spoken about in the January 20, 2026, Village of Chaumont Board of Trustees meeting. Applications for

water and sewer service were provided by the property owner and were given to the Board of Trustees for review.

Trustee McIntosh inquired if a property on Mill Street had its water turned back on. Mayor Morrow confirmed that the water had been turned on, as shown in the property's water usage.

VI. Treasurer's Report

VILLAGE OF CHAUMONT							
JANUARY RECEIPTS							
YR ENDING 2026							
REAL PROP TAXES	PEN/INTEREST	SALES TAX CO.	GROSS UTILITY TAX	FRANCHISE FEE	CLERK FEES	CHIPS	TOTAL
A 1001	A 1090	A 1120	A 1130	A 1170	A 1255	A 3501	
			43.18				43.18
			0.02				0.02
							0.00
							0.00
							0.00
0.00	0.00	0.00	43.20	0.00	0.00	0.00	43.20
			Consumer Cellular				
			Google Voice				

METERED WATER	O&M AND DCC	INT AND PEN	METER FEES	SERV CONNECTION	RET CK	TOTAL
F2140	F2142	F2148	F2144	F2145	FEES	WATER
		2.78				2.78
2,239.75	431.93					2671.68
544.06	213.34					757.40
						0.00
						0.00
						0.00
2783.81	645.27	2.78	0.00	0.00	0.00	3431.86
WEBPAY		INTEREST				

USAGE FEE SEWER RENT	DEBT SER	INT AND PENALTY	O&m AND CONNECTION	TOTAL
G2120	G2122	G2128	G2770	WASTE
				0.00
1,432.51	1,278.46		536.55	3247.52
271.01	455.41		363.30	1089.72
				0.00
				0.00
				0.00
1703.52	1733.87	0.00	899.85	4337.24

VII. Old Business

Mayor Morrow brought the Village of Chaumont's personnel policy to attention as the DPW staff had provided their insight and opinions on the matter during their recent DPW meeting. Mayor Morrow stated that the only comment had been from DPW employee, Al Netto, who requested to have the duration of the ten-hour work days in the summer extended from the two-pay-period duration that was proposed in the new policy. The Board of Trustees discussed the ups and downs of this.

Mayor Morrow stated he'd accept a motion to approve the Personnel Policy with the two-pay-period duration for the ten-hour work days. Trustee Sosa made the motion, with Trustee Froelich seconding. The motion was carried by a 4-1 vote, with Trustee McIntosh dissenting.

Mayor Morrow talked about the pickup truck with the rusting truck bed as discussed in the January 20, 2026, Village Board of Trustees meeting. Mayor Morrow stated he does not believe any work needs to be done on the truck, considering that there are two other vehicles the Village DPW staff can use and only two DPW staff members. Additionally, Mayor Morrow stated that the bottom of the truck and the frame were looked at and appeared to be in good condition. This truck will likely be used mostly for plowing.

VIII. New Business

Mayor Morrow discussed rent matters as mentioned previously in the January 20, 2026, Board of Trustees meeting. It was stated once more that Supervisor Zegarelli suggested the Village of Chaumont should not charge the Town of Lyme for water or sewer in lieu of paying rent; however, instead of only paying the water usage for the park, Supervisor Zegarelli would like the village to also pay for the Town of Lyme municipal office and

the Lyme Coin Operation's water. As discussed in the January 20, 2026, Board of Trustees meeting, paying water bills for the Town of Lyme would cause issues with the Village of Chaumont's accounting. As a result, the village would just need to pay an increased rent. Due to this, if the Village of Chaumont were to pay an increased rent, this would be nearly thirty-six hundred (3600) dollars a year. The Village of Chaumont currently pays twelve hundred (1200) dollars in annual rent.

The reasoning for the rent increase was discussed, with one of the notable reasons being that the Town of Lyme plans to install bathrooms at Bicentennial Park, which would be beneficial for Chaumont Beach. Mayor Morrow provided that Chaumont Beach is a location that benefits residents of both the town and village. It is supervised by the Village of Chaumont lifeguards and serves as the location of operation for the Town of Lyme's Summer Recreation program. The Summer Recreation program is available for both Village of Chaumont and Town of Lyme residents, the ratio of which was questioned. Deanna Lothrop suggested that the Summer Recreation applications add an additional section where residents mark if they live within the town or village. Mayor Morrow stated he would discuss this with Ariana Henderson, Town Clerk, as the Town of Lyme handles these applications.

IX. Correspondence

- A postcard from the New York State Urban Forestry Council notifying the Village of Chaumont of the 2026 New York ReLeaf Conference.
- A letter from EDR requesting information to aid with the Limestone Solar Project.
- A letter from the North Country Regional EMS Council notifying the Village of Chaumont that they have submitted an amended application to expand their territory to the Town of Diana, Village/Hamlet of Harrisville, and Town of Pitcairn.
- A letter from the Bank of Greene County describing their municipal leasing program.
- A letter from the New York State Urban Forestry Council notifying the Village of Chaumont of the 2026 New York ReLeaf Tree Pruning Workshop.
- A letter from the New York State Conference of Mayors and Municipal Officials (NYCOM) informing the village about their Comp Alliance.
- A letter from National Grid informing the Village of Chaumont about a potential change in the electric rate.
- A letter from the Laberge Group informing the village of their professional services.

- A letter from Lyme Central School District (LCSD) asking if the village would like to apply to be a part of the student internship program for April 2026.
 - Mayor Morrow stated he would accept a motion for the Village of Chaumont to apply to be a part of the LCSD April 2026 student internship program. Trustee McIntosh made the motion, Trustee Froelich seconded. All in favor.

X. Mayor, Clerk, and Committee Reports

Mayor Morrow stated that he had attempted to go to the Chaumont Volunteer Fire Department meeting, but the meeting had concluded before he'd arrived. Additionally, Mayor Morrow stated he had expressed interest to the fire department in becoming Fire Police and had asked for an application. Unfortunately, the fire department stated that they were not accepting applications at this time because their paperwork was under review by a lawyer.

Deputy Mayor Nichols reported concerns regarding the picnic tables at Chaumont Beach that had been buried underneath snow, stating that the village may need to look into getting new tables if these tables were to become a potential hazard due to breakage. Deputy Mayor Nichols also expressed concern about the lighting at the beach. Mayor Morrow stated that this would be something to look in to come budget season, and that DPW Superintendent Greg Ingerson would look into the lighting once the weather gets warmer.

Trustee McIntosh had no meeting. Trustee McIntosh stated she had been informed that those working on the sports courts would be working on lining the courts and other maintenance in the spring.

Trustee Sosa reported that officers had been nominated at the Youth Commission meeting. Trustee Sosa informed that Gregory Hoppel had asked for a wishlist from the Youth Commission for things that they would need in the upcoming seasons. Trustee Sosa stated that during basketball season, the boys had low attendance, but the girls had done well enough to look into getting games started. Trustee Sosa stated that the Youth Commission looks forward to the upcoming baseball season.

Trustee Froelich had no meeting.

Deputy Clerk Harris had nothing to report.

XI. Resolution(s)

RESOLUTION NO. 22

TO SETTLE PROCEEDINGS TO REVIEW REAL PROPERTY ASSESSMENT CHALLENGES

WHEREAS, certain premises owned and/or controlled by NSF Chaumont Site 1, LLC, NSF Chaumont Site 2, LLC, NSF Chaumont Site 3, LLC, NSF Chaumont Site 4, LLC, and NSF Chaumont Site 5, LLC, (Collectively known as “NSF”) in the Village of Chaumont and further identified as:

Location Tax Parcel # Owner/Controlled By

County Route 179 61.35-1-1 NSF Chaumont Site 1, LLC
12711 Morris Tract Road 61.44-1-1 NSF Chaumont Site 2, LLC
County Route 179 61.35-1-2 NSF Chaumont Site 3, LLC
County Route 179 61.43-1-3.3 NSF Chaumont Site 4, LLC
County Route 179 61.43-1-1-3-4 NSF Chaumont Site 5, LLC
(collectively as the “Subject Properties”)

WHEREAS the parties have engaged in settlement discussions in respect to five (5) parcels over three (3) years and have agreed to resolve the litigation and which will culminate in a Stipulation of Settlement and Order and Judgment, a copy of which is attached as Exhibit “A”; and

WHEREAS, settlement will include an amendment to an Education Contribution Agreement between Petitioner and Lyme Central School District for the Subject Properties, a copy of the same in regard to Site 1 is attached as Exhibit “B”; and

WHEREAS, settlement will include an amendment to a Payment in Lieu of Tax Agreement for the Subject Properties, a copy of which is attached at Exhibit “C” pertaining to Site 1; and

WHEREAS, settlement will also include a Host Community Agreement between relevant parties for the Subject Properties, a copy of which is attached as Exhibit “D” for Site 1; and

WHEREAS, the specifics associated with settlement of each case for each of three (3) tax years and for each of five (5) separate sites are memorialized in the proposed settlement papers that accompany this Resolution as Exhibits; and

WHEREAS, a compromise and settlement of the aforesaid proceedings upon the above basis specified in the Exhibits for the Subject Properties is deemed to be in the best interest of the Village of Chaumont; and

WHEREAS, this settlement is expressly conditioned upon all settlement papers for

the subject properties being finalized and executed, a copy of only certain exhibits which are attached, and approval by all parties including the Supreme Court.

NOW THEREFORE BE IT RESOLVED by the Board of Trustees of the Village of Chaumont, New York, as follows:

1. The foregoing recitations with exhibits are incorporated herein and made a part hereof as if set forth hereafter.
2. The Board of Trustees hereby approves settlement of the underlying tax assessment challenges for all years and all Subject Properties as being in the best interests of the Village of Chaumont.
3. The Mayor, Village Clerk and Village Attorneys for the Village of Chaumont, their respective agents and/or representatives are authorized to sign all documents and take all steps necessary to resolve the underlying proceedings on the terms and conditions specified herein and the Exhibits attached hereto.
4. This Resolution shall take effect immediately.

The foregoing Resolution was offered by Trustee Sosa, and seconded by Trustee Froelich, and upon roll call vote of the Board was duly adopted as follows:

VOTING:

Ayes: 5

Nays: 0

The roll call vote was:	James Morrow, Mayor	YES
	Michael Nichols, Deputy Mayor	YES
	Dori-Ann Froelich, Trustee	YES
	Tammy McIntosh, Trustee	YES
	Jose Sosa, Trustee	YES

RESOLUTION NO. 22 ADOPTED

XII. Motion to Adjourn

Mayor Morrow said he'd accept a motion to adjourn at 7:52 PM. Deputy Mayor Nichols made a motion to adjourn, seconded by Trustee Sosa. All in favor

Respectfully submitted,

Davi Harris

Davi Harris

Deputy Clerk