

VILLAGE OF VICTORY

VILLAGE BOARD OF TRUSTEES MONTHLY MEETING MINUTES

~ August 11, 2026 ~
6:30PM

ATTENDING: Mayor Corey Helwig, Trustee Tammy Mitchell, Trustee John Nazarenko, Clerk/Treasurer Gabrielle Hersey and Deputy Clerk/Treasurer Tiffany Seney

APPROVAL OF MINUTES:

- MINUTES-Village Work Session July 14, 2026
- MINUTES-Regular Monthly Meeting July 14, 2026.

A motion was made by Trustee John Nazarenko and seconded by Trustee Tammy Mitchell to approve the Meeting Minutes for July 14, 2026. All in Favor-Aye 3-0

VILLAGE BOARD ANNOUNCEMENTS OR CORRESPONDENCES:

- The Village Website is currently undergoing upgrades and some information will be not be available at the moment but is available at the Village office at any time.

MONTHLY REPORTS:

All reports are read as presented and highlighted as follows:

A. CODE ENFORCEMENT OFFICER REPORT

- CEO Larry Wolcott provides written report.

B. DPW DEPARTMENT REPORT

- DPW Supervisor Logan Steele provides written report

C. FIRE DEPARTMENT REPORT

- Fire Chief Nate Fort provides written report
- David Nevins Insurance Renewal

Trustee John Nazarenko made mention that he is working with Fire Chief Nate Fort to go over the David Nevins Insurance Renewal and the insurance agency recommendations to approve the policy.

- Fire Truck Update

Fire Chief Nate Fort stated within his report that he is working the Vendors on the truck parts to find out what the delay is and to get an estimated time that they would arrive for repair.

D. WATER DEPARTMENT REPORT

- Chairman Healy provides written water report

- Water Clerk Jamie Porter provides Monthly Meeting Minutes.

Trustee Tammy Mitchell requested that the Water Board consider repairing the Hydrant on Burgoyne as she noticed that it was leaking. She also requested to see if she could schedule the date for the repairs at 112-114 Gates ave. as she stated prior that the Village of Victory has received the DOT permit to do the work. She would like to give DOT the date and time of when the repair is going to happen.

E. VILLAGE TREASURER'S REPORT

- Village Clerk Treasurer's provides written report

F. PLANNING BOARD REPORT

- Planning Secretary provides verbal report

G. ZONING BOARD OF APPEALS REPORT

- No Meeting/No report

H. VICTORY MILL DEMOLITION AND REDEVELOPMENT

- Mayor Helwig provides written report

Mill Project Development – Meeting Report

Following a meeting with the Village's Special Counsel regarding the proposed acquisition of the former Victory Mill property, it was determined that **Seller's Counsel and the Village's Special Counsel are continuing to work on the proposed Purchase Agreement** for the property.

In addition, negotiations are continuing with **Patriot Hydro regarding the proposed Utilities Easement** associated with the property.

Next Steps

1. **Purchase Agreement:** Seller's Counsel and the Village's Special Counsel will continue negotiations and work toward completing the proposed Purchase Agreement.
2. **ESD Review:** Once the proposed Purchase Agreement is completed, it will be submitted to **Empire State Development (ESD)** for review and approval, as required.
3. **Closing:** Following ESD review and approval and completion of the remaining requirements, the Village will proceed toward closing on the acquisition of the former Victory Mill property.
4. **Cleanup and Remediation:** Following acquisition, the Village, with assistance from **Barton & Loguidice**, will proceed with the procurement process and solicit bids for the cleanup, demolition, and site restoration work at the Mill property.

The Village continues to coordinate with its legal counsel, ESD, Barton & Loguidice, Patriot Hydro, and the Seller to advance the project and complete the necessary steps toward acquisition and redevelopment of the former Victory Mill site.

I. CDBG PROJECT

- Village Clerk Treasurer provides written report

The Village of Victory's first file review project has officially been released for public bidding. The Village anticipates scheduling a pre-construction meeting during the coming week to review project requirements, timelines, and expectations with the selected parties. In addition, Village staff will begin uploading project-related documents to the Procorem document management system shortly to facilitate project coordination, document sharing, and recordkeeping among all stakeholders.

Additional Project Development

The Village continues to make progress on future project planning efforts. Draft work scopes have been completed for three (3) additional projects. Site-specific environmental reviews for these projects are currently underway and represent an important step in the project development process. Upon completion of the environmental review requirements, the Village will be able to move forward with finalizing project scopes, obtaining any necessary approvals, and preparing the projects for future implementation. The Village remains committed to advancing these projects in a responsible and efficient manner and will continue to provide updates as milestones are achieved.

J. EVENTS COMMITTEE

- Deputy Village Clerk provides written report

OLD BUSINESS

NEW BUSINESS:

A. Review: Reduction of Speed Draft Local Law

The Board reviewed the Local Law draft and Mayor Helwig noted that he spoke the Village Attorney and she stated that she is awaiting a response from DOT to get answers to some questions regarding the Local Law. He stated that once the information that the Village Attorney is requesting is complete they will schedule a public hearing.

B. Proposal: Barton and Loguidice Sidewalk Grant (Table B&L not ready)

Mayor Helwig announced to the Board that B&L is working on the sidewalk grant proposal and was not ready to submit at the time of the meeting. He further stated that he would like to discuss this further once the proposal is submitted. He requested that this agenda item be tabled until the proposal is submitted.

C. Proposal: Barton and Loguidice Sewer Rate Study

Mayor Helwig stated that he was opposed to signing the proposed sewer rate study agreement due to the cost of the study. The Mayor expressed that, before committing taxpayer funds to the study, he would like to determine whether he could work with the Schuylerville/Victory Water Board to establish comparable water and sewer rates. Mayor Helwig further stated that, in his opinion, there are currently very few projects for which the Sewer Department is budgeted that would warrant the expenditure of funds for a rate study. He expressed concern that the cost of the proposed study would not provide sufficient benefit to the Village or its residents, particularly if the objective is to identify a lower sewer rate for residents. The Mayor reiterated that he continues to support maintaining the sewer system under a flat-rate billing structure. Based on his position regarding the current sewer rate structure, the limited projects presently budgeted for the Sewer Department, and the cost of the proposed study, Mayor Helwig stated that he does not believe a sewer rate study is the best use of taxpayer funds at this time. The matter was discussed by the Board, with the proposal remaining subject to further consideration and direction by the Village Board.

D. Approval:

a. 23 Herkimer-Barton and Loguidice Engineering Assessment Proposal.

Mayor Helwig stated that the proposal from Barton & Loguidice (B&L) for an engineering assessment of 23 Herkimer Street is a necessary step for the Village to take given the current condition of the building and the potential safety concerns it presents to the public. Mayor Helwig explained that, in order for the Village to comply with applicable Local Laws and Building Code requirements, he was advised that an engineering assessment of the structure should be performed to formally evaluate its condition and determine whether it is unsafe. The Mayor further stated that he was advised by the Village Attorney that, should the Village ultimately be required to proceed with demolition of the structure, an engineering assessment documenting that the building is unsafe for public occupancy or presents a public safety hazard would be necessary to support the Village's actions. Mayor Helwig acknowledged that, if demolition is ultimately required, the project will represent a significant financial undertaking due to the anticipated costs associated with demolition, removal and disposal of debris, and the potential presence and handling of hazardous materials. Mayor Helwig stated that he is currently working with the property owner to complete the necessary demolition permit documentation so that the Village can continue moving forward with the project and, if required, have the structure removed in a safe and legally compliant manner. The Board discussed the engineering assessment as a necessary component of determining the appropriate course of action for the property and addressing the ongoing safety concerns associated with the structure.

A Motion was made by Trustee Nazarenko and Seconded by Trustee Mitchell to approve the proposal submitted by Barton and Loguidice. All in Favor-Aye. 3-0

b. 23 Herkimer-Barton and Loguidice Demolish Proposal

Mayor Helwig stated that he believes the Village should hold off on approving the demolition proposal submitted by Barton & Loguidice (B&L) at this time due to the cost associated with the proposal. He explained that, given the significant financial undertaking that the demolition of 23 Herkimer Street may represent, he would like the Village to explore additional options for controlling and reducing the overall project cost. Mayor Helwig suggested that, if demolition specifications are ultimately required, the Village consider developing formal demolition specifications and soliciting competitive bids for the demolition work. Obtaining additional quotes would allow the Village to evaluate the available options and ensure that the project is

completed as cost-effectively as possible while maintaining compliance with applicable safety and regulatory requirements. The Mayor further stated that the demolition specifications and associated engineering services may not be necessary if the property owner elects to proceed with the demolition privately. He indicated that the Village should continue working with the property owner to determine whether the owner will undertake the demolition, which could potentially reduce or eliminate costs to the Village and its taxpayers. The Board discussed the proposal and the importance of evaluating all available options before committing Village funds to the demolition project.

E. Approval: Insurance Premium Considerations

A Motion was made by Trustee John Nazarenko and seconded by Trustee Mitchell to approve the 2026 Insurance policy, but to not approve the policy considerations at this time. All in Favor-Aye 3-0

F. Approval: MEO Hours.

Mayor Helwig stated that, following the meeting with the DPW Supervisor earlier in the week, he would recommend holding off on increasing the hours of the Part-Time DPW Employee at this time. The Mayor explained that he would like the DPW Supervisor to first conduct an evaluation of the current workflow, workload, and performance of work throughout the Village. The evaluation would assist the Board in determining whether an increase in the employee's hours is necessary and justified based on the operational needs of the Department. Mayor Helwig clarified that he is not opposed to increasing the Part-Time DPW Employee's hours if the evaluation demonstrates a legitimate operational need. However, he would like the Board to have the DPW Supervisor's assessment and recommendation before making a decision to increase the employee's scheduled hours. The Board discussed the matter and agreed that further evaluation of the Department's workload and operational needs would be appropriate before taking action on the proposed increase in hours.

G. Budget Amendment: 25.26 Website Upgrade \$3,130.00

A Motion was made by Trustee Mitchell and seconded by Trustee Nazarenko to approve the Budget Amendment for the website upgrade that was approved in the previous years budget. All in favor-Aye. 3-0

H. Budget Amendment: General \$373.00

A Motion was by Trustee Nazarenko and seconded by Trustee Mitchell to approve the Budget Amendment for the purpose of NYCOM training. All in favor-Aye 3-0

OPEN FLOOR:

AUDIT CLAIMS:

➤ Abstract #3 ~ August 2026

- General Fund: \$ 35,955.65
- Sewer Fund: \$ 3,963.28
- Capital Project Fund (Mill Project): \$ 0.00

A Motion was made by Trustee Mitchell and seconded by Trustee Nazarenko to approve the Audit Claims #3. All in favor-Aye. 3-0

EXECUTIVE SESSION:

UPCOMING VILLAGE BOARD MEETINGS:

- Monthly Work Session Budget Workshop~ September 8, 2026 at 5:45pm
- Monthly Board of Trustees Meeting ~September 8, 2026 at 6:30p.m.

ADJOURNMENT

A Motion was made by Trustee Mitchell and seconded by Trustee Nazarenko to adjourn the monthly meeting. All in favor-Aye. 3-0