VILLAGE OF PERRY
VILLAGE BOARD MEETING MINUTES
SEPTEMBER 21, 2026

A regular board meeting of the Village of Perry was held at the Village Hall, 46 North Main Street, Perry, New York at 7:30 pm on the 21st day of September 2026.

PRESENT:	Rick Hauser	Mayor
	Arlene Lapiana	Trustee
	Joel Bouchard	Trustee
	Richard Muolo	Trustee
	Sandy Lawrence	Trustee
ALSO PRESENT:	Samantha Marcy	Administrator
	Christina Slusser	Village Clerk
GUESTS:	Lorraine Sturm	Perry Herald
	Kevin Kreutzer	NextEra Energy

Mayor Hauser called the meeting to order at 7:30 pm and led in the Pledge of Allegiance.

KEVIN KREUTZER – NEXTERA ENERGY SERVICES

Kevin Kreutzer of NextEra Energy Services discussed current energy market volatility and rising energy costs. He recommended considering fixed-rate contracts for 12 or 24 months rather than floating market rates, noting that additional increases are expected in the first quarter of next year. Mr. Kreutzer also outlined NextEra's municipal energy services, including energy audits, efficiency upgrades, and financing options that could allow improvements to be paid through operating or electric bills rather than upfront capital. Municipal references included Warsaw, Arcade, Batavia, Canandaigua, and Victor. Mayor Hauser noted that the Village of Perry has previously completed energy audits and explored solar opportunities.

MINUTES

Trustee Lapiana made a motion to approve the minutes for 9/8/2026 which was seconded by Trustee Muolo and carried unanimously.

RESOLUTION APPROVING GILEAD SCHOOL OF DISCIPLESHIP REQUEST

WHEREAS, the Gilead School of Discipleship has requested the use of Park Avenue for after school sports practices and games; and

WHEREAS, the Parks Committee is suggesting waiving the fee for use of the fields at Park Avenue; and

NOW, THEREFORE BE IT RESOLVED, the Village of Perry Board hereby accepts the Gilead School of Discipleship reservation request and approves waiving the fee for the use of the field.

Trustee Bouchard made a motion to adopt the resolution approving the Gilead School's request which was seconded by Trustee Lawrence and carried with all voting aye.

RESOLUTION APPROVING WAIVER OF SEWER CHARGES FOR 178 N MAIN STREET

WHEREAS, the Village of Perry received a request from the owner of 178 N Main Street to waive the sewer charges due to a malfunctioning water heater that caused 29,000 gallons of water to spill into the basement; and

WHEREAS, the Superintendent of Public Works confirmed that the water did not pass through the Village's sewer system; and

WHEREAS, the Public Works Committee has reviewed the request and is recommending waiving 24,000 gallons of sewer charges; and

NOW, THEREFORE BE IT RESOLVED, the Village of Perry Board of Trustees hereby approves the waiver of sewer charges for 24,000 gallons totaling $201.60 for 178 N Main Street and authorizes the Village Clerk or designee to adjust the account.

Trustee Lapiana made a motion to approve the waiver of sewer charges for 178 N. Main Street which was seconded by Trustee Bouchard and carried with all voting aye.

RESOLUTION AUTHORIZING BUDGET AMENDMENTS TO THE 2026-2027 VILLAGE BUDGET

WHEREAS, the Village Administrator is proposing the following Budget Amendment to appropriately record insurance payment for the Wastewater Treatment Plant clarifier repairs:

Increase:	G2680 (Insurance Recoveries)	$5,026.50	
Increase:	G8130.2 (Sewage Treatment – Equipment)		$5,026.50

WHEREAS, the Village Administrator is proposing the following Budget Amendment to appropriately record insurance payment for the fire truck repairs:

Increase:	A2680 (Insurance Recoveries)	$9,669.55	
Increase:	A3410.2 (Fire Department – Equipment)		$9,669.55

WHEREAS, the Village Administrator is proposing the following Budget Amendment to appropriately record the use of American Rescue Plan Act funds for sidewalk repairs:

Increase:	A4089 (Federal Aid)	$9,470.87	
Increase:	A5410.4 (Sidewalks - Contractual)		$9,470.87

WHEREAS, the Village Administrator is proposing the following Budget Amendment to appropriately record the use of NYSERDA grant funds for lighting improvements:

Increase:	A3089.1 (State Aid – NYSERDA Grant)	$10,000.00	
Increase:	A7110.4 (Parks - Contractual)		$10,000.00

BE IT RESOLVED, that the Village of Perry Board of Trustees hereby authorizes the Village Administrator to make the above budget amendments for the 2026-2027 fiscal year; and

BE IT RESOLVED, that the Village Clerk shall provide a copy of this resolution to the Village Administrator.

Trustee Bouchard made a motion to approve the budget amendments to the 2026-2027 Village Budget. This motion was seconded by Trustee Muolo and carried unanimously.

RESOLUTION APPROVING AMENDMENT TO CONSTRUCTION AGREEMENT WITH GROUNDBREAKING SOLUTIONS FOR THE SILVER LAKE TRAIL EXTENSION BOARDWALK PROJECT

WHEREAS, the Village of Perry Board of Trustees previously approved a Construction Agreement with Groundbreaking Solutions for the Silver Lake Trail Extension Boardwalk Project in the amount of Five Hundred Fifty-Seven Thousand Dollars ($557,000.00); and

WHEREAS, the Village and Groundbreaking Solutions desire to amend the original Construction Agreement to revise the warranty period from three (3) years to one (1) year, extend the substantial completion date to July 1, 2027, and amend the survey requirements and related contract language; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees of the Village of Perry hereby approves the amendment to the Construction Agreement with Groundbreaking Solutions for the Silver Lake Trail Extension Boardwalk Project, incorporating the revisions described herein; and

BE IT FURTHER RESOLVED, that the Mayor of the Village of Perry is hereby authorized to execute the amendment to the Construction Agreement with Groundbreaking Solutions, together with any related documents necessary to effectuate the amendment.

There was some back and forth on the previous agreement and a few minor revisions need to be noted. The warranty period was reduced from three years to one year. Substantial completion was also pushed out because work has not yet started. The requirement for a NYS licensed surveyor was discussed and because the owner is a licensed engineer, they can do the pier work themselves.

It was suggested that the amendment be labeled as "First Amendment" in case any others are needed in the future. Language under item 1 can be removed due to redundancy: "Except as expressly modified by this Addendum, all other terms and conditions of Section 18 shall remain unchanged and in full force and effect." The word "addendum" shall be changed to "amendment" throughout the document.

Mayor Hauser made a motion to adopt the resolution amending the agreement with the following changes (described in detail above): add "first," remove redundant language, and replace "addendum" with "amendment. Trustee Muolo seconded the motion and it was carried with all members voting in favor.

VILLAGE OF PERRY
RESOLUTION TO AUTHORIZE MAYOR TO EXECUTE DOCUMENTS RELATED TO "GITSIS PASSAGE" PORTION OF SILVER LAKE TRAIL

Adopted: September 21, 2026

WHEREAS, the Village Board of the Village of Perry met at a regular meeting at the Village Offices of the Village of Perry in the Village of Perry, New York on the 21st day of September, 2026, commencing at 7:30 P.M., at which time and place the following members were:

Present:	Mayor	Rick Hauser
	Trustee	Arlene Lapiana
	Trustee	Joel Bouchard
	Trustee	Richard Muolo
	Trustee	Sandra Lawrence

WHEREAS, all Village Board Members, having due notice of said meeting, and that pursuant to Section 104 of the Public Officers Law (Public Meetings Law), said meeting was open to the general public and due and proper notice of the time and place whereof was given as required by law; and

WHEREAS, the Village Board has been in the process of creating the Silver Lake Trail (the "Trail" hereinafter) and has recently engaged a contractor to construct a new boardwalk across the Silver Lake Outlet (the "Outlet" hereinafter); and

WHEREAS, in order to develop the portion of the Trail running from the Outlet to Borden Avenue, and to allow the Village's contractors to access the Outlet for construction of the new boardwalk, the Village of Perry approached the Stergios Gitsis A/K/A Steven Gitsis Irrevocable Trust ("Gitsis" hereinafter) for both a temporary and permanent easement across its property located at ½ Main Street, Perry, New York and identified by Tax ID No. 100.7-8-35; and

WHEREAS, Gitsis is agreeable to said easements, on the following conditions:

1. The Village cover Gitsis' legal, survey, title, engineering, and recording fees incurred in the process of negotiating, executing, and transferring the easements; and

2. That the Village grant Gitsis an encroachment easement for its building, the main part of said building being located at ½ Main Street, Perry, New York on the parcel identified by Tax ID No. 100.7-8-35, which is encroaching on the Northwest portion of the Village's property located on Main Street, Perry, New York identified by Tax ID No. 100.7-8-22; and
3.

WHEREAS, the portion of the Trail running through the Gitsis property shall henceforth be referred to as the "Gitsis Passage"; and

WHEREAS, the Village Board has received copies of the following documents necessary to facilitate such easements for the Gitsis Passage:

1. "Boardwalk Easement Companion Agreement"
2. "Temporary Easement"
3. "Permanent Easement"
4. "Encroachment Easement"; and

WHEREAS¸ the Village Board, with the assistance of the Village Attorney, has negotiated and reviewed the terms of these documents and finds them acceptable; and

WHEREAS, that the Village Board of the Village of Perry feels it is in the best interest of the Village of Perry to authorize the Village Mayor to execute the above-listed documents.

NOW ON MOTION OF Trustee Lapiana, which has been duly seconded by Trustee Lawrence, therefore, be it

RESOLVED, that the Village Board of the Village of Perry feels it is in the best interest of the Village of Perry to authorize the Village Mayor to execute the following documents:

1. "Boardwalk Easement Companion Agreement"
2. "Temporary Easement"
3. "Permanent Easement"
4. "Encroachment Easement"

5. Any and all other documents necessary to facilitate the transfer of the above-listed easements; and be it further

RESOLVED, that the Village Clerk is hereby directed to reimburse Gitsis for the legal, survey, title, engineering, and recording fees incurred in the process of negotiating the above-listed documents.

Ayes: 5
Nays: 0
Absent/Abstain: 0
Quorum Present: Yes ☑ No ❑

There were changes to the permanent and temporary easements as well as the addition of a companion agreement to clarify how things are handled. For example, the companion agreement clarifies responsibility for legal fees, addresses the water connection, and explains the staging and access area. As noted in the resolution above, motion was made by Trustee Lapiana and seconded by Trustee Lawrence to approve the easements for the Silver Lake Trail which was carried with all in favor.

CLERK/DEPUTY TREASURER REPORT

Clerk Report 9/21/2026

VILLAGE OF PERRY

09/18/2026
16:05:51

Abstract # 008
Summary by Fund

Code	Fund	Prepaids	Unpaids	Totals
A	GENERAL FUND	9,344.43	53,440.64	62,785.07
F	WATER FUND		16,980.73	16,980.73
G	SEWER FUND		36,819.81	36,819.81
HG	ENGINEERING PLANNING GRANT (WW		2,750.00	2,750.00
HH	DRI - TRAIL AND STREETSCAPE		11,558.66	11,558.66
JA	SILVER LAKE WATERSHED COMMISSI	240.70	269.53	510.23
TA	TRUST & AGENCY		1,015.00	1,015.00
	Total:	**9,585.13**	**122,834.37**	**132,419.50**

The prepaid total includes wire transfers of $8,500.00 for a 2020 Jeep Cherokee and a 2018 Chevy Equinox. Vouchers #592-702 were audited by Trustee Lawrence. Trustee Bouchard made a motion to approve payment of abstract #8, vouchers #592-702, in the amount of $132,419.50

which was seconded by Trustee Muolo and carried with all voting aye. The outstanding tax collection balance is $158,389.44.

DEPARTMENT/COMMITTEE REPORTS

The following reports were reviewed: Treasurer's Financial Reports, Department of Public Works, Water and Sewer Departments, Police Department, Property Maintenance Officer, and Historian.

FIRE COMMITTEE – TOWN OF CASTILE & EAST SIDE FIRE DISTRICT

A meeting was held with the Eastside Fire District. When the Castile contract ends, the Eastside District will plan to pick it back up for at least the next year.

PUBLIC WORKS COMMITTEE – FEMA LAW REVIEW

The FEMA law was discussed with the Public Works Committee. Some additional information needs to be sent to the attorney to allow for time to hold a public hearing, provide review, and adopt the local law. Some provisions of the law are mandatory but some language is optional. The committee is considering not including the optional language if it is not relevant to the village. Optional language regarding variances for historic structures was also discussed. The board must also determine an application fee which can be $0-$100; $25 was considered. The Code Enforcement Officer will serve as the Plan Administrator but each municipality must have a local law in place and an application to be submitted to the County.

TRUSTEE REPORTS

Trustee Lapiana reported on the recent Public Works meeting where a plan was developed for Bob Ball's property to reshape the end of the driveway in hopes of improving drainage. A camera system was installed at the Water Treatment Plant. On Park Ave. a lengthy process has been completed to improve the road. The village will monitor how the new process (referred to as Cold-In-Place) holds up. Some parts on the generator were replaced. Quotes are being obtained for the Park Ave. pump station. A new mixer has been installed at the sewer plant.

At Police Committee today, discussion centered around the agreement for police coverage within the Town of Perry. The town seems to be satisfied with current coverage and may extend the contract for two payments per year.

Regarding the Fire Committee, the truck that was involved in the insurance matter is being restocked and planned to be back in service tonight. The fire department is preparing to take trucks 2 & 5 out of service and will also being cleaning out the downstairs area to prepare a list of equipment to surplus. The department was not awarded the V-Fire grant. Because the grant

was not awarded, the Fire Department is interested in looking into using reserve funds to purchase new tools and radios.

Trustee Lawrence reviewed the Property Maintenance Officer's report as a follow up to the Committee meeting held earlier in the month.

Trustee Muolo plans to attend Office Committee on Wednesday.

Trustee Bouchard added comments on the Fire Committee meeting that trucks 2 & 5 are the oldest and in considering replacement, may be able to be combined into a single truck. The Fire Committee also discussed having the Village come up with a policy for Village employees to be able to respond to fire calls throughout the workday when response rates tend to be lower.

At 8:17pm, Trustee Lapiana made a motion to adjourn the meeting which was seconded by Trustee Muolo and carried.

Respectfully submitted,
Christina Slusser, Village Clerk