Village of Chaumont
Minutes of the Monthly Meeting of the Board of Trustees
July 21, 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, Jim Millington, Mark Zegarelli, Jennifer Kingsley, Kim Heiselman, Amy Williams, Andrew Williams.

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 July 21, 2026.

I. Privilege of the Floor

The meeting began with the Pledge of Allegiance.

Mark Zegarelli, Town of Lyme Supervisor, utilized Privilege of the Floor to discuss issues occurring at the Town of Lyme Transfer Site and the Village DPW staff, stating that the Village DPW was banned from the Town of Lyme Transfer Site. The Board of Trustees acknowledged the concerns presented and would speak on the matter during Old Business.

Amy Williams presented another petition to the Board of Trustees with the intent to begin the process to dissolve the village, as the petition submitted during the June 16, 2026 Board of Trustees meeting did not have enough valid signatures. Clerk Harris took in the petition, providing that she would contact Mrs. Williams with the result on whether or not there were enough valid signatures to proceed.

Andrew Williams inquired about current matters regarding zoning and code. Zoning and Code Enforcement Officer (ZEO) Jim Millington provided information on the steps and duration required to complete zoning and code enforcement matters, emphasizing those that occur when violators must be taken to court. Additionally, ZEO Millington stated that he intended to have the village update the current property maintenance and zoning laws.

Amy Williams inquired about the current state of commercial recycling. Mayor Morrow stated that it would be discussed more in the Old Business section of this meeting.

II. Operations Report

Clerk Harris went over the discussion held during the Village DPW meeting on July 13, 2026. This included discussion of new water meters that needed to be put in at certain residences, obtaining new crosswalk signs before school begins at Lyme Central, getting cardboard to the county transfer site, and getting working lights for the flag at Chaumont Beach.

Mayor Morrow and Deputy Mayor Nichols elaborated on work they had been doing at Chaumont Beach. This included painting and setting up necessary equipment before Chaumont Beach opened this year on July 1, 2026.

ZEO Millington had no updates for zoning and code, but did provide that he is looking into a property on Circle Drive that he has received complaints about.

III. Motion to Approve Abstract #2 of 2026/2027

Mayor Morrow said he'd accept a motion to approve Abstract #2 of 2026/2027, with Deputy Mayor Nichols making a motion to approve and Trustee Froelich seconding. All in favor.

IV. Motion to Approve Minutes

Trustee Sosa made a motion to approve the Board of Trustees' Regular Meeting minutes from June 16, 2026. Trustee McIntosh seconded the motion. All in favor.

V. Water/Sewer Report

Clerk Harris provided an update on the issues occurring at Lakers Sweets & Treats, stating that the matter had been resolved and had not been a leak as initially thought. The billing has been adjusted accordingly, and a new meter has been installed at the property.

VI. Treasurer's Report

VILLAGE OF CHAUMONT

JUNE RECEIPTS

YR ENDING 2027

REAL PROP TAXES	PEN/INTEREST	SALES TAX CO.	GROSS UTILITY TAX	FRANCHISE FEE	CLERK FEES	REGISTRAR FEES	BLDG/PERMIT	TOTAL
A1001	**A1090**	**A1120**	**A1130**	**A1170**	**A1255**	**A1603**	**A2555**	
8816.27		1475.03	0.06	1064.55		50.00		11405.91
10528.60								10528.60
6971.47								6971.47
24589.03								24589.03
10810.31								10810.31
15662.90								15662.90
20279.29								20279.29
								0.00
								0.00
								0.00
								0.00
								0.00
								0.00
								0.00
								0.00
								0.00
								0.00
								0.00
97657.87	0.00	1475.03	0.06	1064.55	0.00	50.00	0.00	100247.51
Unpaid 2025 Taxes from Jeff. Co.			Puretalk	Charter		Lundy		

METERED WATER	O&M AND DCC	INT AND PEN	TOTAL	USAGE FEE SEWER RENT	DEBT SER	O&m AND CONNECTION	TOTAL
F2140	**F2142**	**F2148**	**WATER**	**G2120**	**G2122**	**G2770**	**WASTE**
425.52			425.52		289.48		289.48
3,691.25			3691.25	4,235.91			4235.91
		1.29	1.29				0.00
2,340.92	*950.00*		*3290.92*	*1,267.00*	*1,718.45*	*1,400.00*	*4385.45*
180.97	90.00		270.97	133.00	158.01	160.73	451.74
3,302.52	1,573.16		4875.68	1,855.98	3,021.09	2,350.00	7227.07
84.99	30.00		114.99	77.00	52.67	50.00	179.67
381.61	195.00		576.61	133.00	410.40	400.00	943.40
4,522.34	1,914.72		6437.06	2,348.56	3,377.27	2,638.59	8364.42
432.16	240.00		672.16	175.00	494.82	415.00	1084.82
1,841.04	837.50		2678.54	756.00	1,580.78	1,301.16	3637.94
			0.00				0.00
			0.00				0.00
			0.00				0.00
			0.00				0.00
			0.00				0.00
			0.00				0.00
			0.00				0.00
17203.32	5830.38	1.29	23034.99	10981.45	11102.97	8715.48	30799.90

WEBPAY **INTEREST**

VII. Old Business

Mayor Morrow went over matters regarding recycling, the time it takes for the DPW to dump recycling at the county transfer site, and the cost it would be to bring back the recycling dumpsters at the Village Sewer Plant. Trustee McIntosh provided that with the issues occurring at the Town of Lyme Transfer Site, it may be best to get the dumpsters back.

Mayor asked if someone would like to make a motion to bring back the dumpsters at the Village Sewer Plant. Trustee McIntosh made the motion, with Trustee Sosa seconding. The vote went as follows:

Mayor Morrow	NAY
Deputy Mayor Nichols	AYE
Trustee Froelich	AYE
Trustee McIntosh	AYE
Trustee Sosa	AYE

In a vote of four (4) ayes to one (1) nay, the above motion was moved.

Mayor Morrow discussed commercial recycling once more, asking if anyone would like to make a motion to bring back commercial recycling. No motion was made.

Mayor Morrow went over the matter regarding the Hart Road parcel as discussed in the previous Board of Trustees meeting that occurred on June 16, 2026. Kim Heiselman added that the original quitclaim deed had an error within it when given to the Nichols prior. Ms. Heiselman reinforced that it was in both parties' best interest to give the parcel back to the Village of Chaumont.

VIII. New Business

Mayor Morrow discussed ZEO Millington’s thought to make updates to the village property maintenance law. Mayor Morrow provided a document in which he stated he would like the village’s lawyer to go over it before any decisions are made. Additionally, it was stated that the Land Development Code would be looked into for any needed modifications as well.

IX. Correspondence

- A request from a resident to have a party at the tennis courts on July 25, 2026, inquiring whether or not there was anything the Board of Trustees required prior to having this party.

X. Mayor, Clerk, and Committee Reports

Mayor Morrow provided a report on current activities in the village. Mayor Morrow stated that the Pickleball Committee had four more pickleball courts to line; then they would begin working on the basketball courts in August. Mayor Morrow informed the trustees that he had been in contact with a sheriff regarding obtaining a radar speed sign for the Michael J. Finerson Memorial Bridge. Lastly, Mayor Morrow discussed power poles, mentioning that Town Highway Superintendent Pat Weston was looking into some just outside of village limits and pole banners provided by Cape Vincent American Legion that were unfortunately made incorrectly.

Deputy Mayor Nichols discussed matters regarding the sand on the bridge by Horse Creek. Additionally, Deputy Mayor Nichols also stated that the shrubs at Memorial Park still needed to be trimmed.

Trustee McIntosh went over details from the Town Comprehensive Plan meeting on July 9, 2026, providing points, alongside Jennifer Kingsley, who had also attended said meeting, about the survey that would be going live later this week. This survey will be open until September 30, 2026, and the next comprehensive meeting would be held on August 27th, 2026.

Trustee Sosa had nothing to report.

Trustee Froelich had nothing to report.

Clerk Harris provided a reminder about annual NYS trainings, and asked that the Board of Trustees appoint a substitute lifeguard, as requested by Beach Director Caryse Oliver.

Mayor Morrow stated that he would accept a motion to appoint James McDonough as substitute lifeguard for the 2026 beach season. Trustee Sosa made the motion, with Trustee Froelich seconding, all in favor.

XI. Resolution(s)

RESOLUTION NO. 31

In conjunction with the attached indenture naming **TIMOTHY F. NICHOLS, KIMBERLY N. HEISELMAN**, and **MATTHEW J. NICHOLS**, as Co-Trustees of The **LISBETH G. NICHOLS TRUST**, u/a dated **June 23, 1997**, as the "**Grantor**", and the **VILLAGE OF CHAUMONT**, a municipal corporation and political subdivision of the State of New York, as the "**Grantee**":

WHEREAS, Grantee owns, possesses and operates a public water supply system that Grantee has continuously owned, possessed and operated, without interruption, since its installation in or around 1965, and continues to own, possess and operate as of the date hereof, a portion of which runs beneath the surface of the Premises (as defined below) conveyed herein; and

WHEREAS, pursuant to a resolution of the Board of Trustees of the Village of Chaumont, Grantee conveyed the Premises to Lisbeth G. Nichols, as Trustee of Ann B. Hart Trust, u/a dated March 13, 1991 and as Trustee of the Robert F. Hart Trust, u/a dated March 13, 1991, the predecessor in interest to Grantor, by quitclaim deed dated April 21, 2017 (the "2017 Deed"); and

WHEREAS, both the 2017 Deed and the underlying authorizing resolution of the Board of Trustees of the Village of Chaumont erroneously stated that Grantee ceased using the public water supply system on or about 1996, as it relates to the Premises; and

WHEREAS, the above-described erroneous statement caused the 2017 Deed, and related documents, to be executed under a mutual mistake of fact concerning the purpose of Grantee's ownership of the Premises, namely, to further its operation of the public water supply system; and

WHEREAS, between April 21, 2017 and the date hereof, neither Grantor nor any of its predecessors in interest, beneficiaries or affiliates thereof, have ever owned, possessed, operated, or exercised physical control over the public water system, nor, more specifically, the public water supply infrastructure which runs through the Premises; and

WHEREAS, Lisbeth G. Nichols died on July 18, 2021, and Timothy F. Nichols, Kimberly N. Heiselman, and Matthew J. Nichols are the co-trustees of The Lisbeth G. Nichols Trust u/a dated June 23, 1997; and

WHEREAS, the conveyance herein is being effectuated to resolve the above-described mutual mistake of fact; and

WITNESSETH, that Grantor, in consideration of One Dollar ($1.00) and other valuable consideration paid by Grantee, does hereby remise, release and quitclaim unto Grantee, the heirs or successors and assigns of Grantee forever,

ALL THAT TRACT OR PARCEL OF LAND, situate, lying and being in the Village of Chaumont and Town of Lyme, Jefferson County, New York, as more fully described on **Schedule A** attached hereto (the "**Premises**");

Being and intended to convey a portion of the premises conveyed by the Grantee herein to Lisbeth G. Nichols, as Trustee of the Ann B. Hart Trust, u/a dated March 13, 1991 and as Trustee of the Robert F. Hart Trust, u/a dated March 13, 1991 by quitclaim dated April 21, 2017 and recorded August 22, 2017 in the Jefferson County Clerk's Office as Instrument No. 2017-00012927, as further conveyed by Lisbeth G. Nichols, as Trustee of the Ann B. Hart Trust, u/a dated March 13, 1991 and as Trustee of the Robert F. Hart Trust, u/a dated March 13, 1991 to the Grantor herein by warranty deed dated August 2, 2017 and recorded August 22, 2017 in the Jefferson County Clerk's Office as Instrument No. 2017-00012928, and being the same premises conveyed by Robert F. Hart to the Grantee herein by deed dated June 12, 1965 and recorded June 17, 1965 in the Jefferson County Clerk's Office in Liber 768 at Page 532.

TOGETHER with the appurtenances and all the estate and rights of Grantor in and to the Premises and the public water supply infrastructure thereunder, subject to any existing easements or rights of way for ingress or egress;

TO HAVE AND TO HOLD the Premises herein granted unto Grantee, the heirs or successors and assigns of Grantee forever, for use by Grantee for the purpose of a public water supply system.

AND Grantor, in compliance with Section 13 of the Lien Law, covenants that Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

NOW, THEREFORE, **BE IT RESOLVED**, that the Board of Trustees of the Village of Chaumont hereby approves this indenture and authorized Mayor James Morrow to sign all legal documentation consistent with this approval. The Village of Chaumont will also execute a Certificate of Acceptance following this resolution.

VOTING: **Ayes: 5**
Nays: 0

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

RESOLUTION NO. 31 ADOPTED.

XII. Motion to Adjourn

Mayor Morrow said he'd accept a motion to adjourn at 8:05 PM. Trustee Sosa made a motion to adjourn, seconded by Trustee Froelich. All in favor.

Respectfully submitted,

Davi Harris

Davi Harris
Clerk/Treasurer